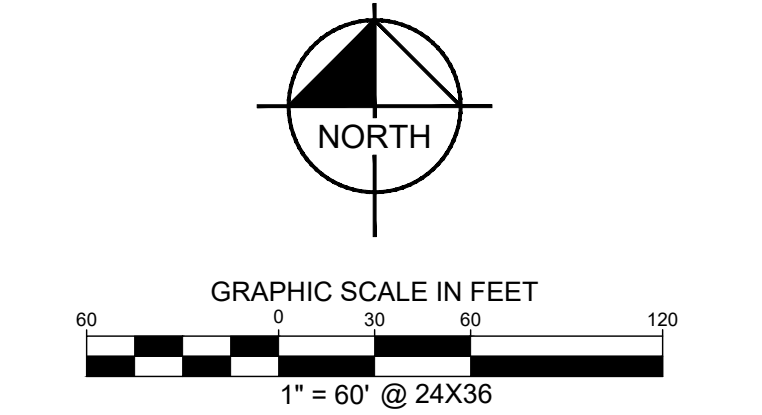
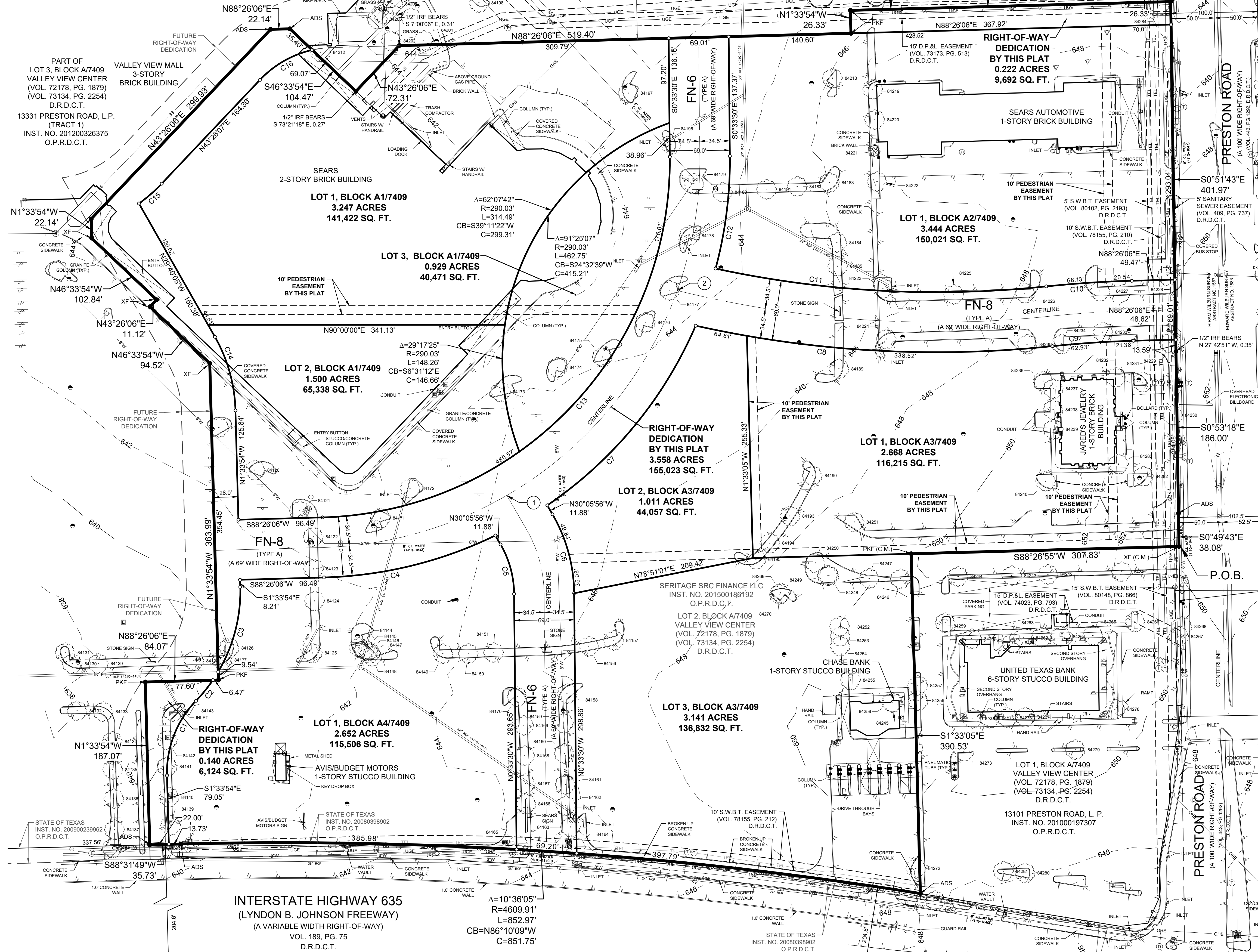


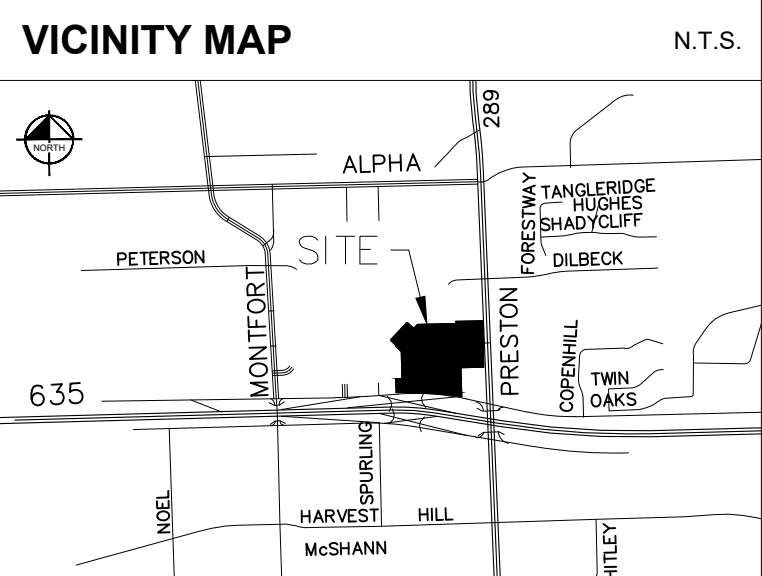
**GENERAL NOTES:**

- The purpose of this plat is to create eight lots from one platted lot and dedicate right-of-way from 22.514 acres of land.
- The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
- No buildings to remain on subject property.
- The coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Lot to lot drainage will not be allowed without Paving and Drainage Engineering Section approval.
- Raised and textured pavement shall be provided for the curved street at the two intersections of FN-8 and FN-6 (at a minimum) as shown at nodes 1 and 2.
- No vehicular driveways will be allowed on the inside (concave) curve of the curved street. No vehicular driveways will be allowed in the central plaza areas between the two intersections of FN-8 and FN-6 as shown between nodes 1 and 2.
- Buildings and landscaping shall be set back from the curve of the curved street.
- Signal shall be installed at the unnamed FN-8 and Preston Road intersection as warranted.



**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	45°35'30"	119.00'	94.69'	S21°13'51"W	92.21'
C2	9°38'49"	181.00'	30.48'	N39°12'12"E	30.44'
C3	32°17'44"	181.00'	102.02'	N14°34'58"E	100.68'
C4	24°24'29"	479.50'	204.27'	N76°13'52"E	202.73'
C5	29°32'26"	115.50'	59.55'	N15°19'43"W	58.89'
C6	29°32'26"	184.50'	95.12'	N15°19'43"W	94.07'
C7	32°25'18"	479.50'	271.33'	S39°33'51"W	267.73'
C8	15°52'15"	1272.50'	352.48'	S88°04'20"E	351.35'
C9	4°26'33"	1203.50'	93.32'	S86°12'49"W	93.29'
C10	4°26'33"	1272.50'	98.67'	S86°12'49"W	98.64'
C11	18°11'25"	1203.50'	382.09'	S86°54'45"E	380.48'
C12	15°36'03"	479.50'	130.56'	N07°14'31"E	130.16'
C13	55°11'14"	410.50'	395.39'	N27°02'07"E	380.28'
C14	28°06'11"	181.00'	88.78'	N15°37'00"W	87.89'
C15	10°59'24"	181.00'	34.72'	N48°55'49"E	34.66'
C16	33°44'41"	119.00'	70.09'	S60°18'28"W	69.08'



**LEGEND**

[Symbol]	ROOF DRAIN	[Symbol]	MAIL BOX
[Symbol]	CABLE TV BOX	[Symbol]	SANITARY SEWER CLEAN OUT
[Symbol]	CABLE TV HANDHOLE	[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	CABLE TV MANHOLE	[Symbol]	SANITARY SEWER MARKER FLAG
[Symbol]	CABLE TV MARKER SIGN	[Symbol]	SANITARY SEWER MARKER SIGN
[Symbol]	CABLE TV VALVE	[Symbol]	SANITARY SEWER SEPTIC TANK
[Symbol]	COMMUNICATIONS BOX	[Symbol]	SANITARY SEWER VAULT
[Symbol]	COMMUNICATIONS HANDHOLE	[Symbol]	STORM SEWER
[Symbol]	COMMUNICATIONS MANHOLE	[Symbol]	STORM SEWER DRAIN
[Symbol]	COMMUNICATIONS MARKER SIGN	[Symbol]	STORM SEWER MANHOLE
[Symbol]	COMMUNICATIONS VALVE	[Symbol]	STORM SEWER VAULT
[Symbol]	ELEVATION BENCHMARK	[Symbol]	TRAFFIC BARRIER
[Symbol]	FIBER OPTIC BOX	[Symbol]	TRAFFIC BOLLARD
[Symbol]	FIBER OPTIC HANDHOLE	[Symbol]	TRAFFIC SIGNAL
[Symbol]	FIBER OPTIC MANHOLE	[Symbol]	TRAFFIC SIGNAL
[Symbol]	FIBER OPTIC MARKER FLAG	[Symbol]	TRAFFIC SIGNAL
[Symbol]	FIBER OPTIC MARKER SIGN	[Symbol]	TRAFFIC SIGNAL
[Symbol]	FIBER OPTIC VAULT	[Symbol]	TRAFFIC VAULT
[Symbol]	GAS MANHOLE	[Symbol]	UNIDENTIFIED BOX
[Symbol]	GAS MARKER FLAG	[Symbol]	UNIDENTIFIED HANDHOLE
[Symbol]	GAS MARKER SIGN	[Symbol]	UNIDENTIFIED METER
[Symbol]	GAS SIGN	[Symbol]	UNIDENTIFIED MARKER FLAG
[Symbol]	GAS TANK	[Symbol]	UNIDENTIFIED MARKER SIGN
[Symbol]	GAS VAULT	[Symbol]	UNIDENTIFIED TANK
[Symbol]	MONITORING WELL	[Symbol]	UNIDENTIFIED VAULT
[Symbol]	TELEPHONE BOX	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	TELEPHONE HANDHOLE	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	TELEPHONE MANHOLE	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	TELEPHONE MARKER FLAG	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	TELEPHONE MARKER SIGN	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	TELEPHONE VAULT	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	PIPELINE MARKER SIGN	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	ELECTRIC BOX	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	FLOOD LIGHT	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	GUY ANCHOR	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	GUY ANCHOR POLE	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	ELECTRIC HANDHOLE	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	LIGHT STANDARD	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	ELECTRIC METER	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	ELECTRIC MANHOLE	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	ELECTRIC MARKER FLAG	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	ELECTRIC MARKER SIGN	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	UTILITY POLE	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	ELECTRIC TRANSFORMER	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	ELECTRIC VAULT	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	HANDICAPPED PARKING	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	SIGN	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	MARQUEE/BILLBOARD	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	BIKE LOCATION	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	FLAG POLE	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	GREASE TRAP	[Symbol]	UNIDENTIFIED VALVE

**LINE TYPE LEGEND**

[Line Style]	BOUNDARY LINE
[Line Style]	EASEMENT LINE
[Line Style]	BUILDING LINE
[Line Style]	WATER LINE
[Line Style]	SS
[Line Style]	SANITARY SEWER LINE
[Line Style]	STORM SEWER LINE
[Line Style]	UNDERGROUND GAS LINE
[Line Style]	OHE
[Line Style]	UNDERGROUND UTILITY LINE
[Line Style]	UNDERGROUND ELECTRIC LINE
[Line Style]	LOCE
[Line Style]	UNDERGROUND TELEPHONE LINE
[Line Style]	FENCE
[Line Style]	CONCRETE PAVEMENT
[Line Style]	ASPHALT PAVEMENT

**LEGEND:**  
P.O.B. = POINT OF BEGINNING  
VOL. = VOLUME  
PG. = PAGE  
INST. NO. = INSTRUMENT NUMBER  
IRF = IRON ROD FOUND  
PKF = PK NAIL FOUND  
XF = "X" CUT IN CONCRETE FOUND  
ADS = 5/8" IRON ROD WITH 3-1/4" ALUMINUM CAP STAMPED "SERITAGE PLACE, KHA"  
O = 5/8" IRON ROD WITH 3-1/4" ALUMINUM CAP STAMPED "SERITAGE PLACE, KHA"  
D.P.B.L. = DALLAS POWER & LIGHT COMPANY  
S.W.B.T. = SOUTH WESTERN BELL TELEPHONE COMPANY  
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

LOT 7, BLOCK A/7437  
LA FITNESS PRESTON AT LBJ  
INST. NO. 200100139715  
O.P.R.D.C.T.

WALGREEN'S PRESTON  
L.B.J. ADDITION  
VOL. 2001157, PG. 52  
D.R.D.C.T.

S.W.B.T. EASEMENT  
(INST. NO. 201300168871)  
O.P.R.D.C.T.

**REVISED PRELIMINARY PLAT  
PARK HERITAGE IN  
MIDTOWN DALLAS**  
LOT 1, LOT 2, LOT 3, BLOCK A1/7409  
LOT 1, BLOCK A2/7409  
LOT 1, LOT 2, LOT 3, BLOCK A3/7409  
LOT 1, BLOCK A4/7409  
BEING A REPLAT OF LOT 2, BLOCK A/7409  
VALLEY VIEW CENTER  
AND BEING 22.514 ACRES OUT OF THE  
HIRAM WILBURN SURVEY, ABSTRACT NO. 1567  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S178-305R  
ENGINEERING #311T-

**Kimley»Horn**  
13455 Noel Road, Two Galleria Office  
Tower, Suite 700, Dallas, Texas 75240  
FIRM # 10115500  
Tel. No. (972) 770-1300  
Fax No. (972) 239-3620

Scale 1" = 60'  
Drawn by MTC/JBH  
Checked by JAD  
Date AUG. 2018  
Project No. 064499304  
Sheet No. 1 OF 2

OWNER:  
SERITAGE SRC FINANCE LLC  
489 FIFTH AVENUE, 18TH FLOOR,  
NEW YORK, NY, 10017  
CONTACT: JAMES E. BRY  
PHONE: 646-876-7304  
JBRY@SERITAGE.COM

ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
CONTACT: BRAD MOSS, P.E.  
PHONE: 972-770-1300  
BRAD.MOSS@KIMLEY-HORN.COM



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, SERITAGE SRC FINANCE LLC, is the owner of a tract of land situated in the Hiram Wilburn Survey, Abstract No. 1567, City of Dallas, Dallas County, Texas, and being part of City of Dallas Block 7409, and all of Lot 2, Block A/7409, Valley View Center, an addition to the City of Dallas according to the plat recorded in Volume 72178, Page 1879 and Volume 73134, Page 2254 of the Deed Records of Dallas County, Texas and being part of a tract of land described in Deed to SERITAGE SRC FINANCE LLC, recorded in Instrument No. 201500186192 of the Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point in the west right-of-way line of Preston Road (a variable width right-of-way, 100-feet wide at this point) and being an east corner of Lot 3, Block A/7409 of said Valley View Center and being the northeast corner of said Lot 2, Block A/7409 from which a 1/2" iron rod found bears North 84°41'37" West, a distance of 0.55 feet;

THENCE with said west right-of-way line of Preston Road and the east line of said Lot 2, Block A/7409, the following courses and distances:

- South 0°51'43" East, a distance of 401.97 feet to a point for corner from which a 1/2" iron rod found bears North 27°42'51" West, a distance of 0.35 feet;
South 0°53'18" East, a distance of 186.00 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "Seritage Place, KHA" set for corner;
South 0°49'43" East, a distance of 38.08 feet to a "X" cut in concrete found for the northeast corner of Lot 1, Block A/7409 of said Valley View Center and being a southeast corner of said Lot 2, Block A/7409;

THENCE departing said west right-of-way line of Preston Road and with the north line of Lot 1, Block A/7409, South 88°26'55" West, a distance of 307.83 feet to a PK nail found for the northwest corner of said Lot 1, Block A/7409;

THENCE with the west line of said Lot 1, Block A/7409, South 1°33'05" East, a distance of 390.53 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "Seritage Place, KHA" set in the north right-of-way line of Interstate Highway 635 (Lyndon B. Johnson Freeway, a variable width right-of-way) at the northeast corner of a tract of land described in Agreed Judgement to the State of Texas, recorded in Instrument No. 20080398902 of said Official Public Records and being at the beginning of a non-tangent curve to the left having a central angle of 10°36'05", a radius of 4609.91 feet, a chord bearing and distance of North 86°10'09" West, 851.75 feet;

THENCE departing said west line of Lot 1, Block A/7409 and with said north right-of-way line of Interstate Highway 635, the following courses and distances:

- In a northwesterly direction, with said curve to the left, an arc distance of 852.97 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "Seritage Place, KHA" set for corner;
South 88°31'49" West, a distance of 35.73 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "Seritage Place, KHA" set for the northwest corner of said State of Texas tract and being in the east line of said Lot 3, Block A/7409;

THENCE departing said north right-of-way line of Interstate Highway 635 and with said east line of Lot 3, Block A/7409, the following courses and distances:

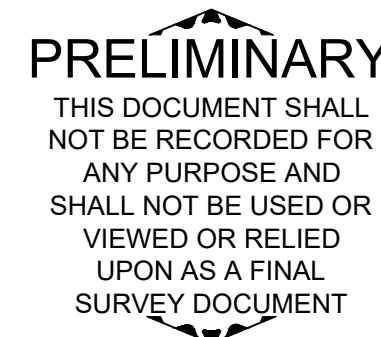
- North 1°33'54" West, a distance of 187.07 feet to a PK nail found for corner;
North 88°26'06" East, a distance of 84.07 feet to a PK nail found for corner;
North 1°33'54" West, a distance of 363.99 feet to a "X" cut in concrete found for corner;
North 46°33'54" West, a distance of 94.52 feet to a "X" cut in concrete found for corner;
North 43°26'06" East, a distance of 11.12 feet to a "X" cut in concrete found for corner;
North 46°33'54" West, a distance of 102.84 feet to a "X" cut in concrete found for corner;
North 1°33'54" West, a distance of 22.14 feet to a "X" cut in concrete found for corner;
North 43°26'06" East, a distance of 299.93 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "Seritage Place, KHA" set for corner;
North 88°26'06" East, a distance of 22.14 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "Seritage Place, KHA" set for corner;
South 46°33'54" East, a distance of 104.47 feet to a point for corner from which a 1/2" iron rod found bears South 73°21'18" East, a distance of 0.27 feet;
North 43°26'06" East, a distance of 72.31 feet to a point for corner from which a 1/2" iron rod found bears South 7°00'06" East, a distance of 0.31 feet;
North 88°26'06" East, a distance of 519.40 feet to a PK nail found for corner;
North 1°33'54" West, a distance of 26.33 feet to a PK nail found for corner;
North 88°26'06" East, a distance of 368.25 feet to the POINT OF BEGINNING and containing 22.514 acres or 980,702 square feet of land.

SURVEYOR'S STATEMENT:

I, J. Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

J. Andy Dobbs
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
andy.dobbs@kimley-horn.com



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, SERITAGE SRC FINANCE LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as PARK HERITAGE IN MIDTOWN DALLAS, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

SERITAGE SRC FINANCE LLC

By: \_\_\_\_\_
Name: James E. Bry
Title: Vice President

STATE OF \_\_\_\_\_ §
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared James E. Bry, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

LEGEND:

MT = MULTI-TRUNK

Table with 3 columns: NO., DESCRIPTION, SCIENTIFIC NAME. Lists various tree types like CEDAR ELM, LIVE OAK, etc.

Table with 3 columns: NO., DESCRIPTION, SCIENTIFIC NAME. Lists various tree types like CEDAR ELM, LIVE OAK, etc.

Table with 3 columns: NO., DESCRIPTION, SCIENTIFIC NAME. Lists various tree types like LIVE OAK, MAGNOLIA, etc.

Table with 3 columns: NO., DESCRIPTION, SCIENTIFIC NAME. Lists various tree types like LIVE OAK, MYRTLE, etc.

REVISED PRELIMINARY PLAT
PARK HERITAGE IN
MIDTOWN DALLAS
LOT 1, LOT 2, LOT 3, BLOCK A1/7409
LOT 1, BLOCK A2/7409
LOT 1, LOT 2, LOT 3, BLOCK A3/7409
LOT 1, BLOCK A4/7409
BEING A REPLAT OF LOT 2, BLOCK A/7409
VALLEY VIEW CENTER
AND BEING 22.514 ACRES OUT OF THE
HIRAM WILBURN SURVEY, ABSTRACT NO. 1567
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-305R
ENGINEERING #311T-

Kimley & Horn logo and contact information: 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240. FIRM # 10115500. Tel. No. (972) 770-1300. Fax No. (972) 239-3620.

ENGINEER:
SERITAGE SRC FINANCE LLC
489 FIFTH AVENUE, 18TH FLOOR,
NEW YORK, NY, 10017
CONTACT: JAMES E. BRY
PHONE: 646-876-7304
JBRY@SERITAGE.COM

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, MTC/JBH, JAD, AUG. 2018, 064499304, 2 OF 2

Vertical text on the right edge: DWG NAME: TCDL\_SURVEY\064499304-SERITAGE VALLEY VIEW\_PPD.DWG PLOTTED BY: DUNN, STACY 4/17/2018 12:07 PM LAST SAVED: 4/17/2018 12:08 PM