

~ EASEMENT LEGEND ~

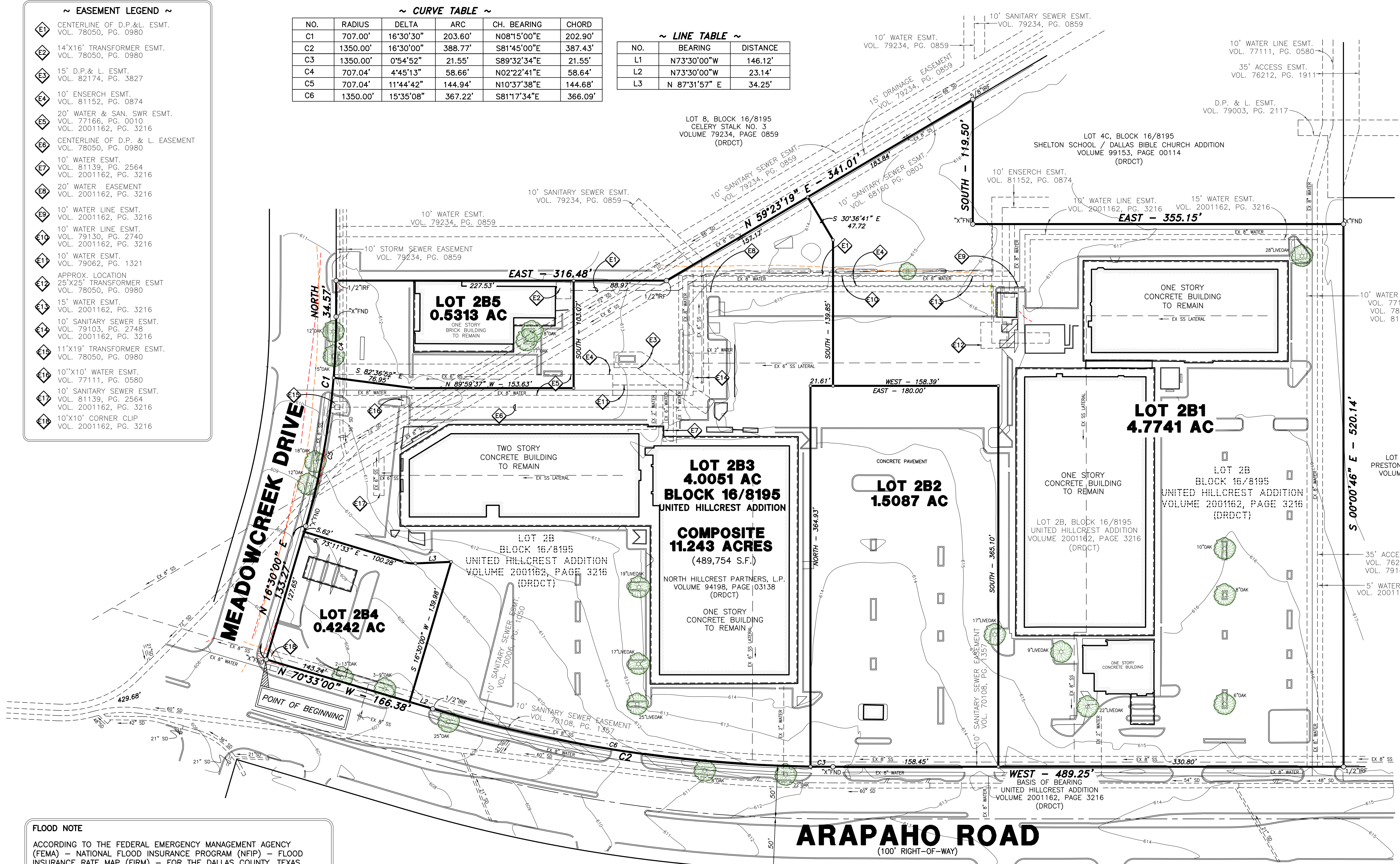
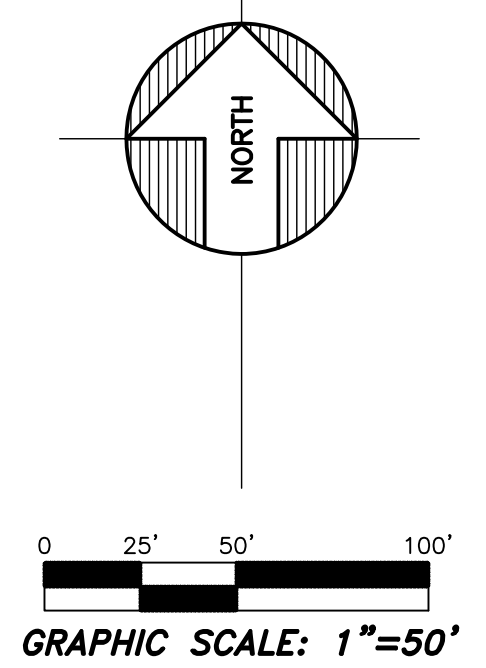
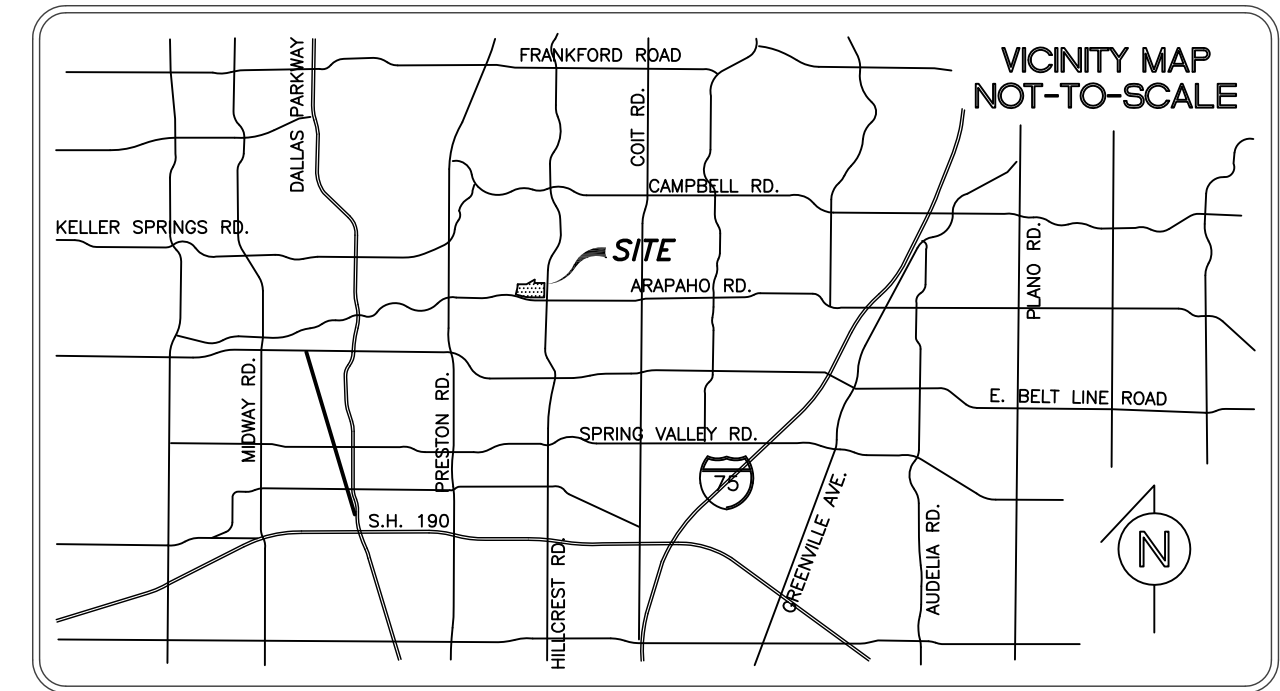
- E1 CENTERLINE OF D.P.&L. ESMT. VOL. 78050, PG. 0980
- E2 14"x16" TRANSFORMER ESMT. VOL. 78050, PG. 0980
- E3 15' D.P.& L. ESMT. VOL. 82174, PG. 3827
- E4 10' ENSERCH ESMT. VOL. 81152, PG. 0874
- E5 20' WATER & SAN. SWR ESMT. VOL. 77166, PG. 0010 VOL. 2001162, PG. 3216
- E6 CENTERLINE OF D.P. & L. EASEMENT VOL. 78050, PG. 0980
- E7 10' WATER ESMT. VOL. 81139, PG. 2564 VOL. 2001162, PG. 3216
- E8 20' WATER EASEMENT VOL. 2001162, PG. 3216
- E9 10' WATER LINE ESMT. VOL. 2001162, PG. 3216
- E10 10' WATER LINE ESMT. VOL. 79130, PG. 2740 VOL. 2001162, PG. 3216
- E11 10' WATER ESMT. VOL. 79062, PG. 1321
- E12 APPROX. LOCATION 25'X25' TRANSFORMER ESMT VOL. 78050, PG. 0980
- E13 15' WATER ESMT. VOL. 2001162, PG. 3216
- E14 10' SANITARY SEWER ESMT. VOL. 79103, PG. 2748 VOL. 2001162, PG. 3216
- E15 11'X19' TRANSFORMER ESMT. VOL. 78050, PG. 0980
- E16 10'X10' WATER ESMT. VOL. 77111, PG. 0580
- E17 10' SANITARY SEWER ESMT. VOL. 2001162, PG. 3216
- E18 10'X10' CORNER CLIP VOL. 2001162, PG. 3216

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	707.00'	16'30'30"	203.60'	N08°15'00"E	202.90'
C2	1350.00'	16'30'00"	388.77'	S81°45'00"E	387.43'
C3	1350.00'	0°54'52"	21.55'	S89°32'34"E	21.55'
C4	707.04'	4°45'13"	58.66'	N02°22'41"E	58.64'
C5	707.04'	11°44'42"	144.94'	N10°37'38"E	144.68'
C6	1350.00'	15°35'08"	367.22'	S81°17'34"E	366.09'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N73°30'00"W	146.12'
L2	N73°30'00"W	23.14'
L3	N 87°31'57" E	34.25'



- GENERAL NOTES:
- 1) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - 2) BASIS OF BEARINGS IS THE SOUTH LINE OF LOT 2B UNITED HILLCREST ADDITION VOLUME 2001162, PAGE 3216 (DRDCT)
  - 3) COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS FROM AN EXISTING LOT.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

**FLOOD NOTE**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48113C0185K, MAP REVISED, JULY 07, 2014, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
IRF	IRON ROD FOUND (SIZE AS NOTED)
INST. NO.	INSTRUMENT NUMBER
CM	CONTROL MONUMENT
S.F.	SQUARE FEET
AC.	ACRES
VOL.	VOLUME
PG.	PAGE

**PRELIMINARY PLAT  
UNITED HILLCREST ADDITION  
LOTS 2B1, 2B2,  
2B3, 2B4, & 2B5  
BEING A REPLAT OF  
UNITED HILLCREST ADDITION  
LOT 2B, BLOCK 16/8195  
VOLUME 2001162, PAGE 3216  
BEING A 11.243 ACRE TRACT OUT OF THE  
JOHN BECKNELL SURVEY, ABSTRACT NO. 53  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**ENGINEER:**  
CATES-CLARK & ASSOCIATES, LLP  
14800 QUORUM DRIVE  
SUITE 200  
DALLAS, TEXAS 75254  
PHONE: (972) 385-2272  
CONTACT: ROBERT L. PRUETT JR, P.E.  
EMAIL: RPRUETT@CATES-CLARK.COM

**OWNER:**  
HY DEVELOPMENT PARTNERS LP  
C/O SHOP COMPANIES  
4809 COLE AVENUE, SUITE 330  
DALLAS, TEXAS 75205  
PHONE: (214) 960-4597  
CONTACT: DANIEL FULLER  
EMAIL: DANIEL@SHOPCOMPANIES.COM

**OWNER (LOT 2B2):**  
CITY OF DALLAS  
DEPARTMENT OF SUSTAINABLE DEVELOPMENT  
AND CONSTRUCTION  
REAL ESTATE DIVISION  
320 EAST JEFFERSON BOULEVARD, ROOM 203  
DALLAS, TEXAS 75203

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, HV DEVELOPMENT PARTNERS LP, A TEXAS LIMITED PARTNERSHIP, AND THE CITY OF DALLAS ARE THE OWNERS OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JOHN BECKNELL SURVEY, ABSTRACT NO. 53, AND BEING ALL OF LOT 2B, BLOCK 16/8195 OF THE UNITED HILLCREST ADDITION, AN ADDITION TO THE CITY OF DALLAS AS RECORDED IN VOLUME 2001162, PAGE 3216, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.) AND BEING ALL OF A TRACT OF LAND CONVEYED TO THE NORTH HILLCREST PARTNERS, L.P. AS RECORDED IN VOLUME 94199, PAGE 03138, D.R.D.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A "X" CUT FOUND IN CONCRETE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ARAPAHO ROAD (100' RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF MEADOWCREEK DRIVE (64' RIGHT-OF-WAY), SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID LOT 2B, BLOCK 16/8195;

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ARAPAHO ROAD AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MEADOWCREEK DRIVE AS FOLLOWS;

NORTH 16° 30' 00" EAST A DISTANCE OF 133.27 FEET TO AN "X" CUT FOUND IN CONCRETE FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 707.00 FEET AND HAVING A CHORD BEARING OF NORTH 08° 15' 00" EAST AND A CHORD LENGTH OF 202.90 FEET;

CONTINUING ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16° 30' 30" AND AN ARC LENGTH OF 203.60 FEET TO A HILTI NAIL FOUND IN CONCRETE FOR THE POINT OF TANGENCY;

THENCE NORTH A DISTANCE OF 34.57 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER AT THE MOST NORTHWESTERLY CORNER OF SAID LOT 2B, BLOCK 16/8195;

THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID MEADOWCREEK DRIVE AND ALONG THE NORTHERLY LINE OF SAID LOT 2B, BLOCK 16/8195 AS FOLLOWS;

EAST A DISTANCE OF 316.48 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

NORTH 59° 23' 19 SEC" EAST A DISTANCE OF 341.01 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

SOUTH A DISTANCE OF 119.50 FEET TO A "X" CUT FOUND IN CONCRETE FOR CORNER;

EAST A DISTANCE OF 355.15 FEET TO A "X" CUT FOUND IN CONCRETE FOR CORNER AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 2B, BLOCK 16/8195;

THENCE SOUTH 00° 00' 46" EAST AND DEPARTING THE NORTHERLY LINE OF SAID LOT 2B, BLOCK 16/8195 AND ALONG THE EASTERLY LINE OF SAID LOT 2B, BLOCK 16/8195, A DISTANCE OF 520.14 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE MOST SOUTHEASTERLY CORNER OF SAID LOT 2B, BLOCK 16/8195, SAID POINT BEING FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ARAPAHO ROAD;

THENCE DEPARTING THE EASTERLY LINE OF SAID LOT 2B, BLOCK 16/8195 AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ARAPAHO ROAD AS FOLLOWS;

WEST (BASIS OF BEARING PER UNITED HILLCREST ADDITION, PLAT RECORDED IN VOLUME 2001162, PAGE 3216, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS) A DISTANCE OF 489.25 FEET TO A "X" CUT SET IN CONCRETE FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1350.00 FEET AND HAVING A CHORD BEARING OF NORTH 81° 45' MIN. 00 SEC. WEST AND A CHORD LENGTH OF 387.43 FEET;

THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16° 30' 00" AND AN ARC LENGTH OF 388.77 TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF TANGENCY;

THENCE NORTH 73° 30' 00" WEST A DISTANCE OF 166.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.243 ACRES OF 489,754 SQUARE FEET OF LAND MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HV DEVELOPMENT PARTNERS LP, A TEXAS LIMITED PARTNERSHIP, AND THE CITY OF DALLAS (OWNER OF LOT 2B2) ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS UNITED HILLCREST ADDITION, 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 AND UPON 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 \_\_\_\_\_, 2019.

HV DEVELOPMENT PARTNERS LP,  
A TEXAS LIMITED LIABILITY PARTNERSHIP

BY: HV DEVELOPMENT PARTNERS GP LLC,  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
D. A. FULLER, JR.,  
MANAGER  
DATE: \_\_\_\_\_

CITY OF DALLAS

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

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 D. A. FULLER JR., 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 \_\_\_\_\_, 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT

I, DAVID PETREE, 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 \_\_\_\_\_, 2016.

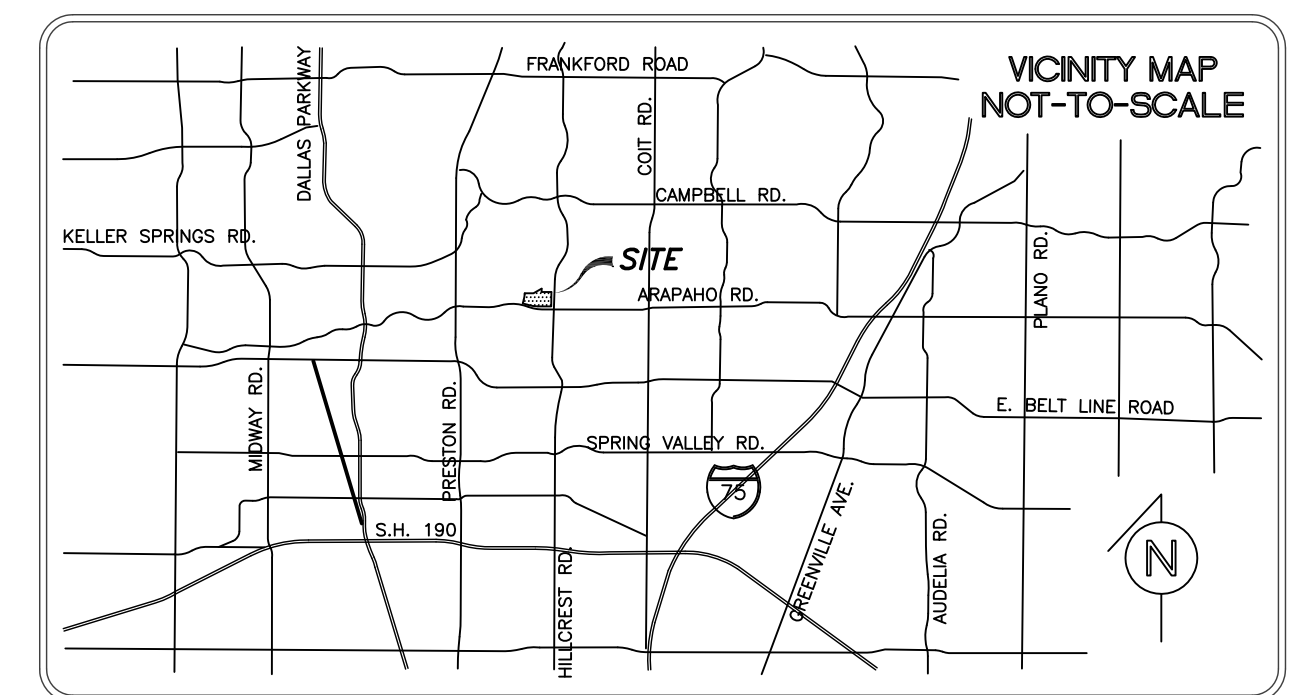
DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890

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 DAVID PETREE, 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PRELIMINARY PLAT  
UNITED HILLCREST ADDITION  
LOTS 2B1, 2B2,  
2B3, 2B4, & 2B5  
BEING A REPLAT OF  
UNITED HILLCREST ADDITION  
LOT 2B, BLOCK 16/8195  
VOLUME 2001162, PAGE 3216  
BEING A 11.243 ACRE TRACT OUT OF THE  
JOHN BECKNELL SURVEY, ABSTRACT NO. 53  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-190  
ENGINEERING FILE NO. \_\_\_\_\_



BLUE SKY SURVEYING  
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DALLAS, TEXAS 75229  
PHONE: (214) 358-4500  
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TBPUS REGISTRATION NO. 10105700

ENGINEER:

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OWNER:

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OWNER (LOT 2B2):

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REAL ESTATE DIVISION  
320 EAST JEFFERSON BOULEVARD, ROOM 203  
DALLAS, TEXAS 75203