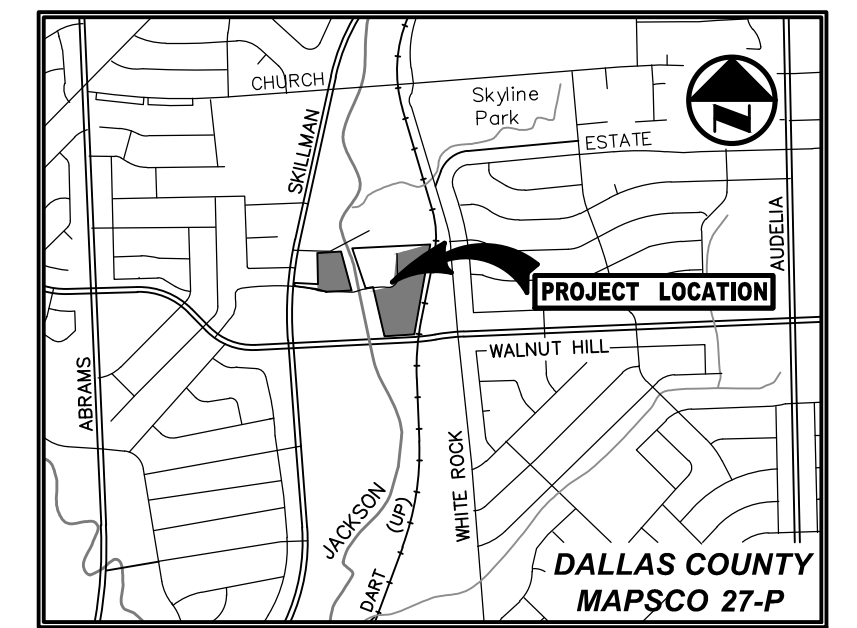
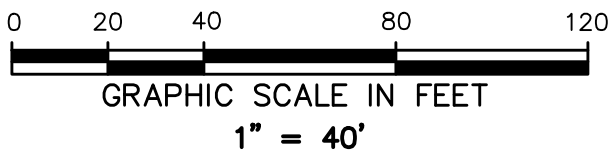
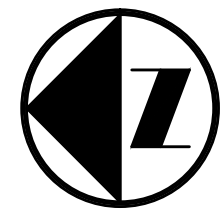


LAND AREA TABLE		
LOT 1, BLOCK F/8125	2.662 ACRES	115,972 S.F.
LOT 3, BLOCK F/8125	4.664 ACRES	203,181 S.F.
LOT 3, BLOCK G/8125	4.057 ACRES	176,721 S.F.
GROSS	11.383 ACRES	495,874 S.F.



VICINITY MAP
(NOT TO SCALE)

LEGEND

- B BOLLARD
- CO CLEANOUT
- ELEC ELECTRIC BOX
- ELEC ELECTRIC MANHOLE
- EMG ELECTRIC METER
- FR FIRE HYDRANT
- FRIB OPTIC MANHOLE
- FL FLOOD LIGHT
- GUY ANCHOR
- HE HAND HOLE ELECTRIC
- ICV IRRIGATION CONTROL VALVE
- LS LIGHT STANDARD
- M MANHOLE (TYPE UNKNOWN)
- PP POWER POLE
- PP W LIGHT
- UC UC GAS MARKER
- TR TRAFFIC SIGN
- SM SAN. SEWER MANHOLE
- TEL TELEPHONE BOX
- TSC TRAFFIC SIGNAL CONTROL
- STM STORM SEWER MANHOLE
- TEL TELEPHONE MANHOLE
- WM WATER METER
- WV WATER VALVE
- 1/2-1/2 INCH IRON ROD
- W/PACHECO KOCH CAP FOUND
- XF "X"-CUT IN CONCRETE FOUND
- (C.M.) CONTROLLING MONUMENT
- (O.P.R.D.C.T.) OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- (D.R.D.C.T.) DEED RECORDS OF DALLAS COUNTY, TEXAS
- PROPERTY LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- FENCE
- OVERHEAD UTILITY LINE
- STORM DRAIN LINE
- WATER LINE
- SANITARY SEWER LINE
- 613 EXIST CONTOUR

DEVELOPER
ODEN HUGHES, LLC
5440 HARVEST HILL ROAD, SUITE 101
DALLAS, TEXAS 75230
PH: (512) 813-7111
CONTACT: CHAD HALLMARK

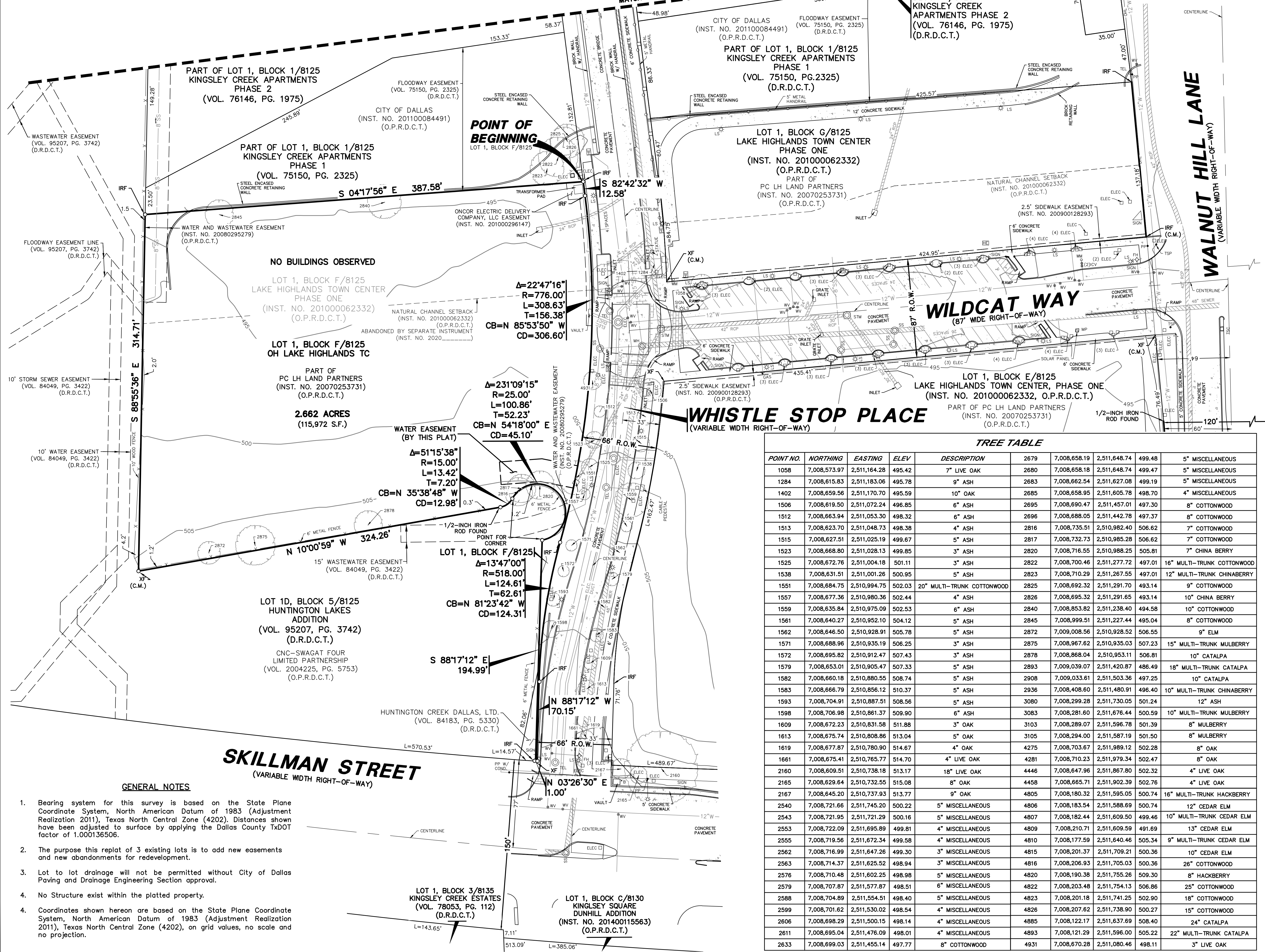
SURVEYOR/ENGINEER
PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JONATHAN E. COOPER

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.
RELEASED 9/18/20.

SHEET 1 OF 3
PRELIMINARY PLAT
OH LAKE HIGHLANDS TC
A REPLAT OF
LOT 1, BLOCK F/8125,
LOT 3, BLOCK F/8125 &
LOT 3, BLOCK G/8125
LAKE HIGHLANDS TOWN
CENTER, PHASE ONE
AND BEING OUT OF THE
WYCHE SURVEY, ABSTRACT NO. 1522,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-240

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY DMG	CHECKED BY JEC	SCALE 1"=40'	DATE SEP. 2020	JOB NUMBER 2253-20.209
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TREE TABLE										
POINT NO.	NORTHING	EASTING	ELEV	DESCRIPTION	2679	7,008,658.19	2,511,648.74	499.48	5"	MISCELLANEOUS
1058	7,008,573.97	2,511,164.28	495.42	7" LIVE OAK	2680	7,008,658.18	2,511,648.74	499.47	5" <td>MISCELLANEOUS</td>	MISCELLANEOUS
1284	7,008,615.83	2,511,183.06	495.78	9" ASH	2683	7,008,662.54	2,511,627.08	499.19	5" <td>MISCELLANEOUS</td>	MISCELLANEOUS
1402	7,008,659.56	2,511,170.70	495.59	10" OAK	2685	7,008,658.95	2,511,605.78	498.70	4" <td>MISCELLANEOUS</td>	MISCELLANEOUS
1506	7,008,619.50	2,511,072.24	496.85	6" ASH	2695	7,008,690.47	2,511,457.01	497.30	8" <td>COTTONWOOD</td>	COTTONWOOD
1512	7,008,663.94	2,511,053.30	498.32	6" ASH	2696	7,008,688.05	2,511,442.78	497.37	8" <td>COTTONWOOD</td>	COTTONWOOD
1513	7,008,623.70	2,511,048.73	498.38	4" ASH	2816	7,008,735.51	2,510,982.40	506.62	7" <td>COTTONWOOD</td>	COTTONWOOD
1515	7,008,627.51	2,511,025.19	499.67	5" ASH	2817	7,008,732.73	2,510,985.28	506.62	7" <td>COTTONWOOD</td>	COTTONWOOD
1523	7,008,668.80	2,511,028.13	499.85	3" ASH	2820	7,008,716.55	2,510,988.25	505.81	7" <td>CHINA BERRY</td>	CHINA BERRY
1525	7,008,672.76	2,511,004.18	501.11	3" ASH	2822	7,008,700.46	2,511,277.72	497.01	16" <td>MULTI-TRUNK COTTONWOOD</td>	MULTI-TRUNK COTTONWOOD
1538	7,008,631.51	2,511,001.26	500.95	5" ASH	2823	7,008,710.29	2,511,267.55	497.01	12" <td>MULTI-TRUNK CHINABERRY</td>	MULTI-TRUNK CHINABERRY
1551	7,008,684.75	2,510,994.75	502.03	20" MULTI-TRUNK COTTONWOOD	2825	7,008,692.32	2,511,291.70	493.14	9" <td>COTTONWOOD</td>	COTTONWOOD
1557	7,008,677.36	2,510,980.36	502.44	4" ASH	2826	7,008,695.32	2,511,291.65	493.14	10" <td>CHINA BERRY</td>	CHINA BERRY
1559	7,008,635.84	2,510,975.09	502.53	6" ASH	2840	7,008,853.82	2,511,238.40	494.58	10" <td>COTTONWOOD</td>	COTTONWOOD
1561	7,008,640.27	2,510,952.10	504.12	5" ASH	2845	7,008,999.51	2,511,227.44	495.04	8" <td>COTTONWOOD</td>	COTTONWOOD
1562	7,008,646.50	2,510,928.91	505.78	5" ASH	2872	7,009,008.56	2,510,928.52	506.55	9" <td>ELM</td>	ELM
1571	7,008,688.96	2,510,935.19	506.25	3" ASH	2875	7,008,967.62	2,510,935.03	507.23	15" <td>MULTI-TRUNK MULBERRY</td>	MULTI-TRUNK MULBERRY
1572	7,008,695.82	2,510,912.47	507.43	3" ASH	2878	7,008,888.04	2,510,953.11	506.81	10" <td>CATALPA</td>	CATALPA
1579	7,008,653.01	2,510,905.47	507.33	5" ASH	2893	7,009,039.07	2,511,420.87	486.49	18" <td>MULTI-TRUNK CATALPA</td>	MULTI-TRUNK CATALPA
1582	7,008,660.18	2,510,880.55	508.74	5" ASH	2908	7,009,033.61	2,511,503.36	497.25	10" <td>CATALPA</td>	CATALPA
1583	7,008,666.79	2,510,856.12	510.37	5" ASH	2936	7,008,408.60	2,511,480.91	496.40	10" <td>MULTI-TRUNK CHINABERRY</td>	MULTI-TRUNK CHINABERRY
1593	7,008,704.91	2,510,887.51	508.56	5" ASH	3080	7,008,299.28	2,511,730.05	501.24	12" <td>ASH</td>	ASH
1598	7,008,706.98	2,510,861.37	509.90	6" ASH	3083	7,008,281.60	2,511,676.44	500.59	10" <td>MULTI-TRUNK MULBERRY</td>	MULTI-TRUNK MULBERRY
1609	7,008,672.23	2,510,831.58	511.88	3" OAK	3103	7,008,289.07	2,511,596.78	501.39	8" <td>MULBERRY</td>	MULBERRY
1613	7,008,675.74	2,510,808.86	513.04	5" OAK	3105	7,008,294.00	2,511,587.19	501.50	8" <td>MULBERRY</td>	MULBERRY
1619	7,008,677.87	2,510,780.90	514.67	4" OAK	4275	7,008,703.67	2,511,989.12	502.28	8" <td>OAK</td>	OAK
1661	7,008,675.41	2,510,765.77	514.70	4" LIVE OAK	4281	7,008,710.23	2,511,979.34	502.47	8" <td>OAK</td>	OAK
2160	7,008,609.51	2,510,738.18	513.17	18" LIVE OAK	4446	7,008,647.96	2,511,867.80	502.32	4" <td>LIVE OAK</td>	LIVE OAK
2165	7,008,629.64	2,510,732.55	515.08	8" OAK	4458	7,008,665.71	2,511,902.39	502.76	4" <td>LIVE OAK</td>	LIVE OAK
2167	7,008,645.20	2,510,737.93	513.77	9" OAK	4805	7,008,180.32	2,511,595.05	500.74	16" <td>MULTI-TRUNK HACKBERRY</td>	MULTI-TRUNK HACKBERRY
2540	7,008,721.66	2,511,745.20	500.22	5" MISCELLANEOUS	4806	7,008,183.54	2,511,588.69	500.74	12" <td>CEDAR ELM</td>	CEDAR ELM
2543	7,008,721.95	2,511,721.29	500.16	5" MISCELLANEOUS	4807	7,008,182.44	2,511,609.50	499.46	10" <td>MULTI-TRUNK CEDAR ELM</td>	MULTI-TRUNK CEDAR ELM
2553	7,008,722.09	2,511,695.89	499.81	4" MISCELLANEOUS	4809	7,008,210.71	2,511,609.59	491.69	13" <td>CEDAR ELM</td>	CEDAR ELM
2555	7,008,719.56	2,511,672.34	499.58	4" MISCELLANEOUS	4810	7,008,177.59	2,511,640.46	505.34	9" <td>MULTI-TRUNK CEDAR ELM</td>	MULTI-TRUNK CEDAR ELM
2562	7,008,716.99	2,511,647.26	499.30	3" MISCELLANEOUS	4815	7,008,201.37	2,511,709.21	500.36	10" <td>CEDAR ELM</td>	CEDAR ELM
2563	7,008,714.37	2,511,625.52	498.94	3" MISCELLANEOUS	4816	7,008,206.93	2,511,705.03	500.36	26" <td>COTTONWOOD</td>	COTTONWOOD
2576	7,008,710.48	2,511,602.25	498.98	5" MISCELLANEOUS	4820	7,008,190.38	2,511,755.26	509.30	8" <td>HACKBERRY</td>	HACKBERRY
2579	7,008,707.87	2,511,577.87	498.51	6" MISCELLANEOUS	4822	7,008,203.48	2,511,754.13	506.86	25" <td>COTTONWOOD</td>	COTTONWOOD
2588	7,008,704.89	2,511,554.51	498.40	5" MISCELLANEOUS	4823	7,008,201.18	2,511,741.25	502.90	18" <td>COTTONWOOD</td>	COTTONWOOD
2599	7,008,701.62	2,511,530.02	498.54	4" MISCELLANEOUS	4826	7,008,207.62	2,511,738.90	500.27	15" <td>COTTONWOOD</td>	COTTONWOOD
2606	7,008,698.29	2,511,500.15	498.14	4" MISCELLANEOUS	4885	7,008,122.17	2,511,637.69	508.40	24" <td>CATALPA</td>	CATALPA
2611	7,008,695.04	2,511,476.09	498.01	4" MISCELLANEOUS	4893	7,008,121.29	2,511,596.00	505.22	22" <td>MULTI-TRUNK CATALPA</td>	MULTI-TRUNK CATALPA
2633	7,008,699.03	2,511,455.14	497.77	8" COTTONWOOD	4931	7,008,670.28	2,511,080.46	498.11	3" <td>LIVE OAK</td>	LIVE OAK

- GENERAL NOTES**
- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
 - The purpose this replat of 3 existing lots is to add new easements and new abandonments for redevelopment.
 - Lot to lot drainage will not be permitted without City of Dallas Paving and Drainage Engineering Section approval.
 - No Structure exist within the platted property.
 - Coordinates shown hereon are based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202), on grid values, no scale and no projection.

OH LAKE HIGHLANDS TC - PRELIMINARY PLAT

TREE TABLE

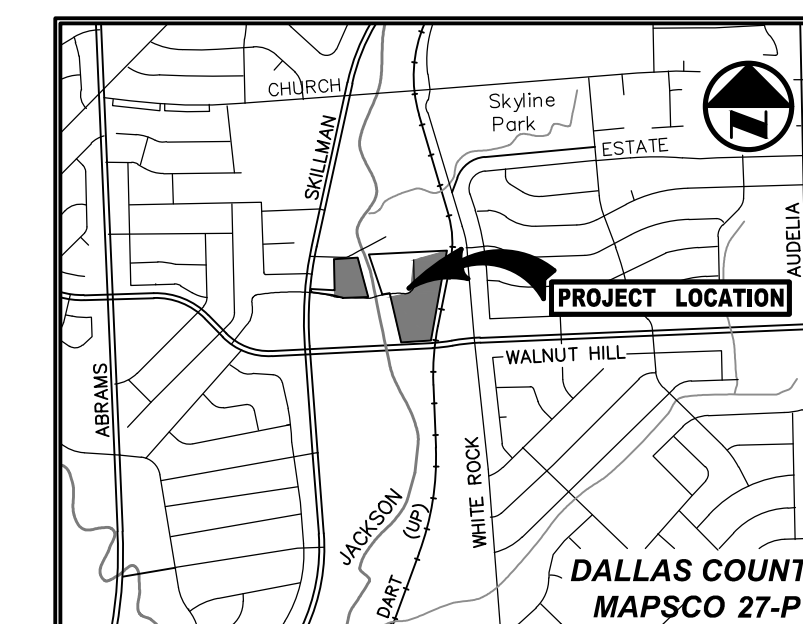
POINT NO.	NORTHING	EASTING	ELEV.	DESCRIPTION
1058	7,008,573.97	2,511,164.28	495.42	7" LIVE OAK
1284	7,008,615.63	2,511,183.06	495.78	9" ASH
1402	7,008,659.56	2,511,170.70	495.59	10" OAK
1506	7,008,619.50	2,511,072.24	496.85	6" ASH
1512	7,008,663.94	2,511,053.30	498.32	6" ASH
1513	7,008,623.70	2,511,048.73	498.38	4" ASH
1515	7,008,627.51	2,511,025.19	499.67	5" ASH
1523	7,008,668.80	2,511,028.13	499.85	3" ASH
1525	7,008,672.76	2,511,004.18	501.11	3" ASH
1538	7,008,631.51	2,511,001.26	500.95	5" ASH
1551	7,008,684.75	2,510,994.75	502.03	20" MULTI-TRUNK COTTONWOOD
1557	7,008,677.36	2,510,980.36	502.44	4" ASH
1559	7,008,635.84	2,510,975.09	502.53	6" ASH
1561	7,008,640.27	2,510,952.10	504.12	5" ASH
1562	7,008,646.50	2,510,928.91	505.78	5" ASH
1571	7,008,688.96	2,510,935.19	506.25	3" ASH
1572	7,008,695.82	2,510,912.47	507.43	3" ASH
1579	7,008,653.01	2,510,905.47	507.33	5" ASH
1582	7,008,660.18	2,510,880.55	508.74	5" ASH
1583	7,008,666.79	2,510,856.12	510.37	5" ASH
1593	7,008,704.91	2,510,887.51	508.56	5" ASH
1598	7,008,706.98	2,510,861.37	509.90	6" ASH
1609	7,008,672.23	2,510,831.58	511.88	3" OAK
1613	7,008,675.74	2,510,808.86	513.04	5" OAK
1619	7,008,677.87	2,510,780.90	514.67	4" OAK
1661	7,008,675.41	2,510,765.77	514.70	4" LIVE OAK
2160	7,008,609.51	2,510,738.18	513.17	18" LIVE OAK
2165	7,008,629.64	2,510,732.55	515.08	8" OAK
2167	7,008,645.20	2,510,737.93	513.77	9" OAK
2540	7,008,721.66	2,511,745.20	500.22	5" MISCELLANEOUS
2543	7,008,721.95	2,511,721.29	500.16	5" MISCELLANEOUS
2553	7,008,722.09	2,511,695.89	499.81	4" MISCELLANEOUS
2555	7,008,719.56	2,511,672.34	499.58	4" MISCELLANEOUS
2562	7,008,716.99	2,511,647.26	499.30	3" MISCELLANEOUS
2563	7,008,714.37	2,511,625.52	498.94	3" MISCELLANEOUS
2576	7,008,710.48	2,511,602.25	498.98	5" MISCELLANEOUS
2579	7,008,707.87	2,511,577.87	498.51	6" MISCELLANEOUS
2588	7,008,704.89	2,511,554.51	498.40	5" MISCELLANEOUS
2599	7,008,701.62	2,511,530.02	498.54	4" MISCELLANEOUS
2606	7,008,698.29	2,511,500.15	498.14	4" MISCELLANEOUS
2611	7,008,695.04	2,511,476.09	498.01	4" MISCELLANEOUS
2633	7,008,699.03	2,511,455.14	497.77	8" COTTONWOOD
2679	7,008,658.19	2,511,648.74	499.48	5" MISCELLANEOUS
2680	7,008,658.18	2,511,648.74	499.47	5" MISCELLANEOUS
2683	7,008,662.54	2,511,627.08	499.19	5" MISCELLANEOUS
2685	7,008,658.95	2,511,605.78	498.70	4" MISCELLANEOUS
2695	7,008,690.47	2,511,457.01	497.30	8" COTTONWOOD
2696	7,008,688.05	2,511,442.78	497.37	8" COTTONWOOD
2816	7,008,735.51	2,510,982.40	506.62	7" COTTONWOOD
2817	7,008,732.73	2,510,985.28	506.62	7" COTTONWOOD
2820	7,008,716.55	2,510,988.25	505.81	7" CHINA BERRY
2822	7,008,700.46	2,511,277.72	497.01	16" MULTI-TRUNK COTTONWOOD
2823	7,008,710.29	2,511,267.55	497.01	12" MULTI-TRUNK CHINABERRY
2825	7,008,692.32	2,511,291.70	493.14	9" COTTONWOOD
2826	7,008,695.32	2,511,291.65	493.14	10" CHINA BERRY
2840	7,008,853.82	2,511,238.40	494.58	10" COTTONWOOD
2845	7,008,999.51	2,511,227.44	495.04	8" COTTONWOOD
2872	7,009,008.56	2,510,928.52	506.55	9" ELM
2875	7,008,967.62	2,510,935.03	507.23	15" MULTI-TRUNK MULBERRY
2878	7,008,868.04	2,510,953.11	506.81	10" CATALPA
2893	7,009,039.07	2,511,420.87	486.49	18" MULTI-TRUNK CATALPA
2908	7,009,033.61	2,511,503.36	497.25	10" CATALPA
2936	7,008,408.60	2,511,480.91	496.40	10" MULTI-TRUNK CHINABERRY
3080	7,008,299.28	2,511,730.05	501.24	12" ASH
3083	7,008,281.60	2,511,676.44	500.59	10" MULTI-TRUNK MULBERRY
3103	7,008,289.07	2,511,596.78	501.39	8" MULBERRY
3105	7,008,294.00	2,511,587.19	501.50	8" MULBERRY
4275	7,008,703.67	2,511,989.12	502.28	8" OAK
4281	7,008,710.23	2,511,979.34	502.47	8" OAK
4446	7,008,647.96	2,511,867.80	502.32	4" LIVE OAK
4458	7,008,665.71	2,511,902.39	502.76	4" LIVE OAK
4805	7,008,180.32	2,511,595.05	500.74	16" MULTI-TRUNK HACKBERRY
4806	7,008,183.54	2,511,588.69	500.74	12" CEDAR ELM
4807	7,008,182.44	2,511,609.50	499.46	10" MULTI-TRUNK CEDAR ELM
4809	7,008,210.71	2,511,609.59	491.69	13" CEDAR ELM
4810	7,008,177.59	2,511,640.46	505.34	9" MULTI-TRUNK CEDAR ELM
4815	7,008,201.37	2,511,709.21	500.36	10" CEDAR ELM
4816	7,008,206.93	2,511,705.03	500.36	26" COTTONWOOD
4820	7,008,190.38	2,511,755.26	509.30	8" HACKBERRY
4822	7,008,203.48	2,511,754.13	506.86	25" COTTONWOOD
4823	7,008,201.18	2,511,741.25	502.90	18" COTTONWOOD
4826	7,008,207.62	2,511,738.90	500.27	15" COTTONWOOD
4885	7,008,122.17	2,511,637.69	508.40	24" CATALPA
4893	7,008,121.29	2,511,596.00	505.22	22" MULTI-TRUNK CATALPA
4931	7,008,670.28	2,511,080.46	498.11	3" LIVE OAK

LAND AREA TABLE		
LOT 1, BLOCK F/8125	2.662 ACRES	115,972 S.F.
LOT 3, BLOCK F/8125	4.664 ACRES	203,181 S.F.
LOT 3, BLOCK G/8125	4.057 ACRES	176,721 S.F.
GROSS	11.383 ACRES	495,874 S.F.

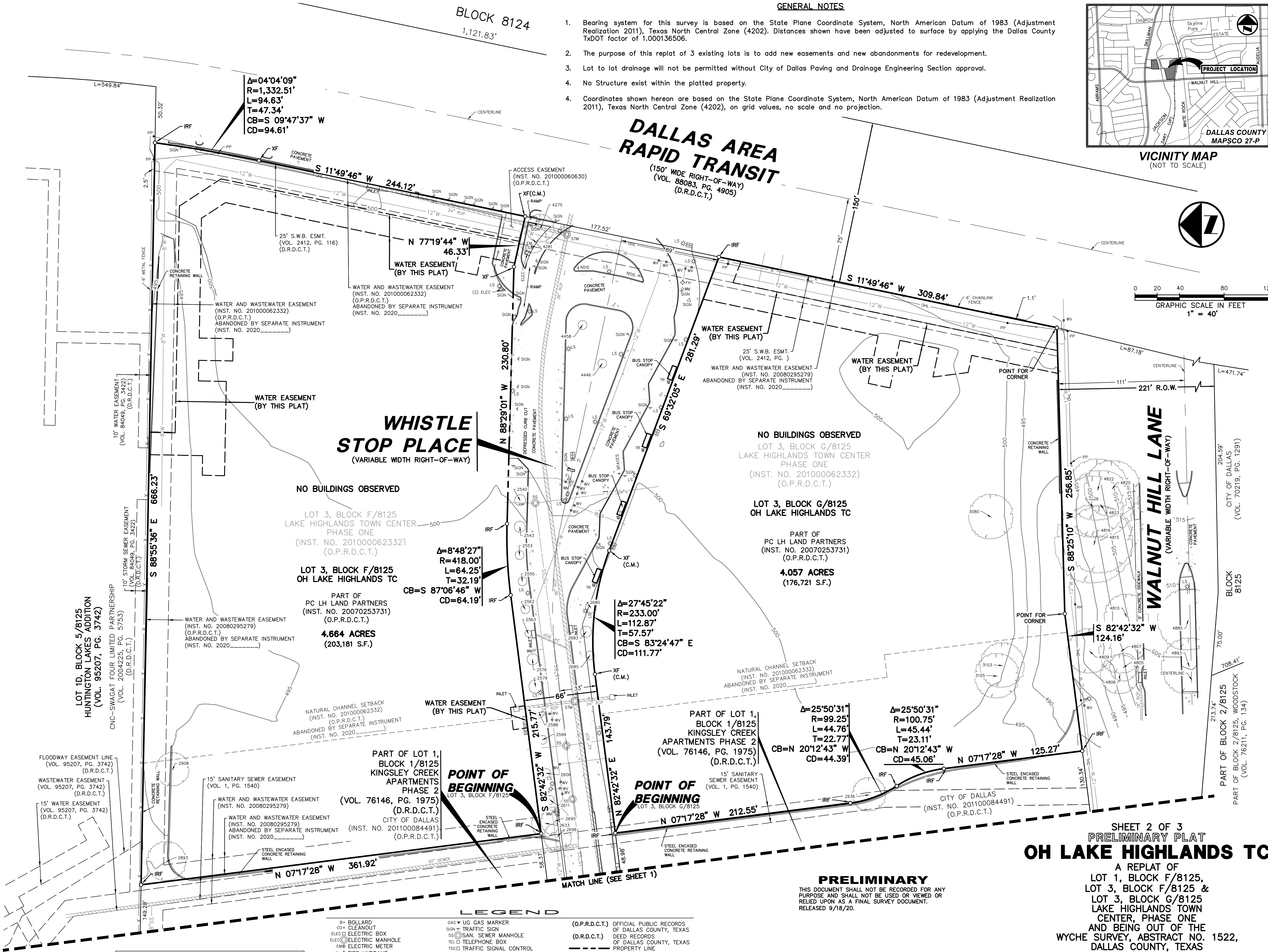
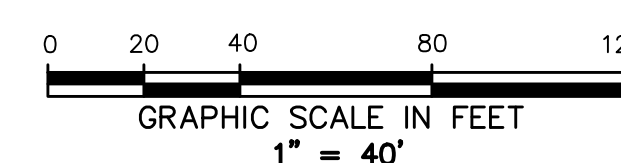
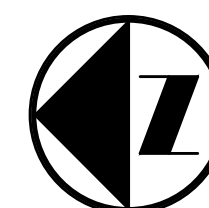
BLOCK 8124
1,121.83'

GENERAL NOTES

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- Coordinates shown hereon are based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202), on grid values, no scale and no projection.



VICINITY MAP
(NOT TO SCALE)



LEGEND

• BOLLARD	○ UG GAS MARKER	(O.P.R.D.C.T.) OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
○ CLEANOUT	○ TRAFFIC SIGN	(D.R.D.C.T.) DEED RECORDS OF DALLAS COUNTY, TEXAS
○ ELECTRIC BOX	○ SAN. SEWER MANHOLE	--- PROPERTY LINE
○ ELECTRIC MANHOLE	○ TELEPHONE BOX	--- NEW EASEMENT LINE
○ ELECTRIC METER	○ TRAFFIC SIGNAL CONTROL	--- EXISTING EASEMENT LINE
○ FIRE HYDRANT	○ TRAFFIC SIGNAL POLE	--- FENCE
○ FIBER OPTIC MANHOLE	○ STORM SEWER MANHOLE	--- OVERHEAD UTILITY LINE
○ FLOOD LIGHT	○ WATER METER	--- WATER DRAIN LINE
○ GUY ANCHOR	○ WATER VALVE	--- STORM LINE
○ HAND HOLE ELECTRIC	○ 1/2-INCH IRON ROD	--- SANITARY SEWER LINE
○ IRRIGATION CONTROL VALVE	○ "/>	

SURVEYOR/ENGINEER
PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JONATHAN E. COOPER

DEVELOPER
ODEN HUGHES, LLC
5440 HARVEST HILL ROAD, SUITE 101
DALLAS, TEXAS 75230
PH: (512) 813-7111
CONTACT: CHAD HALLMARK

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY DMG	CHECKED BY JEC	SCALE 1"=40'	DATE SEP. 2020	JOB NUMBER 2253-20.209
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**SHEET 2 OF 3
PRELIMINARY PLAT
OH LAKE HIGHLANDS TC**
A REPLAT OF
LOT 1, BLOCK F/8125,
LOT 3, BLOCK F/8125 &
LOT 3, BLOCK G/8125
LAKE HIGHLANDS TOWN
CENTER, PHASE ONE
AND BEING OUT OF THE
WYCHE SURVEY, ABSTRACT NO. 1522,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-240

OH LAKE HIGHLANDS TC - PRELIMINARY PLAT

D:\GRAF\11010020_18_26_PN\11010020_18_26_PN.dwg 22/09/2020 10:20:09 DWG SURVEY CJD 2018/12/23-20/20RPP.DWG

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

LOT 1, BLOCK F/8125

WHEREAS, PC LH Land Partners is the owner of a 2.662 acre (115,972 square foot) tract of land situated in the Wyche Survey, Abstract No. 1522, Dallas County, Texas; said tract being all of Lot 1, Block F/8125 of the Lake Highlands Town Center, Phase 1 according to the plat recorded in Instrument Number 201000062332 of the Official Public Records of Dallas County, Texas, said tract being part of that certain tract of land described in Special Warranty Deed to PC LH Land Partners recorded in Instrument Number 20070253731 of the Official Public Records of Dallas County, Texas; said 2.662 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap found in the north right-of-way line of Whistle Stop Place (a variable width right-of-way); said point being the southeast corner of said Lot 1, Block F/8125; said point also being the southwest corner of Part of Lot 1, Block 1/8125, Kingsley Creek Apartments, Phase 1 recorded in Volume 75150, Page 2325 of said Deed Records;

THENCE, South 82 degrees, 42 minutes, 32 seconds West, along the said north line of Whistle Stop Place and the south line of said Lot 1, Block F/8125, a distance of 12.58 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the beginning of a tangent curve to the right;

THENCE, in a westerly direction, along said curve to the right, having a central angle of 22 degrees, 47 minutes, 16 seconds, a radius of 776.00 feet, a chord bearing and distance of North 85 degrees, 53 minutes, 50 seconds West, 306.60 feet, and arc distance of 308.63 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the end of said curve; said point being at the beginning of a reverse curve to the left;

THENCE, in a westerly direction, along said curve to the left, having a central angle of 13 degrees, 47 minutes, 00 seconds, a radius of 518.00 feet, a chord bearing and distance of North 81 degrees, 23 minutes, 42 seconds West, 124.31 feet, and arc distance of 124.61 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the end of said curve;

THENCE, North 88 degrees, 17 minutes, 12 seconds West, along the said north line of Whistle Stop Place and the south line of said Lot 1, Block F/8125, a distance of 70.15 feet to a X-cut in concrete found at the intersection of said north line of Whistle Stop Place and the east right-of-way line of Skillman Street (a variable width right-of-way), said point also being the southernmost southwest corner of said Lot 1, Block F/8125;

THENCE, North 03 degrees, 26 minutes, 30 seconds East, along said east line of Skillman Street and a west line of said Lot 1, Block F/8125, a distance of 1.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the southwest corner of Lot 10, Block 5/8125, Huntington Lakes Addition recorded in Volume 65207, Page 3742 of the Deed Records of Dallas County, Texas;

THENCE, South 88 degrees, 17 minutes, 12 Seconds East, along a north line of said Lot 1, Block F/8125 and the south line of said Lot 10, Block 5/8125, a distance of 194.99 feet to a non-tangent curve to the left;

THENCE, in a easterly direction, along said curve in the northwest line of said Lot 1, Block F/8125 and southeast line of said Lot 10, Block 5/8125, having a central angle of 231 degrees, 09 minutes, 15 seconds, a radius of 25.00 feet, a chord bearing and distance of North 54 degrees, 18 minutes, 00 seconds East, 45.10 feet, and arc distance of 100.86 feet to a point for corner at the end of said curve; said point being at the beginning of a reverse curve to the right;

THENCE, along said curve to the right, having a central angle of 51 degrees, 15 minutes, 38 seconds, a radius of 15.00 feet, a chord bearing and distance of North 35 degrees, 38 minutes, 48 seconds West, 12.98 feet, and arc distance of 13.42 feet to a 1/2-inch iron rod found at the end of said curve;

THENCE, North 10 degrees, 00 minutes, 59 seconds West, along a west line of said Lot 1, Block F/8125 and the east line of said Lot 1D, Block 5/8125, a distance of 324.26 feet to a X-cut in concrete found at the northwest corner of said Lot 1, Block F/8125 and a reentrant corner of said Lot 1D, Block 5/8125;

THENCE, South 86 degrees, 55 minutes, 36 seconds East, along the north line of said Lot 1, Block F/8125 and a south line of said Lot 1D, Block 5/8125, a distance of 314.71 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the northeast corner of said Lot 1, Block F/8125; said point being the northeast corner of said Part of Lot 1, Block 1/8125;

THENCE, South 04 degrees, 17 minutes, 56 seconds East, along the east line of said Lot 1, Block F/8125 and the west line of said Lot 1D, Block 5/8125, a distance of 387.58 feet to the POINT OF BEGINNING;

CONTAINING: 2.662 acre or 115,972 square foot tract of land, more or less.

LOT 3, BLOCK G/8125

WHEREAS, PC LH Land Partners is the owner of a 4.664 acre (203,181 square foot) tract of land situated in the Wyche Survey, Abstract No. 1522, Dallas County, Texas; said tract being all of Lot 3, Block F/8125 of the Lake Highlands Town Center, Phase 1 according to the plat recorded in Instrument Number 201000062332 of the Official Public Records of Dallas County, Texas, said tract being part of that certain tract of land described in Special Warranty Deed to PC LH Land Partners recorded in Instrument Number 20070253731 of the Official Public Records of Dallas County, Texas; said 4.664 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap found in the north right-of-way line of Whistle Stop Place (a variable width right-of-way), said point being the southwest corner of said Lot 3, Block F/8125; said point also being in the east line of Part of Lot 1, Block 1/8125, Kingsley Creek Apartments, Phase 2 recorded in Volume 76146, Page 1675 of the Deed Records of Dallas County, Texas;

THENCE, North 07 degrees, 17 minutes, 28 seconds West, departing the said north line of Whistle Stop Place and along the west line of said Lot 3, Block F/8125 and said east line of Part of Lot 1, Block 1/8125, a distance of 361.92 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the northwest corner of said Lot 3, Block F/8125 and the south line of Lot 1D, Block 5/8125, Huntington Lakes Addition recorded in Volume 95207, Page 3742 of said Deed Records;

THENCE, South 88 degrees, 55 minutes, 36 seconds East, along the north line of said Lot 3, Block F/8125 and the south line of said Lot 1D, Block 5/8125, a distance of 666.23 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the northeast corner of said Lot 3, Block F/8125; said point being in a non-tangent curve in the west line of a 150' wide Right-of-Way tract to Dallas Area Rapid Transit recorded in Volume 88083, Page 4905 of said Deed Records;

THENCE, in a south direction along said curve having a central angle of 04 degrees, 04 minutes, 09 seconds, a radius of 1,332.51 feet, a chord bearing and distance of South 09 degrees, 47 minutes, 37 seconds West, 94.61 feet, and arc distance of 64.63 feet to a X-cut in concrete found at the end of said curve;

THENCE, South 11 degrees, 49 minutes, 46 seconds West, along the east line of said Lot 3, Block F/8125 and the west line of said Dallas Area Rapid Transit tract, a distance of 244.12 feet to a X-cut in concrete found at the intersection to the west line of said Dallas Area Rapid Transit tract and the north line of said Whistle Stop Place; said point being the southeast corner of said Lot 3, Block F/8125;

THENCE, departing said west line of the Dallas Area Rapid Transit tract and along the south line of said Lot 3, Block F/8125 and the said north line of Whistle Stop Place, the following four (4) calls:

North 77 degrees, 19 minutes, 44 seconds West, a distance of 46.35 feet to a X-cut in concrete found;

North 88 degrees, 29 minutes, 01 seconds West, a distance of 230.80 feet to the a 1/2-inch iron rod with "PACHECO KOCH" cap found at the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 08 degrees, 48 minutes, 27 seconds, a radius of 418.00 feet, a chord bearing and distance of South 87 degrees, 06 minutes, 46 seconds West, 64.19 feet, and arc distance of 64.25 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the end of said curve;

South 82 degrees, 42 minutes, 32 seconds West, a distance of 215.77 feet to the POINT OF BEGINNING;

CONTAINING: 4.664 acres or 203,181 square feet of land, more or less.

OWNER'S CERTIFICATE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PC LH Land Partners, acting by and through its duly authorized agent, Sone Cavazos, does hereby adopt this plat, designating the herein described property as OH LAKE HIGHLANDS TC, 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, Texas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2020.

By: _____ (signature)

_____ (title)

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Sone Cavazos, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

THAT I, Jonathan E. Cooper, 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 _____, 2020.

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. RELEASED 9/18/20.

Jonathan E. Cooper
Texas Registered Professional Land Surveyor,
No. 5369

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

SURVEYOR/ENGINEER

PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JONATHAN E. COOPER

DEVELOPER

ODEN HUGHES, LLC
5440 HARVEST HILL ROAD, SUITE 101
DALLAS, TEXAS 75230
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SHEET 3 OF 3
PRELIMINARY PLAT
OH LAKE HIGHLANDS TC
A REPLAT OF
LOT 1, BLOCK F/8125,
LOT 3, BLOCK F/8125 &
LOT 3, BLOCK G/8125
LAKE HIGHLANDS TOWN
CENTER, PHASE ONE
AND BEING OUT OF THE
WYCHE SURVEY, ABSTRACT NO. 1522,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-240

Table with 5 columns: DRAWN BY, CHECKED BY, SCALE, DATE, JOB NUMBER. Values: DMG, JEC, N/A, SEP. 2020, 2253-20.209

Pacheco Koch logo and address: 7557 RAMBLER ROAD, SUITE 1400, DALLAS, TX 75231, 972.235.3031

Vertical text on the left margin: D:\GRAF... 19_28_PN... 20_209 [DWG] SURVEY_C3D_2018\2253-20_209PP.DWG

Vertical text on the right margin: OH LAKE HIGHLANDS TC - PRELIMINARY PLAT