

**INTERSTATE HIGHWAY 35 E
(AKA STEMMONS FREEWAY)**
(VARIABLE WIDTH DEDICATED PUBLIC RIGHT-OF-WAY)
VOLUME 5310, PAGE 36 - DRDCT

VICINITY MAP (NOT-TO-SCALE)

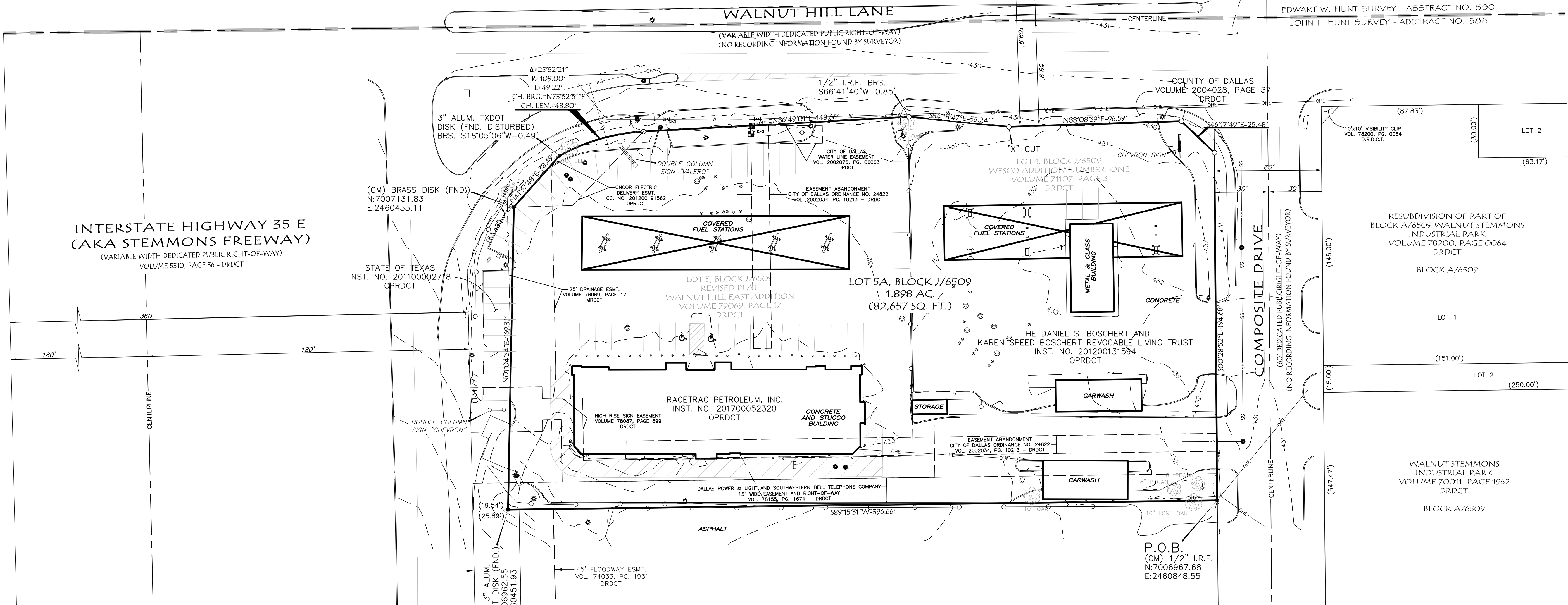
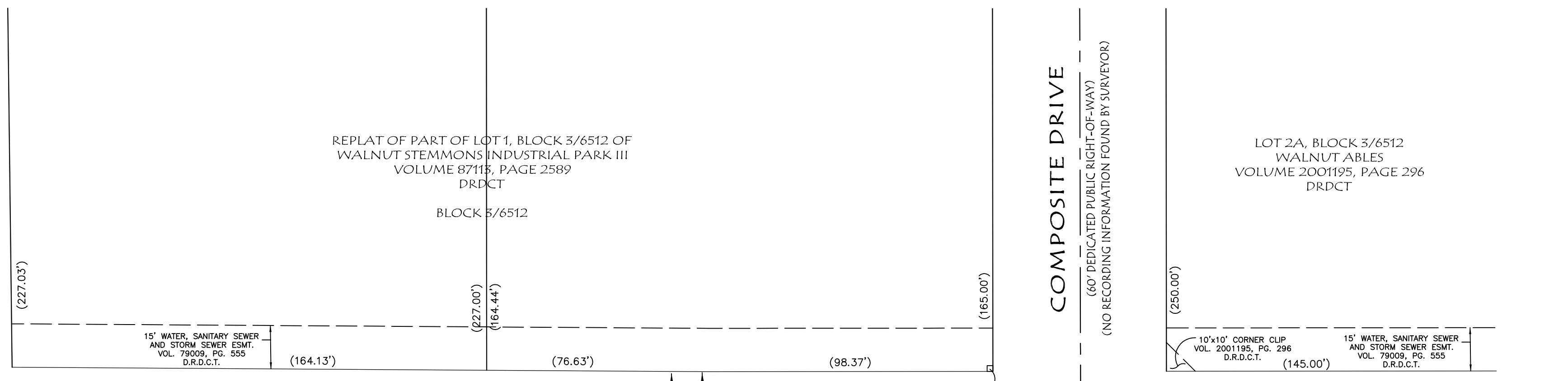
LEGEND

- MONUMENT FOUND (AS NOTED)
- 3-1/4" ALUMINUM DISC SET STAMPED "RACETRAC RPLS 6570"
- P.O.B. POINT OF BEGINNING
- IRF IRON ROD FOUND
- (CM) CONTROLLING MONUMENT
- FND. FOUND
- VOL. VOLUME
- PG. PAGE
- AKA ALSO KNOWN AS
- VAR VARIABLE
- INST. NO. INSTRUMENT NUMBER
- OPRDCT OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- MRDCT MAP RECORDS, DALLAS COUNTY, TEXAS
- DRDCT DEED RECORDS, DALLAS COUNTY, TEXAS
- TREE
- SANITARY SEWER MANHOLE
- POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- BOLLARD POST
- U-SHAPED BOLLARD POST
- MONITOR WELL
- FUEL TANK FILL PIPE LID
- WATER LINE (APPROXIMATE)
- SANITARY SEWER LINE (APPROXIMATE)
- OHE OVERHEAD ELECTRIC LINE
- GAS UNDERGROUND GAS LINE (APPROXIMATE)
- CHAIN LINK FENCE

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(AKA STEMMONS FREEWAY)**
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- GENERAL NOTES:**
1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 2. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM TWO EXISTING LOTS
 4. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
 5. NO STRUCTURES ON PROPERTY OTHER THAN THOSE SHOWN.
 6. ACCORDING TO MAP NO. 48113C0170K, DATED JULY 7, 2017 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE "AE". THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES 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.

O'NEAL SURVEYING CO.
3111 COLE AVE., STE 103
DALLAS, TX 75204
(903) 708-2891
TBPLS FIRM # 10194132
WWW.ONEALSURVEYING.COM



**PRELIMINARY PLAT
WALNUT HILL
RACETRAC ADDITION**

**LOT 5A, BLOCK J/6509
BEING A REPLAT OF LOT 5, BLOCK J/6509
WALNUT HILL EAST REVISED**
as recorded in Volume 76069, Page 17
Deed Records, Dallas County, Texas
**AND LOT 1, BLOCK J/6509
WESCO ADDITION NO. 1**
as recorded in Volume 71107, Page 7
Deed Records, Dallas County, Texas

**JOHN L. HUNT SURVEY - ABSTRACT NUMBER 588
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S178-014**

DEVELOPER RACETRAC PETROLEUM, INC. 3225 CUMBERLAND BLVD., STE. 100 ATLANTA, GA 30339	SURVEYOR O'NEAL SURVEYING CO. 3111 COLE AVE., STE 103 DALLAS, TX 75204 TBPLS FIRM NO. 10194132
OWNER THE DANIEL S. BOSCHERT AND KAREN SPEED BOSCHERT REVOCABLE LIVING TRUST 5136 HORSESHOE TRAIL DALLAS, TEXAS 75209	ENGINEER BIG RED DOG ENGINEERING 4925 GREENVILLE AVE., STE 1250 DALLAS, TX 75206

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, RACETRAC PETROLEUM, INC AND THE DANIEL S. BOSCHERT AND KAREN SPEED BOSCHERT REVOCABLE LIVING TRUST ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE JOHN L. HUNT SURVEY, ABSTRACT NUMBER 588, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO RACETRAC PETROLEUM, RECORDED IN INSTRUMENT NUMBER 201700052320, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT), AND ALL OF A TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO THE DANIEL S. BOSCHERT AND KAREN SPEED BOSCHERT REVOCABLE LIVING TRUST, RECORDED IN INSTRUMENT NUMBER 201200131594, (OPRDCT), AND BEING ALL OF LOT 5, BLOCK J/6509, WALNUT HILL EAST REVISED, AN ADDITION TO CITY OF DALLAS, TEXAS BY PLAT THEREOF RECORDED IN VOLUME 79069, PAGE 17, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT) AND ALL OF LOT 1, BLOCK J/6509, WESCO ADDITION NO. 1, AN ADDITION TO THE CITY OF DALLAS, TEXAS BY PLAT THEREOF RECORDED IN VOLUME 71107, PAGE 7, (DRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE WEST LINE OF COMPOSITE DRIVE, BEING A CALLED 60' DEDICATED RIGHT-OF-WAY, AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED LOT 5, BLOCK J/6509 AND THE NORTHEAST CORNER OF LOT 2, BLOCK J/6509, OLD SAN FRANCISCO STEAK HOUSE DEVELOPMENT CORPORATION ADDITION NUMBER ONE, AN ADDITION TO THE CITY OF DALLAS BY PLAT THEREOF RECORDED IN VOLUME 74033, PAGE 1931, (DRDCT);

THENCE SOUTH 89 DEGREES 15 MINUTES 31 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 5, BLOCK J/6509 AND THE COMMON NORTH LINE OF THE ABOVE MENTIONED LOT 2, BLOCK J/6509, A DISTANCE OF 396.66 FEET TO A 3" ALUMINUM TXDOT DISK FOUND AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN AGREED JUDGEMENT TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NUMBER 201100002718, (OPRDCT);

THENCE ALONG THE EAST LINE OF THE ABOVE MENTIONED STATE OF TEXAS TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 01 DEGREES 04 MINUTES 34 SECONDS EAST, A DISTANCE OF 169.31 FEET TO A BRASS DISK FOUND;
2) NORTH 41 DEGREES 37 MINUTES 48 SECONDS EAST, A DISTANCE OF 38.49 FEET TO A POINT FROM WHICH A 3" ALUMINUM TXDOT DISK FOUND (DISTURBED) BEARS SOUTH 58 DEGREES 05 MINUTES 06 SECONDS WEST, A DISTANCE OF 0.49 FEET AT THE MOST NORTHERLY CORNER OF SAID STATE OF TEXAS TRACT, BEING IN THE NORTH LINE OF SAID LOT 5, BLOCK J/6509 AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 25 DEGREES 52 MINUTES 21 SECONDS, A RADIUS OF 109.00 FEET AND A LONG CHORD THAT BEARS NORTH 73 DEGREES 52 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 48.80 FEET;

THENCE NORTHEASTERLY ALONG THE ABOVE MENTIONED NON-TANGENT CURVE TO THE RIGHT, SAME BEING THE NORTH LINE OF SAID LOT 5, BLOCK J/6509, AN ARC LENGTH OF 49.22 FEET TO A 1/2" IRON ROD CAPPED WITH 3-1/4" ALUMINUM DISK STAMPED "RACETRAC RPLS 6570" SET IN THE SOUTH LINE OF WALNUT HILL LANE, BEING A VARIABLE WIDTH DEDICATED RIGHT-OF-WAY;

THENCE NORTH 86 DEGREES 49 MINUTES 01 SECONDS EAST, ALONG THE SOUTH LINE OF THE ABOVE MENTIONED WALNUT HILL LANE, AND THE COMMON NORTH LINE OF SAID LOT 5, BLOCK J/6509, A DISTANCE OF 148.66 FEET TO A 1/2" IRON ROD CAPPED WITH 3-1/4" ALUMINUM DISK STAMPED "RACETRAC RPLS 6570" SET AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 5, BLOCK J/6509, SAME BEING THE COMMON NORTHWEST CORNER OF THE ABOVE MENTIONED LOT 1, BLOCK J/6509 AND THE EAST CORNER OF THAT TRACT OF LAND DESCRIBED IN RIGHT-OF-WAY DEED TO COUNTY OF DALLAS RECORDED IN VOLUME 2004028, PAGE 37, (DRDCT), FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 66 DEGREES 41 MINUTES 40 SECONDS WEST, A DISTANCE OF 0.85 FEET;

THENCE ALONG THE SOUTH LINE OF THE ABOVE MENTIONED COUNTY OF DALLAS TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) SOUTH 84 DEGREES 18 MINUTES 47 SECONDS EAST, A DISTANCE OF 56.24 FEET TO AN "X" CUT IN CONCRETE FOUND (PREVIOUSLY SET);
2) NORTH 88 DEGREES 08 MINUTES 39 SECONDS EAST, A DISTANCE OF 96.59 FEET TO A 1/2" IRON ROD CAPPED WITH 3-1/4" ALUMINUM DISK STAMPED "RACETRAC RPLS 6570" SET;
3) SOUTH 46 DEGREES 17 MINUTES 49 SECONDS EAST, A DISTANCE OF 25.48 FEET TO A 1/2" IRON ROD CAPPED WITH 3-1/4" ALUMINUM DISK STAMPED "RACETRAC RPLS 6570" SET IN THE WEST LINE OF THE ABOVE MENTIONED COMPOSITE DRIVE AND THE COMMON EAST LINE OF SAID LOT 1, BLOCK J/6509;

THENCE SOUTH 00 DEGREES 28 MINUTES 52 SECONDS EAST, ALONG THE WEST LINE OF COMPOSITE DRIVE AND THE COMMON EAST LINE OF SAID LOT 1, BLOCK J/6509, A DISTANCE OF 194.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.898 ACRES (82,657 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S STATEMENT

I, DANIEL CHASE O'NEAL, 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 _____, 2017.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

DANIEL CHASE O'NEAL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL CHASE O'NEAL, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF _____

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, _____, ACTING BY AND THROUGH IT'S DULY AUTHORIZED AGENT _____, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS WALNUT HILL RACETRAC 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 THE 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 THIS _____ DAY OF _____, 2017

RACETRAC PETROLEUM, INC.

DANIEL S. BOSCHERT

KAREN SPEED BOSCHERT

DREW CUNNINGHAM
ENGINEERING PROJECT MANAGER

OWNER

OWNER

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DAY OF _____, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF DALLAS §

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RACETRAC ADDITION

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JOHN L. HUNT SURVEY - ABSTRACT NUMBER 588
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S178-014

SCALE: 1"=30' OCTOBER, 2017 SHEET 2 OF 2

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OWNER
THE DANIEL S. BOSCHERT AND KAREN SPEED
BOSCHERT REVOCABLE LIVING TRUST
5136 HORSESHOE TRAIL
DALLAS, TEXAS 75209

OWNER
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BLVD., STE. 100
ATLANTA, GA 30339

SURVEYOR
O'NEAL SURVEYING CO.
3111 COLE AVE, STE 103
DALLAS, TX 75204
TBPLS FIRM NO. 10194132

ENGINEER
BIG RED DOG ENGINEERING
4925 GREENVILLE AVE., STE 1250
DALLAS, TX 75206