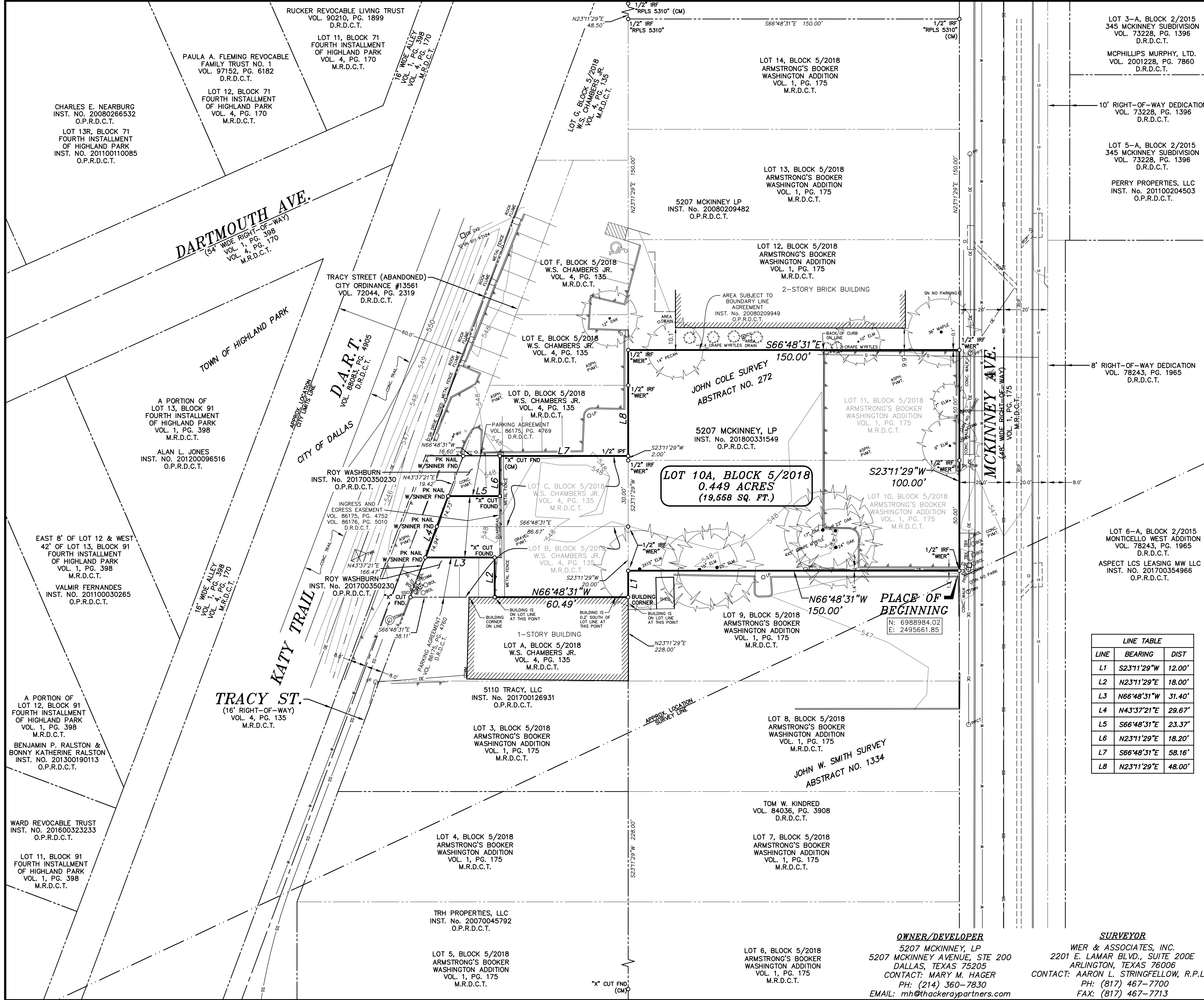
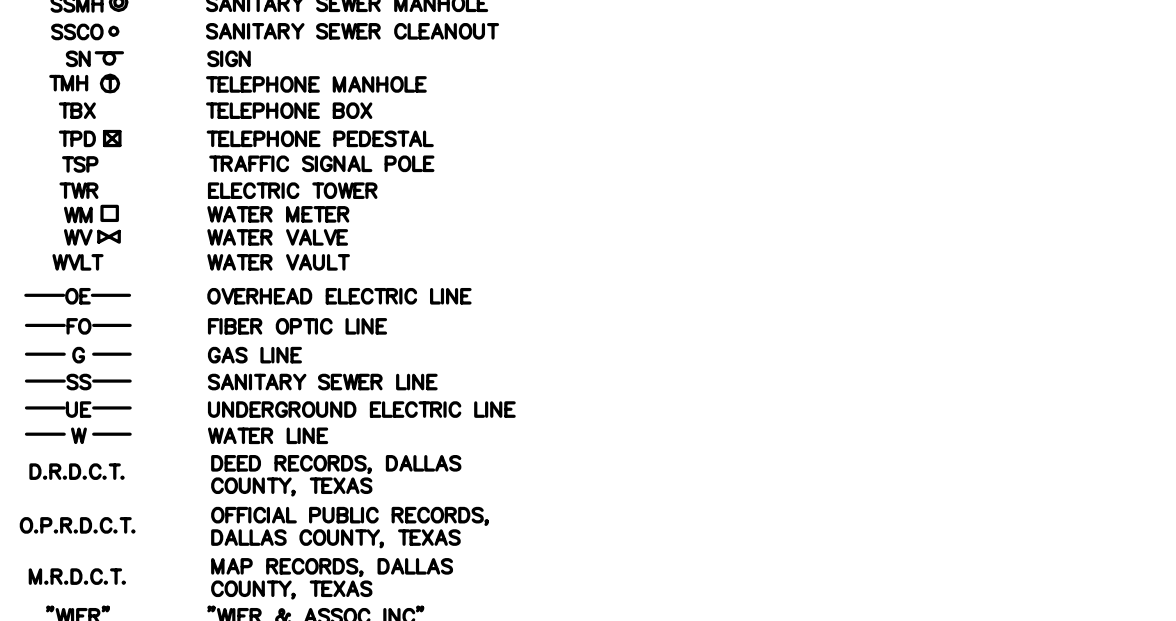


PRINTED: 10/23/2019 5TB FILE: WIER-SURVEY-5TB LAST SAVED: 10/23/2019 11:09 AM SAVED BY: AARON L. STRINGOFF, R.P.L.S. FILE: PRELIM-PLAT-18038.01.DWG



*** LEGEND ***

- ASPH ASPHALT
- BOL BOLLARD
- CI CURB INLET
- CM CONTROLLING MONUMENT
- COL SUPPORT COLUMN
- CONC CONCRETE
- EB ELECTRIC BOX
- EM ELECTRIC METER
- EMH ELECTRIC MANHOLE
- ICV IRRIGATION CONTROL VALVE
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- LPC LIGHT POLE
- PP POWER POLE
- PPC POWER POLE W/CONDUIT
- PPCT POWER POLE W/TRANSFORMER & CONDUIT
- PPT POWER POLE W/TRANSFORMER
- PWMT PAVEMENT
- RCP CONCRETE STORM DRAIN PIPE
- SSMH SANITARY SEWER MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- SNV SANITARY VENT
- TMH TELEPHONE MANHOLE
- TBX TELEPHONE BOX
- TPO TELEPHONE PEDESTAL
- TSP TRAFFIC SIGNAL POLE
- TWR ELECTRIC TOWER
- WM WATER METER
- WV WATER VALVE
- WVLT WATER VAULT
- OE OVERHEAD ELECTRIC LINE
- FO FIBER OPTIC LINE
- G GAS LINE
- SS SANITARY SEWER LINE
- UE UNDERGROUND ELECTRIC LINE
- W WATER LINE
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- *MER* "MER" & ASSOC INC"



LOT 10A, BLOCK 5/2018
0.449 ACRES
(19,558 SQ. FT.)

LINE TABLE

LINE	BEARING	DIST
L1	S23°11'29"W	12.00'
L2	N23°11'29"E	18.00'
L3	N66°48'31"W	31.40'
L4	N43°37'21"E	29.67'
L5	S66°48'31"E	23.37'
L6	N23°11'29"E	18.20'
L7	S66°48'31"E	58.16'
L8	N23°11'29"E	48.00'

PRELIMINARY FOR REVIEW PURPOSES ONLY
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PRELIMINARY PLAT ARMSTRONG'S BOOKER WASHINGTON

LOT 10A, BLOCK 5/2018
BEING A REPLAT OF LOTS 10 AND 11, BLOCK 5/2018, ARMSTRONG'S BOOKER WASHINGTON ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 175, M.R.D.C.T., AND OF A PORTION OF LOTS B AND C, BLOCK 5/2018, W.S. CHAMBERS JR., AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 135, M.R.D.C.T., LOCATED IN THE JOHN COLE SURVEY, ABSTRACT No. 272, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S190-023

PREPARED BY:
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SHEET 1 OF 2

DATE: 10/23/2019
W.A. No. 18038.01

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS 5207 MCKINNEY, LP, A TEXAS LIMITED PARTNERSHIP, IS THE OWNER OF THREE TRACTS OF LAND, LOCATED IN THE JOHN COLE SURVEY, ABSTRACT No. 272, DALLAS COUNTY, TEXAS, ACCORDING TO THE SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 201800331549, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), BEING ALL OF LOTS 10 AND 11, BLOCK 5/2018, ARMSTRONG'S BOOKER WASHINGTON ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 175, MAP RECORDS, DALLAS COUNTY, TEXAS (M.R.D.C.T.), AND BEING A PORTION OF LOTS B AND C, BLOCK 5/2018, W.S. CHAMBERS JR., AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 135, M.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTHWEST RIGHT-OF-WAY LINE OF MCKINNEY AVENUE (A 48' WIDE RIGHT-OF-WAY) RECORDED IN VOLUME 1, PAGE 175, M.R.D.C.T. AND IN VOLUME 78243, PAGE 1965, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 10 AND THE NORTHEAST CORNER OF LOT 9 OF SAID ARMSTRONG'S BOOKER WASHINGTON ADDITION;

THENCE N 66°48'31" W, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID MCKINNEY AVENUE AND ALONG THE SOUTHWEST LINE OF SAID LOT 10 AND THE NORTHEAST LINE OF SAID LOT 9, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 10, THE NORTHWEST CORNER OF SAID LOT 9, AND BEING IN THE SOUTHEAST LINE OF SAID LOT 9;

THENCE S 23°11'29" W, ALONG THE NORTHWEST LINE OF SAID LOT 9 AND THE SOUTHEAST LINE OF SAID LOT B, 12.00 FEET TO A BUILDING CORNER, BEING THE SOUTHEAST CORNER OF SAID LOT B AND THE NORTHEAST CORNER OF LOT A, BLOCK 5/2018 OF SAID W.S. CHAMBERS ADDITION;

THENCE N 66°48'31" W, ALONG THE SOUTHWEST LINE OF SAID LOT B AND THE NORTHEAST LINE OF SAID LOT A, 60.49 FEET TO A POINT;

THENCE N 23°11'29" E, DEPARTING THE SOUTHWEST LINE OF SAID LOT B AND THE NORTHEAST LINE OF SAID LOT A, 18.00 FEET TO AN "X" CUT FOUND;

THENCE N 66°48'31" W, 31.40 FEET TO A PK NAIL FOUND WITH A SHINER, SAID PK NAIL BEING IN THE NORTHWEST LINE OF SAID LOT B AND THE SOUTHEAST RIGHT-OF-WAY LINE OF TRACY STREET (A 16' WIDE RIGHT-OF-WAY), RECORDED IN VOLUME 4, PAGE 135, M.R.D.C.T.;

THENCE N 43°37'21" E, ALONG THE NORTHWEST LINE OF SAID LOT B, THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID TRACY STREET, AND THE NORTHWEST LINE OF SAID LOT C, AT 14.94 FEET PASSING A PK NAIL FOUND WITH A SHINER, SAID PK NAIL BEING THE NORTHWEST CORNER OF SAID LOT B AND THE SOUTHWEST CORNER OF SAID LOT C, CONTINUING IN ALL A TOTAL DISTANCE OF 29.67 FEET TO A PK NAIL FOUND WITH A SHINER;

THENCE S 66°48'31" E, DEPARTING THE NORTHWEST LINE OF SAID LOT C AND THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID TRACY STREET, 23.37 FEET TO AN "X" CUT FOUND;

THENCE N 23°11'29" E, 18.20 FEET TO AN "X" CUT FOUND IN THE NORTHEAST LINE OF SAID LOT C AND THE SOUTHWEST LINE OF LOT D, BLOCK 5/2018, OF SAID W.S. CHAMBERS ADDITION;

THENCE S 66°48'31" E, ALONG THE NORTHEAST LINE OF SAID LOT C AND THE SOUTHWEST LINE OF SAID LOT D, 58.16 FEET TO A 1/2" IRON PIPE FOUND, SAID IRON PIPE BEING THE NORTHEAST CORNER OF SAID LOT C, THE SOUTHEAST CORNER OF SAID LOT D AND BEING IN THE NORTHWEST LINE OF SAID LOT 11;

THENCE N 23°11'29" E, ALONG THE NORTHWEST LINE OF SAID LOT 11 AND THE SOUTHEAST LINE OF SAID LOT D, AT 32.00 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" AT THE NORTHEAST CORNER OF SAID LOT D, CONTINUING ALONG THE SOUTHEAST LINE OF SAID LOT E IN ALL A TOTAL DISTANCE OF 48.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 11, AND THE SOUTHWEST CORNER OF LOT 12, BLOCK 5/2018 OF SAID ARMSTRONG'S BOOKER WASHINGTON ADDITION;

THENCE S 66°48'31" E, DEPARTING THE SOUTHEAST LINE OF SAID LOT E, ALONG THE NORTHEAST LINE OF SAID LOT 11 AND THE SOUTHWEST LINE OF SAID LOT 12, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID MCKINNEY AVENUE, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 11 AND THE SOUTHEAST CORNER OF SAID LOT 12;

THENCE S 23°11'29" W, ALONG THE SOUTHEAST LINE OF SAID LOT 10 AND SAID LOT 11, AND THE NORTHWEST RIGHT-OF-WAY LINE OF SAID MCKINNEY AVENUE, AT 50.00 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" AT THE SOUTHEAST CORNER OF SAID LOT 11, CONTINUING IN ALL A TOTAL DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.449 ACRES (19,558 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S STATEMENT

I, AARON L. STRINGFELLOW, 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 _____, 2019

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS, NO. 6373 ON October 23, 2019. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED.

AARON L. STRINGFELLOW
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6373
EMAIL: AaronLS@WierAssociates.com

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S DEDICATION

STATE OF TEXAS)(
COUNTY OF DALLAS)(

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT 5207 MCKINNEY, LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 10A, BLOCK 5/2018, ARMSTRONG'S BOOKER WASHINGTON ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AND DO HEREBY DEDICATE, IN FEE SIMPLE AND TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON AND DO FURTHER DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED. ALL EASEMENTS DEDICATED BY THIS PLAT SHALL BE OPEN TO, WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES USING OR DESIRING TO USE THE SAME FOR THE PURPOSES DEDICATED. NO BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS ANY EASEMENT DEDICATED BY THIS PLAT. ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE: (1) THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION OR EFFICIENCY OF SUCH UTILITY; AND (2) THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SUCH EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO, ENLARGING, OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THE MAINTENANCE OF PAVING ON UTILITY EASEMENTS AND FIRE LANES IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

IN WITNESS THEREFORE, I HAVE HEREUNTO SET MY HAND THIS THE ____ DAY OF _____, 2019.

5207 MCKINNEY, LP, A TEXAS LIMITED PARTNERSHIP

BY: 5207 MCKINNEY GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

SIGNATURE: _____
NAME: MARY M. HAGER
TITLE: MANAGER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY APPEARED MARY M. HAGER, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:

- 1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE 4202, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC., WITH A COMBINED SCALE FACTOR OF 0.9998579651.
2. THE PURPOSE OF THIS PLAT IS TO COMBINE TWO LOTS AND PORTIONS OF TWO OTHER LOTS ALL INTO ONE LOT.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF DALLAS DEVELOPMENT CODE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48113C0335K, MAP REVISED JULY 7, 2014, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
6. LOT TO LOT DRAINAGE WILL NOT BE PERMITTED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
7. THERE ARE NO EXISTING BUILDINGS ON THE SUBJECT TRACT. PREVIOUS BUILDING DEMOLISHED UNDER DEMOLITION PERMIT No. 1908021182.
9. 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.
10. ALL 1/2" IRON ROD WITH CAP STAMPED "WIER & ASSOC INC" SHOWN HEREON AS FOUND WERE SET IN PREVIOUS SURVEYS.

PRELIMINARY
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PRELIMINARY PLAT
ARMSTRONG'S BOOKER
WASHINGTON

LOT 10A, BLOCK 5/2018
BEING A REPLAT OF LOTS 10 AND 11, BLOCK 5/2018, ARMSTRONG'S BOOKER WASHINGTON ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 175, M.R.D.C.T., AND OF A PORTION OF LOTS B AND C, BLOCK 5/2018, W.S. CHAMBERS JR., AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 135, M.R.D.C.T., LOCATED IN THE JOHN COLE SURVEY, ABSTRACT No. 272, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S190-023

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