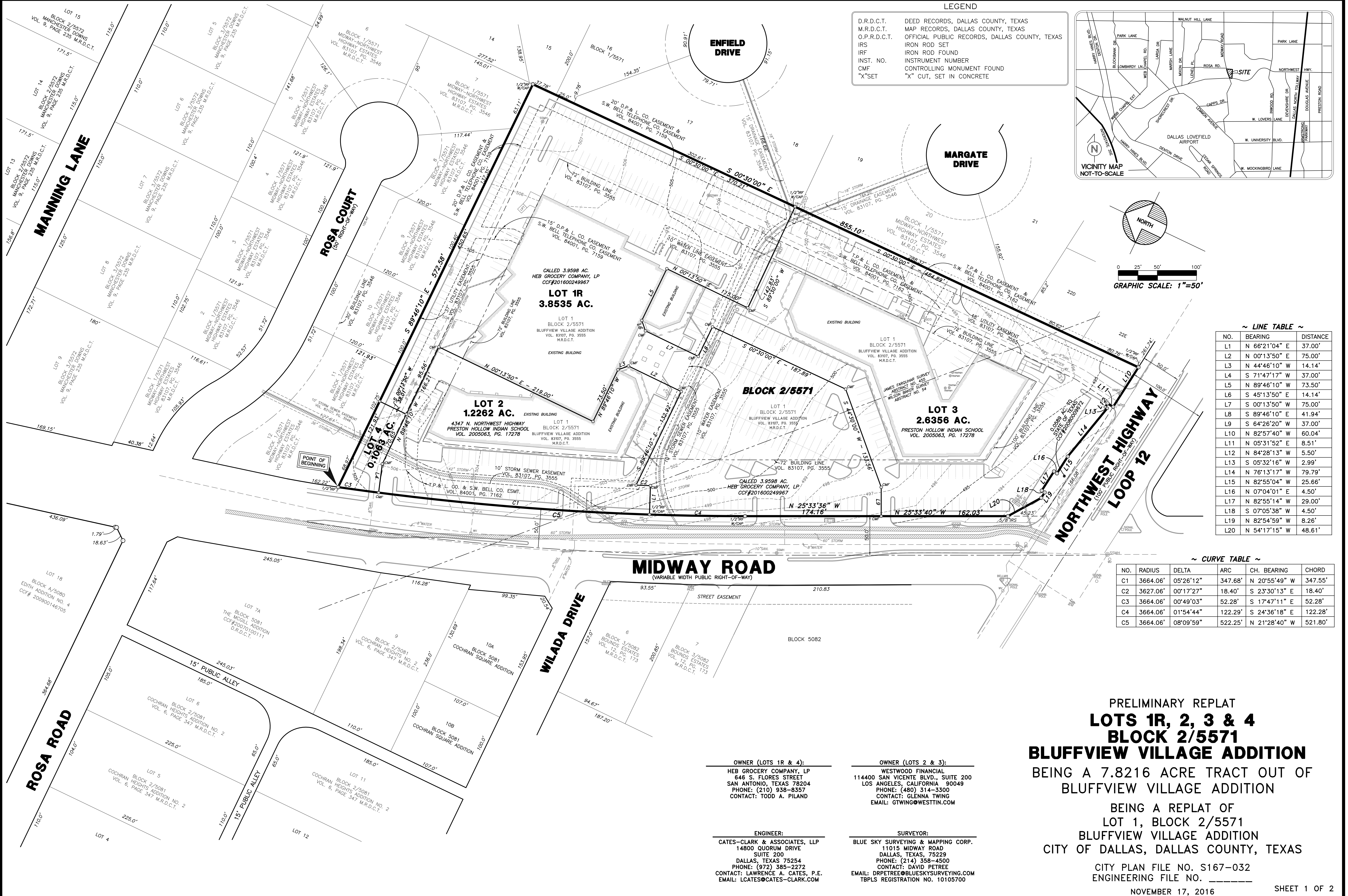
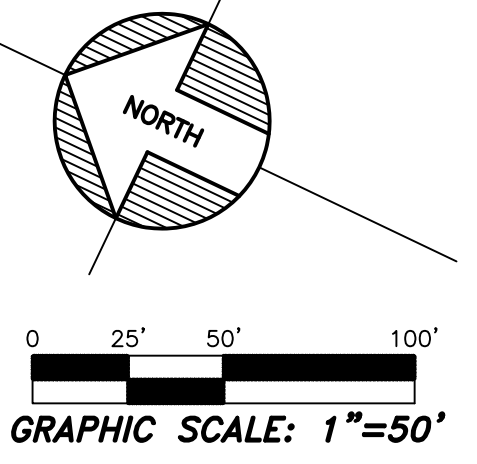
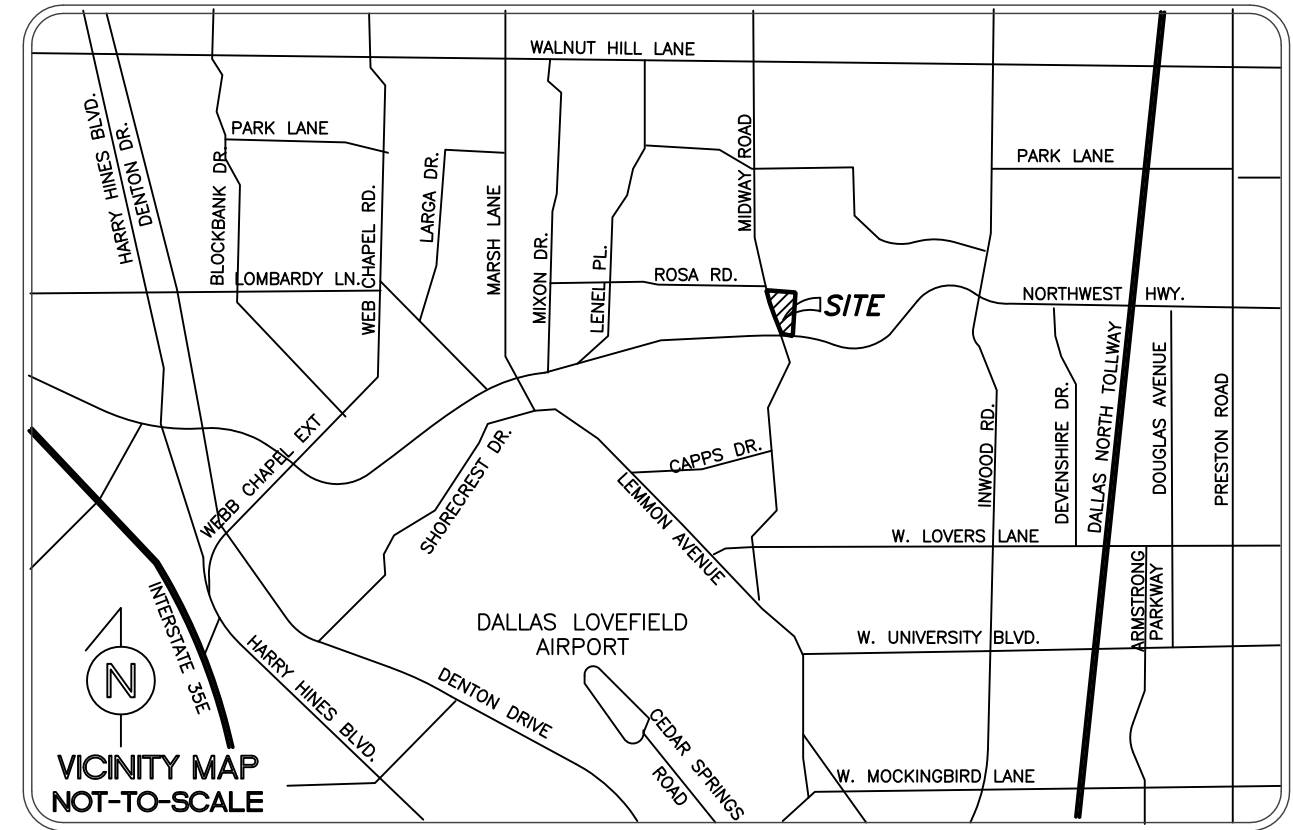


**LEGEND**

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
IRS	IRON ROD SET
IRF	IRON ROD FOUND
INST. NO.	INSTRUMENT NUMBER
CMF	CONTROLLING MONUMENT FOUND
"X" SET	"X" CUT, SET IN CONCRETE



**~ LINE TABLE ~**

NO.	BEARING	DISTANCE
L1	N 66°21'04" E	37.00'
L2	N 00°13'50" E	75.00'
L3	N 44°46'10" W	14.14'
L4	S 71°47'17" W	37.00'
L5	N 89°46'10" W	73.50'
L6	S 45°13'50" E	14.14'
L7	S 00°13'50" W	75.00'
L8	S 89°46'10" E	41.94'
L9	S 64°26'20" W	37.00'
L10	N 82°57'40" W	60.04'
L11	N 05°31'52" E	8.51'
L12	N 84°28'13" W	5.50'
L13	S 05°32'16" W	2.99'
L14	N 76°13'17" W	79.79'
L15	N 82°55'04" W	25.66'
L16	N 07°04'01" E	4.50'
L17	N 82°55'14" W	29.00'
L18	S 07°05'38" W	4.50'
L19	N 82°54'59" W	8.26'
L20	N 54°17'15" W	48.61'

**~ CURVE TABLE ~**

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	3664.06'	05°26'12"	347.68'	N 20°55'49" W	347.55'
C2	3627.06'	00°17'27"	18.40'	S 23°30'13" E	18.40'
C3	3664.06'	00°49'03"	52.28'	S 17°47'11" E	52.28'
C4	3664.06'	01°54'44"	122.29'	S 24°36'18" E	122.28'
C5	3664.06'	08°09'59"	522.25'	N 21°28'40" W	521.80'

**PRELIMINARY REPLAT**  
**LOTS 1R, 2, 3 & 4**  
**BLOCK 2/5571**  
**BLUFFVIEW VILLAGE ADDITION**  
 BEING A 7.8216 ACRE TRACT OUT OF  
 BLUFFVIEW VILLAGE ADDITION  
 BEING A REPLAT OF  
 LOT 1, BLOCK 2/5571  
 BLUFFVIEW VILLAGE ADDITION  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**OWNER (LOTS 1R & 4):**  
 HEB GROCERY COMPANY, LP  
 646 S. FLORES STREET  
 SUITE 200  
 SAN ANTONIO, TEXAS 78204  
 PHONE: (210) 938-8357  
 CONTACT: TODD A. PILAND

**OWNER (LOTS 2 & 3):**  
 WESTWOOD FINANCIAL  
 114400 SAN VICENTE BLVD., SUITE 200  
 LOS ANGELES, CALIFORNIA 90049  
 PHONE: (480) 314-3500  
 CONTACT: GLENNA TWING  
 EMAIL: GTWING@WESTFIN.COM

**ENGINEER:**  
 CATES-CLARK & ASSOCIATES, LLP  
 14800 QUORUM DRIVE  
 SUITE 200  
 DALLAS, TEXAS 75254  
 PHONE: (972) 385-2272  
 CONTACT: LAWRENCE A. CATES, P.E.  
 EMAIL: LCATES@CATES-CLARK.COM

**SURVEYOR:**  
 BLUE SKY SURVEYING & MAPPING CORP.  
 11015 MIDWAY ROAD  
 DALLAS, TEXAS 75229  
 PHONE: (214) 358-4500  
 CONTACT: DAVID PETREE  
 EMAIL: DRPETREE@BLUESKYSURVEYING.COM  
 TBPLS REGISTRATION NO. 10105700

OWNER'S CERTIFICATE

STATE OF TEXAS }

COUNTY OF DALLAS }

WHEREAS HEB GROCERY COMPANY, LP AND WESTWOOD FINANCIAL (PRESTON HOLLOW RETAIL, LTD. FOR THE BENEFIT OF PRESTON HOLLOW INDIAN SCHOOL, LP AS TO A 20.5% UNDIVIDED INTEREST, PRESTON HOLLOW INDIAN SCHOOL, LP, AS TO A 43% UNDIVIDED INTEREST AND PRESTON HOLLOW WESTGATE, LP, AS TO A 36.5% UNDIVIDED INTEREST), ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE JAMES FAROUHAT SURVEY, ABSTRACT NO. 455 AND THE WILSON BAKER SURVEY, ABSTRACT NO. 54, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING A PART OF LOT 1 IN BLOCK 2/5571, BLUFFVIEW VILLAGE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83107, PAGE 3555, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING ALL OF A CALLED 3.9598 ACRE TRACT OF LAND DESCRIBED IN DEED HEB GROCERY COMPANY, LP AND RECORDED IN COUNTY CLERK'S FILE NUMBER 201600249967 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS; AND BEING (ALL/PART) OF 2.6944 ACRE TRACT OF LAND CALLED PARCEL "A" DESCRIBED IN DEED TO PRESTON HOLLOW INDIAN SCHOOL AND RECORDED IN VOLUME 2005063, PAGE 17278 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MIDWAY ROAD (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF LOT 12 IN BLOCK 1/5571 OF MIDWAY-NORTHWEST HIGHWAY ESTATES ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83107, PAGE 3546 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 89° 46' 10" EAST AND DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MIDWAY ROAD AND ALONG THE NORTH LINE OF SAID LOT 1 AND THE COMMON SOUTH LINE OF SAID BLOCK1/5571 OF MIDWAY-NORTHWEST HIGHWAY ESTATES FOR A DISTANCE OF 572.58 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE SOUTHEAST CORNER OF SAID LOT 7 IN BLOCK1/5571 OF SAID MIDWAY-NORTHWEST HIGHWAY ESTATES ADDITION, SAID POINT BEING IN THE WEST LINE OF LOT 15 IN BLOCK 1/5571 OF MIDWAY-NORTHWEST HIGHWAY ESTATES ADDITION;

THENCE SOUTH 00° 30' 00" EAST ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF BLOCK 1/5571 OF SAID MIDWAY-NORTHWEST HIGHWAY ESTATES ADDITION FOR A DISTANCE OF 855.10 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1 AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST HIGHWAY - LOOP 12 (100' RIGHT-OF-WAY);

THENCE NORTH 82° 57' 40" WEST AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NORTHWEST HIGHWAY - LOOP 12, FOR A DISTANCE OF 60.04 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF A CALLED 0.0589 ACRE TRACT OF LAND DESCRIBED IN DEED TO STATE OF TEXAS AND RECORDED IN COUNTY CLERK'S FILE NUMBER 20080009672 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST HIGHWAY-LOOP 12, RIGHT-OF-WAY WIDENED BY DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 20080009672 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (19);

10. NORTH 05° 31' 52" EAST FOR A DISTANCE OF 8.51 FEET TO A 5/8" IRON ROD SET FOR CORNER;

11. NORTH 84° 28' 13" WEST FOR A DISTANCE OF 5.50 FEET TO A 5/8" IRON ROD SET FOR CORNER;

12. SOUTH 05° 32' 16" WEST FOR A DISTANCE OF 2.99 FEET TO A 5/8" IRON ROD SET FOR CORNER;

13. NORTH 76° 13' 17" WEST FOR A DISTANCE OF 79.79 FEET TO A 5/8" IRON ROD SET FOR CORNER;

14. NORTH 82° 55' 04" WEST FOR A DISTANCE OF 25.66 FEET TO A 5/8" IRON ROD SET FOR CORNER;

15. NORTH 07° 04' 01" EAST FOR A DISTANCE OF 4.50 FEET TO A 5/8" IRON ROD SET FOR CORNER;

16. NORTH 82° 55' 14" WEST FOR A DISTANCE OF 29.00 FEET TO A 5/8" IRON ROD SET FOR CORNER;

17. SOUTH 07° 05' 38" WEST FOR A DISTANCE OF 4.50 FEET TO A 5/8" IRON ROD SET FOR CORNER;

18. NORTH 82° 54' 59" WEST FOR A DISTANCE OF 8.26 FEET TO A 5/8" IRON ROD SET FOR CORNER;

19. NORTH 54° 17' 15" WEST FOR A DISTANCE OF 48.61 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST HIGHWAY - LOOP 12 AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AFORESAID MIDWAY ROAD, SAID POINT BEING THE NORTHWEST CORNER OF AFORESAID 0.0589 AC. - STATE OF TEXAS TRACT;

THENCE FOLLOWING ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AFORESAID MIDWAY ROAD AND THE WEST LINE OF AFORESAID LOT 1, THE FOLLOWING COURSES AND DISTANCES NUMBERED (20) THROUGH (22)

20. NORTH 25° 33' 40" WEST FOR A DISTANCE OF 162.03 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;

21. NORTH 25° 33' 36" WEST FOR A DISTANCE OF 174.16 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER; SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3664.06 FEET WITH A CENTRAL ANGLE OF 08° 09' 59" AND A CHORD BEARING NORTH 21° 28' 40" WEST AT A DISTANCE OF 521.80 FEET;

22. NORTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTHEASTRLY RIGHT-OF-WAY LINE OF SAID MIDWAY ROAD FOR AN ARC DISTANCE OF 522.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.8216 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HEB GROCERY COMPANY, LP AND WESTWOOD FINANCIAL, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS BLUFFVIEW VILLAGE 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).

NOTWITHSTANDING THE GENERAL EASEMENT LANGUAGE RECITED ABOVE, THE DETENTION AREA EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND MAY NOT BE USED IN A MANNER INCONSISTENT WITH THE DETENTION AREA EASEMENT STATEMENT RECITED ON THIS PLAT, WHICH STATEMENT IS HEREBY ADOPTED AND ACCEPTED.

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.

THE 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 \_\_\_\_\_, 2016.

HEB GROCERY COMPANY, LP

BY: TODD A. PILAND EXECUTIVE VICE PRESIDENT

WESTWOOD FINANCIAL

BY: GLENNA TWING TITLE: \_\_\_\_\_

DETENTION AREA EASEMENT STATEMENT

THE PROPOSED DETENTION AREA(S) ALONG BLOCK B/8413 WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS DETENTION AREAS TO THE LINE AND GRADE SHOWN ON THE PLANS AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DETENTION AREAS IN BLOCK B/8413. THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DETENTION AREAS OR FOR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG, INTO OR OUT OF SAID DETENTION AREAS, OR FOR THE CONTROL OF EROSION.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE DESIGNATED DETENTION AREAS, AS HEREINAFTER DEFINED IN BLOCK B/8413, UNLESS APPROVED BY THE CHIEF ENGINEER OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF DALLAS TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISIONS, THEN IN SUCH AN EVENT, THE CITY OF DALLAS SHALL HAVE THE RIGHT TO ENTER UPON THE DETENTION AREAS AT ANY POINT, OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS AND THE CITY OF DALLAS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR.

THE DETENTION AREA IN BLOCK BLOCK 2/5571, AS IN THE CASE OF ALL DETENTION AREAS, IS SUBJECT TO STORM WATER OVERFLOW TO AN EXTENT, WHICH CANNOT BE CLEARLY DEFINED. THE CITY OF DALLAS SHALL NOT BE HELD LIABLE FOR ANY DAMAGE OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES WITHIN THE DETENTION AREAS OR THE SUBDIVISION STORM DRAINAGE SYSTEM.

THE DETENTION AREAS SERVING THE PLAT ARE SHOWN BY THE DETENTION AREA EASEMENT LINE AS SHOWN ON THE PLAT.

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 THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

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.

FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

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 THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE FOUR LOTS.
2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3) BASIS OF BEARING: RECORD PLAT OF BLUFFVIEW VILLAGE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83107, PAGE 3555, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS)
4) 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.
5. TXDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).

PRELIMINARY REPLAT LOTS 1R, 2, 3 & 4 BLOCK 2/5571 BLUFFVIEW VILLAGE ADDITION

BEING A 7.8216 ACRE TRACT OUT OF BLUFFVIEW VILLAGE ADDITION

BEING A REPLAT OF LOT 1, BLOCK 2/5571 BLUFFVIEW VILLAGE ADDITION CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S167-032 ENGINEERING FILE NO. \_\_\_\_\_

NOVEMBER 17, 2016

SHEET 2 OF 2

OWNER (LOTS 1R & 4): HEB GROCERY COMPANY, LP 846 S. FLORES STREET SAN ANTONIO, TEXAS 78204 PHONE: (210) 938-8357 CONTACT: TODD A. PILAND

OWNER (LOTS 2 & 3): WESTWOOD FINANCIAL 114400 SAN VICENTE BLVD., SUITE 200 LOS ANGELES, CALIFORNIA 90049 PHONE: (480) 314-3300 CONTACT: GLENNA TWING EMAIL: GTWING@WESTTIN.COM

ENGINEER: CATES-CLARK & ASSOCIATES, LLP 14800 QUORUM DRIVE SUITE 200 DALLAS, TEXAS 75254 PHONE: (972) 385-2272 CONTACT: LAWRENCE A. CATES, P.E. EMAIL: LCATES@CATES-CLARK.COM

SURVEYOR: BLUE SKY SURVEYING & MAPPING CORP. 11015 MIDWAY ROAD DALLAS, TEXAS, 75229 PHONE: (214) 358-4500 CONTACT: DAVID PETREE EMAIL: DRPETREE@BLUESKYSURVEYING.COM TBPLS REGISTRATION NO. 10105700