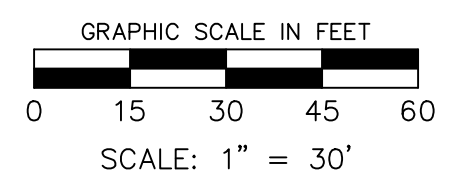


VICINITY MAP
(NOT TO SCALE)
MAPSCO NO. 440



SCALE: 1" = 30'

POINT OF BEGINNING

STATE PLANE COORDINATES
NORTHING = 6,978,324.4
EASTING = 2,485,382.3
(SEE NOTE 2)

**INTERSTATE HIGHWAY 35E
NORTH STEMMONS FWY**
(A VARIABLE WIDTH RIGHT-OF-WAY)

OLD CHANNEL TRINITY RIVER
CITY OF DALLAS BY CIVIL STATUTES
(REFERENCE: VERNONS CIVIL STATUTES ARTICLE 7467A)

CALLED 8.51 ACRES
CITY OF DALLAS
(TRACT NO. 2)
VOL. 4504, PG. 498
D.R.D.C.T.

LOT 1C
BLOCK 1500 ADDITION
INST. NO. 20080132147
O.P.R.D.C.T.

OAK LAWN AVENUE
(A VARIABLE WIDTH RIGHT-OF-WAY)

LOT 2, BLOCK 2/1001
0.800 ACRES
(34,847 SQ. FT.)

CALLLED 0.68 ACRES
(93.56%) DD DUNHILL 2017, LLC &
(6.44%) DE DESIGN BORROWER 2017 LLC
(1700 OAK LAWN-PARCEL A)
INST. NO. 20170007348
O.P.R.D.C.T.

CALLLED 0.4267 ACRES
(93.56%) DD DUNHILL LLC &
(6.44%) DE DESIGN BORROWER LLC
(1700 STEMMONS-PARCEL A)
INST. NO. 201500158529
O.P.R.D.C.T.

CALLLED 0.2519 ACRES
(1700 STEMMONS-PARCEL B)
INST. NO. 201500158529
O.P.R.D.C.T.

LOT 4, BLOCK 2/1001
0.879 ACRES
38,303 SQ. FT.

CALLLED 1.07 ACRES
(93.56%) DD DUNHILL 2017 LLC &
(6.44%) DE DESIGN BORROWER 2017 LLC
(1645 STEMMONS-PARCEL A)
INST. NO. 201700007348
O.P.R.D.C.T.

LOT 3, BLOCK 2/1001
1.412 ACRES
(61,516 SQ. FT.)

CALLLED 0.64 ACRES
(93.56%) DD DUNHILL LLC &
(6.44%) DE DESIGN BORROWER LLC
(1650 OAK LAWN-PARCEL A)
INST. NO. 201400283796
O.P.R.D.C.T.

LOT 1, BLOCK 2/1001
0.600 ACRES
26,155 SQ. FT.

CALLLED 0.606 ACRES
(93.56%) DD DUNHILL 2017 LLC &
(6.44%) DE DESIGN BORROWER 2017 LLC
(1628/1630 OAK LAWN)
INST. NO. 20170007348
O.P.R.D.C.T.

CALLLED 0.1641 ACRE
JACK GREEN & MERIKAY GREEN
VOL. 98167, PG. 3709
O.P.R.D.C.T.

CALLLED 0.3442 ACRE
HI ED, LLC
INST. NO. 201700212049
O.P.R.D.C.T.

LOT 1B
BLOCK 1500 ADDITION
INST. NO. 20080132147
O.P.R.D.C.T.

$\Delta = 5'57'24"$
 $R = 1462.69'$
 $L = 152.07'$
 $CB = N 27'20'45" E$
 $CD = 152.00'$

LEGEND

IRF	IRON ROD FOUND	GI	GRATE INLET
AMON	3-1/4-INCH ALUMINUM DISK STAMPED "STANTEC MOXY" SET	CI	CURB INLET
MAG	MAG NAIL WITH 2-INCH ALUMINUM WASHER STAMPED "STANTEC MOXY"	WMH	WASTEWATER MANHOLE
CIRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET (UNLESS OTHERWISE NOTED)	MW	MONITORING WELL
CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND	—LH	LAND HOOK (DENOTES COMMON OWNERSHIP)
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS	—S	SIGN
P.R.D.C.T.	PLAT RECORDS DALLAS COUNTY, TEXAS	—T	TREE COMMON NAME WITH CALIPER
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	—FM	FIBER OPTIC MARKER
(CM)	CONTROLLING MONUMENT	—P	POWER POLE
VOL., PG.	VOLUME, PAGE	—EM	ELECTRIC METER
INST. NO.	INSTRUMENT NUMBER	—G	GAS METER
SQ. FT.	SQUARE FEET	—CO	WASTEWATER CLEANOUT
TRYP.	TYPICAL	—FH	FIRE HYDRANT
(XXX)	DISTANCES PER RECORD PLAT/DEED	—W	WATER METER
L/S	LANDSCAPE AREA	—WV	WATER VALVE
CO	WASTEWATER CLEANOUT	—W	WASTEWATER LINE
—CL	CENTER LINE	—G	WATER LINE
—TMH	TELEPHONE MANHOLE	—GL	GAS LINE
—TPED	TELEPHONE PEDESTAL	—UT	UNDERGROUND TELEPHONE
—TSB	TRAFFIC SIGNAL BOX	—400	CONTOUR ELEVATION

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- GRID COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011), NO SCALE FACTOR AND NO PROJECTIONS.
- REFERENCE BENCHMARK:
CITY OF DALLAS BENCHMARK NO. 44-M-1S; STANDARD CITY OF DALLAS WATER DEPARTMENT BENCHMARK FOUND ON THE NORTHWEST CORNER OF A CONCRETE BRIDGE OVER THE TRINITY RIVER, APPROXIMATELY 171-FOOT NORTHEAST OF THE INTERSECTION OF BRIDGE PARK PARKING LOT AND SAID CONCRETE BRIDGE.
PUBLISHED ELEVATION = 435.28'
STANTEC ELEVATION = 435.09'
- SITE BENCHMARK:
5/8-INCH IRON ROD LOCATED APPROXIMATELY 266-FOOT SOUTHWEST OF THE CENTERLINE OF NORTH STEMMONS HIGHWAY, AND APPROXIMATELY 51-FOOT NORTHWEST OF THE CENTERLINE OF OAK LAWN AVENUE.
ELEVATION = 400.56'
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE 4 LOTS FOR RE-DEVELOPMENT.
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN A SHADED ZONE "X SHADED" DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48130C0340 J, DATED AUGUST 23, 2001, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- SCREENED BACKGROUND INFORMATION SHOWN HEREON BASED ON SURVEY CONDUCTED BY STANTEC CONSULTING SERVICES, INC IN THE MONTH OF MARCH, 2018.

**PRELIMINARY PLAT
MOXY ADDITION
LOTS 1, 2, 3, & 4, BLOCK 2/1001**
BEING 3.692 ACRES SITUATED IN
JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S 178-148
MARCH 09, 2018

APPLICANT/OWNER DE DESIGN BORROWER LLC DE DESIGN BORROWER 2017 LLC 4005 PORT CHICAGO HWY 120 CONCORD, CALIFORNIA 94520 PH: CONTACT:	APPLICANT/OWNER DD DUNHILL LLC, DD DUNHILL 2017 LLC 3100 MONTICELLO AVE. SUITE 300 DALLAS, TEXAS 75205 PH: (214) 373-7500 CONTACT: TIM DENKER	SURVEYOR: STANTEC 12222 MERIT DRIVE, SUITE 400 DALLAS, TEXAS 75251-2268 PH: (972) 991-0011 CONTACT: DAVID DE WEIRD, R.P.L.S.
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