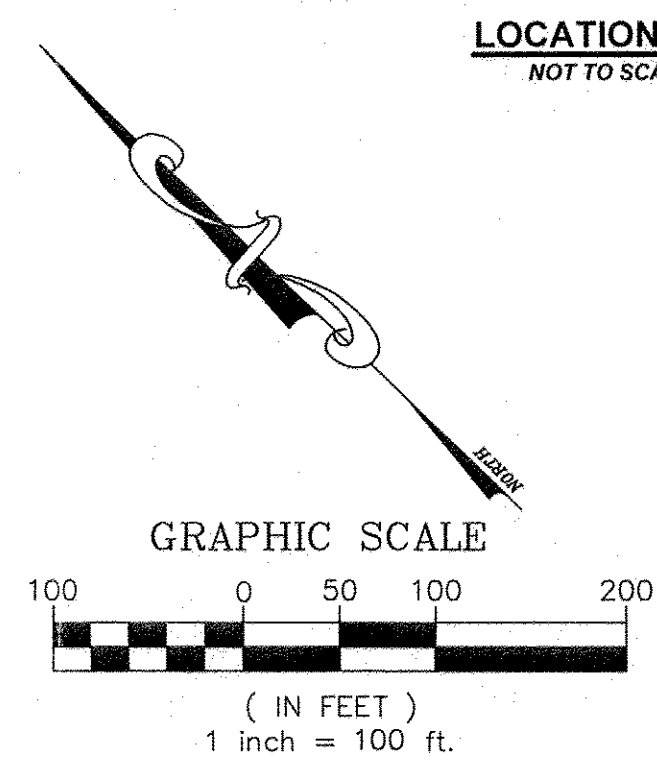
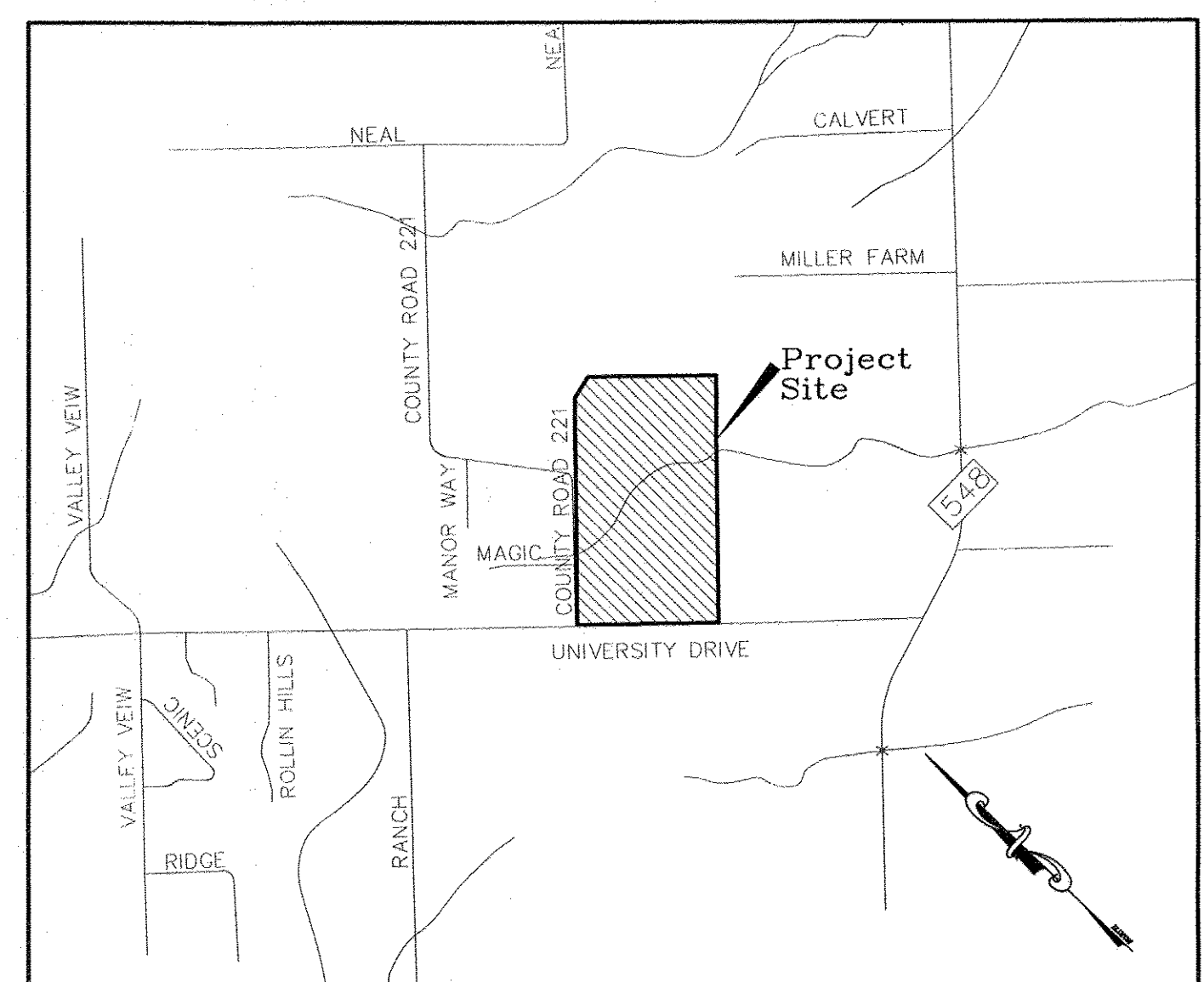
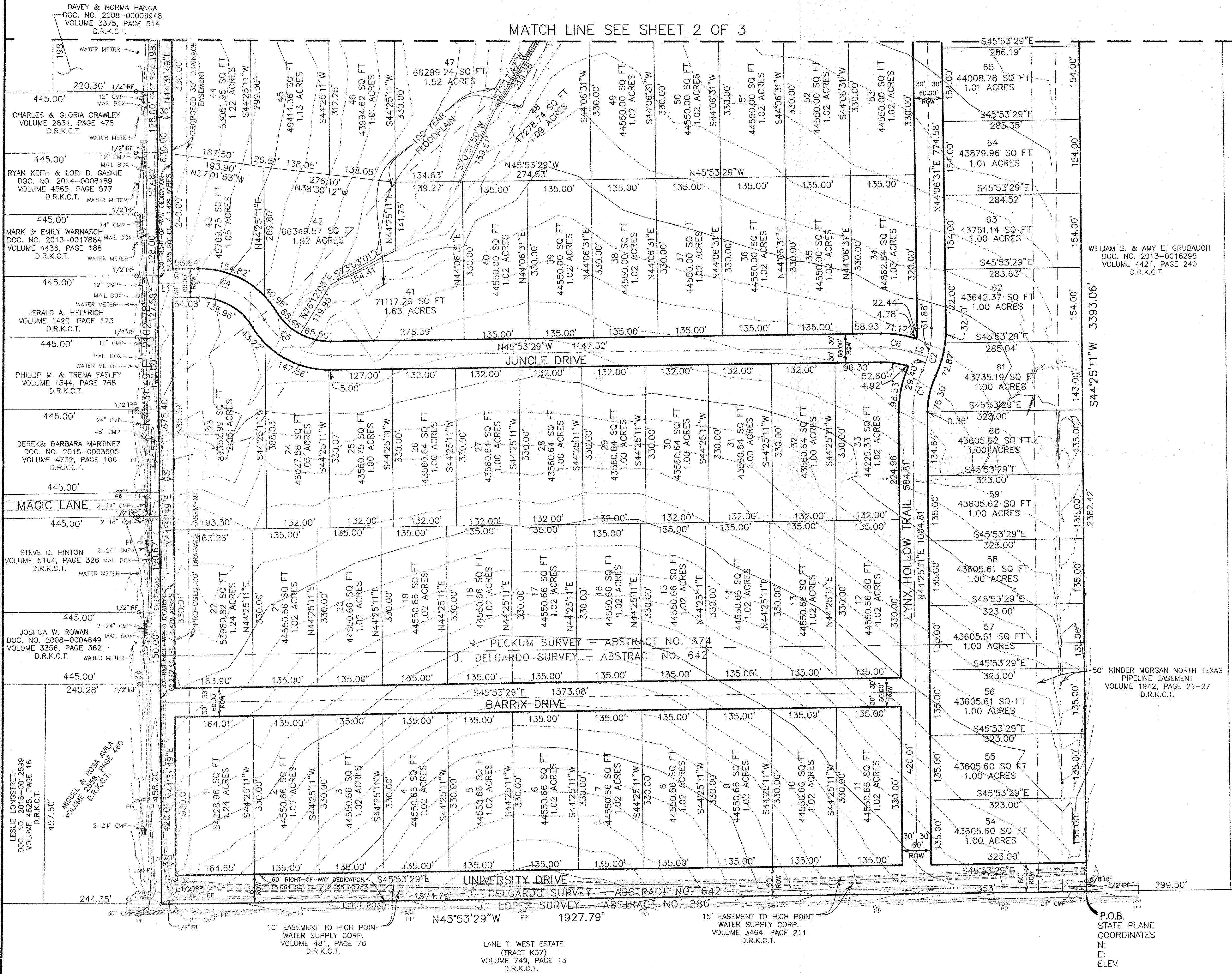


MATCH LINE SEE SHEET 2 OF 3



- NOTES:
- PURPOSE OF THIS PLAT IS TO SUBDIVIDE PROPERTY INTO 1.00 ACRES LOTS.
 - ALL LOT CORNERS SHALL BE MARKED BY 1/2" IRON RODS WITH PLASTIC CAPS STAMPED "USA INC.", UNLESS OTHERWISE NOTED.
 - BEARING ARE BASED UPON THE EAST LINE OF NOEL ROAD (N00°29'22"W) AS SHOWN IN THE SPECIAL WARRANT DEED CONVEYED TO DALLAS MIDTOWN PROPERTIES LLC, RECORDED IN INSTRUMENT NUMBER 20130018015, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

**PRELIMINARY PLAT
LYNX HOLLOW**
BEING 149.825 ACRES OF LAND SITUATED IN THE
THE J. DELGARDO SURVEY, ABSTRACT NO. 642, AND
THE R. PECKUM SURVEY, ABSTRACT NO. 374
KAUFMAN COUNTY, TEXAS
**CITY OF DALLAS ETJ, KAUFMAN COUNTY, TEXAS
116 LOTS**

OWNER / DEVELOPER:
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
(972) 874-6274

ENGINEERS / SURVEYORS:
USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS—SURVEYORS—PLANNERS—LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS—REGISTERED FIRM NO. F-1845
TEXAS BOARD OF LAND SURVEYORS—REGISTERED FIRM 101074-00
1525 VICEROY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634-3300 FAX: (214) 634-3338
WWW.USAENGINEERS.COM

MARCH 9, 2017

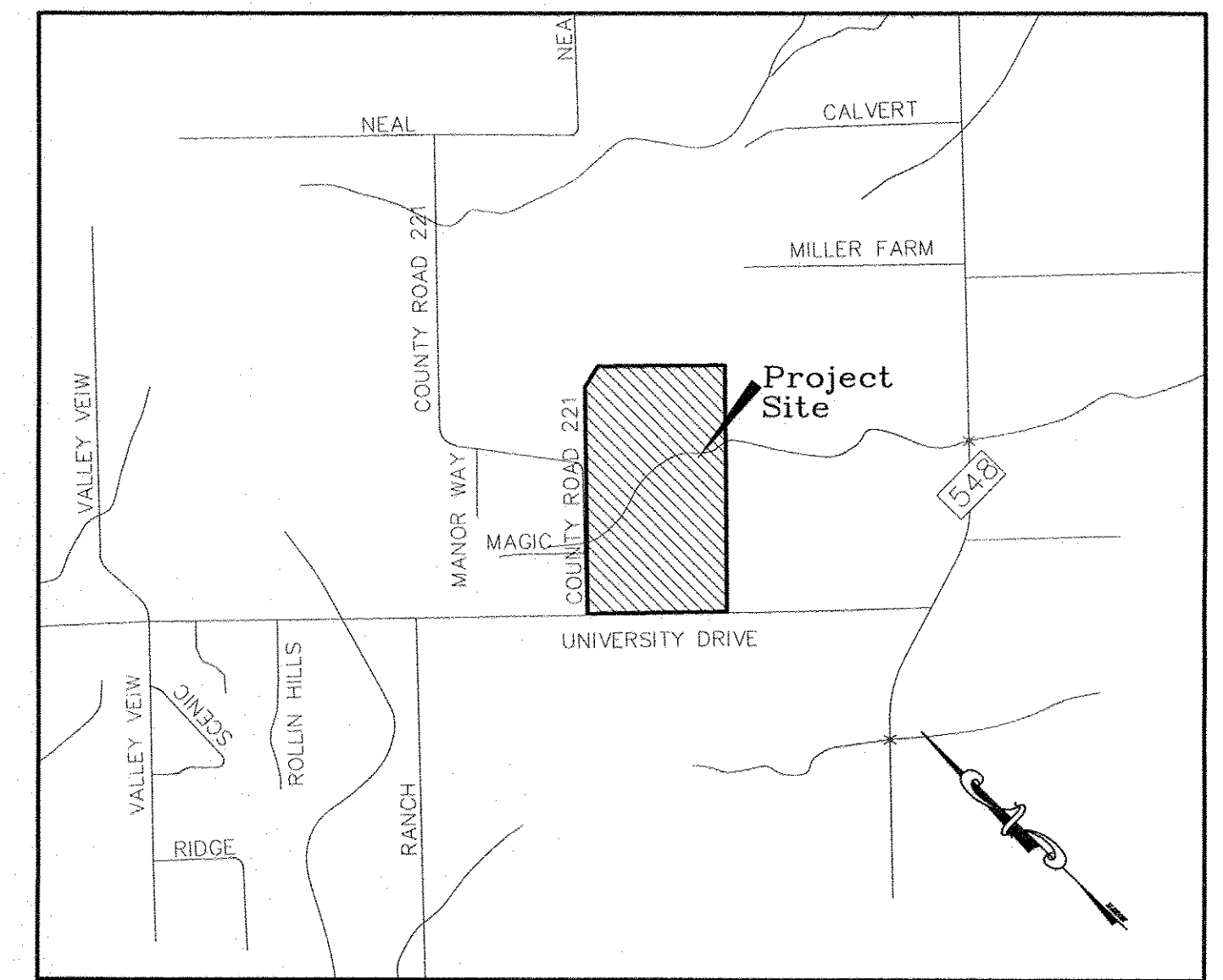
P:\S\eng\20160103\0306\preliminary\20160103.00_PRELIMINARY PLAT.dwg - PRELIMINARY PLAT FACE, 4/19/2017 12:34:34 PM, Wanda Williams

GEORGE AND PAULA MARTIN
DOC. NO. 2012-0005605
VOLUME 4104, PAGE 288
D.R.K.C.T.

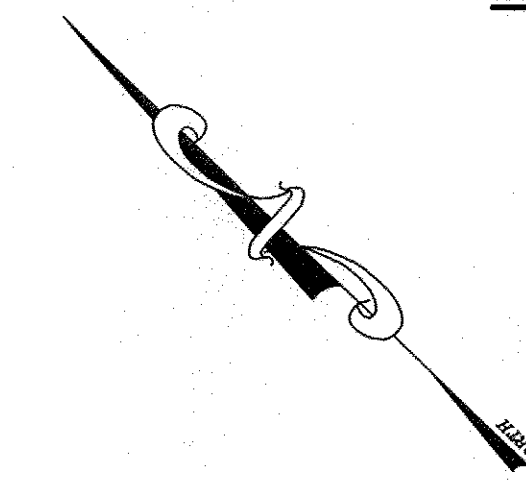
CITY OF DALLAS
DOC. NO. 2008-00019164
D.R.K.C.T.

S45°27'35"E 1752.24'

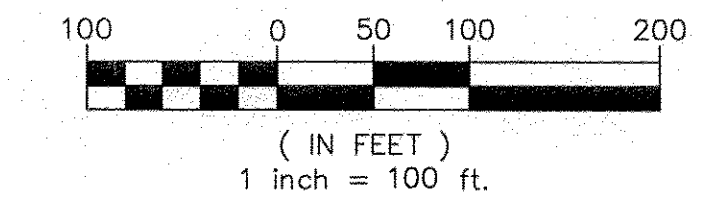
3/8" IRF 01/2" IRF



LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE



WILLIAM J. COE & DENNIS R. COE
R. PECKUM, WILLIAM J. & KATE P. COE
R. FAMILY REVOCABLE TRUST
DOC. NO. 2008-00002254
VOLUME 3336, PAGE 83
D.R.K.C.T.

50' KINDER MORGAN NORTH TEXAS
PIPELINE EASEMENT
VOLUME 1942, PAGE 21-27
D.R.K.C.T.

LEGEND:

- D.R.K.C.T. DEED RECORDS, KAUFMAN COUNTY, TEXAS
- D.E. DRAINAGE EASEMENT
- IRF IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- ROW RIGHT-OF-WAY

NOTES:

1. PURPOSE OF THIS PLAT IS TO SUBDIVIDE PROPERTY INTO 1.00 ACRES LOTS.
2. ALL LOT CORNERS SHALL BE MARKED BY 1/2" IRON RODS WITH PLASTIC CAPS STAMPED "USA INC.", UNLESS OTHERWISE NOTED.
3. BEARING ARE BASED UPON THE
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MARCH 9, 2017

MATCH LINE SEE SHEET 1 OF 3

P:\Siskeng\0216013.00\dwg\preliminary\16013.00_Preliminary Plat.dwg, PRELIMINARY PLAT FACE (2), 4/19/2017 12:33:32 PM, Wanda Williams

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF KAUFMAN

WHERE AS HARLAN PROPERTIES, INC. is the owner of a 149.825 acre tract or parcel of land situated in the J. Delgado Survey, Abstract Number 642, and the R. Peckum Survey, Abstract Number 374, in the City of Dallas ETJ, Kaufman County, Texas, being all of a tract of land described in deed to Harlan Properties, Inc., recorded in Document No. 2016-0008316, Deed Records, Kaufman County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a point for corner near the center of University Drive and being in the apparent northeast line of the J. Lopez Survey, Abstract Number 286 and the apparent Southwest line of the R. Peckum Survey, Abstract Number 374, and the apparent Southeast corner of the J. Delgado Survey, Abstract Number 642, said point being the recognized south corner of said Harlan Properties, Inc. tract and the apparent west corner of a tract of land described in deed to William and Amy Grubaugh, recorded in Document Number 2013-0016295, Deed Records, Kaufman County, Texas from which a 5/8 inch iron rod found for witness bears North 45 degrees 33 minutes 37 seconds East - 22.61 feet;

THENCE North 45 degrees 53 minutes 29 seconds West with said University Drive a distance of 1927.79 feet to a point for corner in the intersection of said University Drive and County Road 221, said point being the recognized west corner of said Harlan Properties, Inc. tract and the apparent south corner of a tract of land described in deed to Miguel and Rosa Avila, as recorded in Volume 2558, Page 460, Deed Records, Kaufman County, Texas, from which a 1/2 inch iron rod found with yellow cap stamped BG&A RPLS 5569 for witness bears South 85 degrees 29 minutes 23 seconds East - 45.84 feet;

THENCE North 44 degrees 31 minutes 49 seconds East with said County Road 221, a distance of 2102.78 feet to a 3/8 inch iron rod found for angle point, said point being the apparent east corner of a tract of land described in deed to Richard and April McClure, recorded in Document Number 2012-0018726, Deed Records, Kaufman County, Texas and the apparent most westerly south corner of a tract of land described in deed to George and Paula Martin, recorded in Document Number 2012-0005605, Deed Records, Kaufman County, Texas;

THENCE North 43 degrees 57 minutes 34 seconds East along the apparent south line of said Martin tract, a distance of 1019.99 feet to a 1/2 inch iron rod found with orange cap stamped "DAL-TEC" for corner, said point being the most northerly northwest corner of said Harlan Properties, Inc. tract and the apparent southeast corner of a tract of land described in deed as (Parcel 34) to the City of Dallas, recorded in Document Number 2009-00006312 and the apparent west corner of a tract of land described in deed to the City of Dallas, recorded in Document Number 2008-00019164, Deed Records, Kaufman County, Texas;

THENCE North 76 degrees 41 minutes 41 seconds East along the apparent south line of said City of Dallas tract a distance of 336.47 feet to a 1/2 inch iron rod found with orange cap stamped "DAL-TEC" for corner in the apparent south line of said Martin tract, said point being the most northerly northeast corner of said Harlan Properties, Inc. tract and being the apparent south corner of a tract of land described in deed as (Parcel 33) to the City of Dallas, recorded in Document Number 2009-00006312, Deed Records, Kaufman County, Texas;

THENCE South 45 degrees 27 minutes 35 seconds East along the apparent south line of said Martin tract a distance of 1752.24 feet to a 3/8 inch iron rod found for corner in the apparent most easterly southwest line of said Martin tract, said point being in the recognized east corner of said Harlan Properties, Inc. tract and the apparent most westerly north corner of a tract of land described in deed to William and Kate Coe, recorded in Document Number 2008-00002254, Deed Records, Kaufman County, Texas;

THENCE South 44 degrees 25 minutes 11 seconds West along the westerly line of said Coe tract and passing a tract of land described in deed to Vicente & Elma Vasquez, recorded in Volume 2647, Page 159, Deed Records, Kaufman County, Texas and along said Grubaugh tract for a total distance of 3393.06 feet to the POINT OF BEGINNING containing 6,526,378 square feet or 149.825 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HARLAN PROPERTIES INC., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as LYNX HOLLOW, an addition to the City of Dallas ETJ, Kaufman 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.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2017

HARLAN PROPERTIES INC.

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed, and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2017.

Notary Public in and for the State of Texas
My commission expires: _____

SURVEYOR'S STATEMENT:

I, Gary, Romatz, 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 operation 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
RELEASED 4-19-17 FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.

Gary Romatz
Texas Registered Professional Land Surveyor No. 5016

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 Gary Romatz know 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 herein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2017.

Notary Public in and for the State of Texas
My commission expires: _____

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	Length	LINE #	DIRECTION	LENGTH
L1	N45°53'29"W	83.86'	L21	N86°24'26"W	113.48'	L41	S36°01'14"E	295.18'
L2	N28°09'48"W	37.45'	L22	S64°24'31"E	120.97'			
L3	S45°53'29"E	38.54'	L23	S64°24'31"E	62.21'			
L4	S12°56'13"E	1.84'	L24	S49°15'13"E	83.54'			
L5	N44°06'31"E	12.62'	L25	S49°15'13"E	121.60'			
L6	S44°06'31"W	72.62'	L26	S36°01'14"E	144.32'			
L7	S81°37'27"W	17.61'	L27	S36°01'14"E	150.86'			
L8	S56°22'49"W	150.95'	L28	N51°55'42"W	74.97'			
L9	S45°28'11"E	30.32'	L29	S24°07'47"E	75.08'			
L10	S80°12'30"E	50.02'	L30	S24°07'47"E	123.18'			
L11	S57°09'03"E	113.36'	L31	S25°07'17"E	23.86'			
L12	S24°07'47"E	97.24'	L32	S25°07'17"E	194.44'			
L13	S24°07'47"E	101.01'	L33	S23°32'49"E	70.41'			
L14	N25°07'17"W	114.77'	L34	N44°53'21"E	29.57'			
L15	S25°07'17"E	103.53'	L35	S86°24'26"E	73.52'			
L16	S34°16'25"E	39.72'	L36	S86°24'26"E	39.96'			
L17	S34°16'25"E	61.39'	L37	S64°24'31"E	125.33'			
L18	S23°54'07"E	180.40'	L38	S64°24'31"E	57.85'			
L19	S65°06'44"W	55.65'	L39	S49°15'13"E	74.37'			
L20	N60°34'55"W	142.58'	L40	S49°15'13"E	130.78'			

CURVE DATA					
CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DISTANCE
C1	25°50'12"	200.00'	90.19'	S57°20'24"W	89.43'
C2	26°08'59"	200.00'	91.28'	N57°11'01"E	90.49'
C3	300°00'00"	60.00'	314.16'	N45°53'29"W	60.00'
C4	59°02'21"	160.00'	164.87'	N16°22'19"W	157.67'
C5	59°02'21"	160.00'	164.87'	S16°22'19"E	157.67'
C6	17°43'42"	200.00'	61.88'	N37°01'38"W	61.64'
C7	32°57'16"	200.00'	115.03'	N29°24'51"W	113.45'
C8	32°57'16"	200.00'	115.03'	S29°24'51"E	113.45'
C9	38°36'14"	380.00'	256.03'	S63°24'38"W	251.22'
C10	24°04'16"	430.00'	180.65'	N68°24'57"E	179.33'
C11	31°00'58"	280.00'	151.57'	S49°07'40"E	149.73'
C12	21°18'54"	170.00'	63.24'	N53°58'42"W	62.88'
C13	92°16'03"	150.00'	241.56'	S89°27'16"E	216.29'
C14	113°27'11"	150.00'	297.02'	N12°18'53"W	250.82'
C15	32°19'33"	170.00'	95.91'	S52°52'42"E	94.65'
C16	91°24'50"	150.00'	239.32'	N87°58'30"W	214.73'
C17	79°56'16"	150.00'	209.28'	S06°20'57"W	192.71'
C18	5°33'10"	180.00'	17.44'	N39°29'30"W	17.44'

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MARCH 9, 2017

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