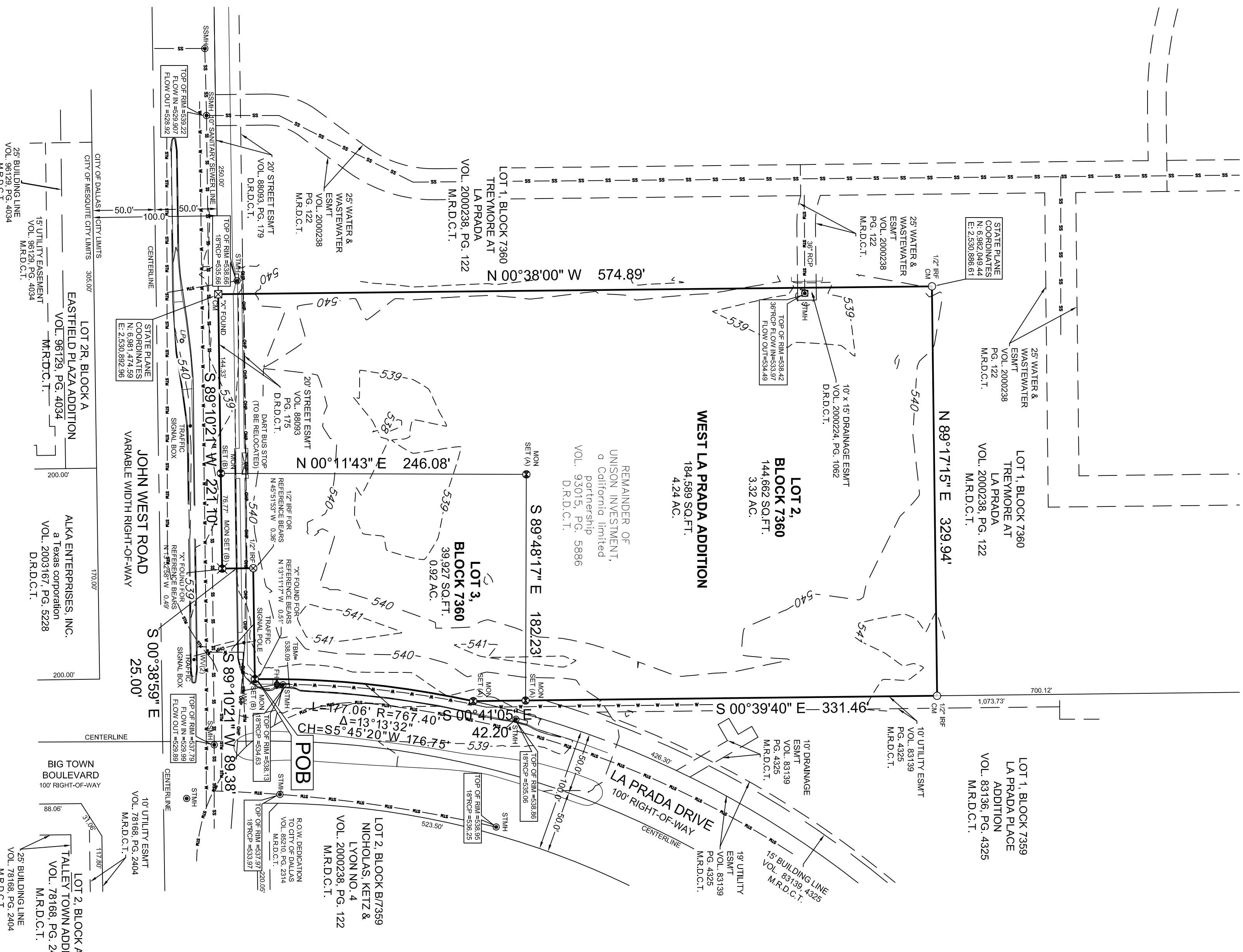


- LEGEND**
- M.A.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - VOL. PG. INSTR. NO. VOLUME PAGE RECORDS, DALLAS COUNTY, TEXAS
 - CM INSTRUMENT NUMBER
 - IRF CONTROLING MONUMENT
 - MON SET (A) SET OVER 1/2" IRON ROD
 - MON SET (B) SET OVER 3/4" IRON ROD
 - 2" BRASS WASHER STAMPED "W.L.P.A." & "RPL.S 5299"
 - STHM SET OVER MAG NAIL
 - SSMH STORM SEWER MANHOLE
 - WW WATER VALVE
 - FW FIRE HYDRANT

GENERAL NOTES:

- 1) The purpose of this plat is to create 2 lots from a tract of land.
- 2) Lot-to-lot drainage is not permitted without Engineering Section approval.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values.
- 4) According to the F.I.M. No. 4813CQ330J, the subject property lies in Zone X and does not lie within a flood prone hazard area.
- 5) The maximum number of lots permitted by this plat is 2.
- 6) Benchmark: Dallas Water Utilities Benchmark (99-S-5S) a standard water department benchmark set on concrete curb at midpoint on the Southeast corner of the intersection of Mitchell and East Oakes Drive. Northing: 6,986,693.655; Easting: 2,533,000.800; Elevation: 554.96
- 7) There are no existing structures and no existing trees located on the subject property.



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Unison Investment, a California limited partnership, is the owner of a tract of land and plat thereof, in the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee and to the public use of Dallas, Dallas County, Texas, all rights, claims, and interests therein, and do hereby dedicate, in fee and to the public use of Dallas, Dallas County, Texas, all rights, claims, and interests therein, and do hereby dedicate, in fee and to the public use of Dallas, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Mag nail set with brass washer stamped "W.L.P.A." & "RPL.S 5299" for corner at the intersection of the West right-of-way line of La Prada Drive (100 feet public right-of-way) and the North right-of-way line of John West Road (variable width public right-of-way), said point being the Southeast corner of the herein described tract, from which an "X" found for reference bears North 13 degrees 11 minutes 17 seconds West, 0.51 feet;

Thence South 89 degrees 10 minutes 21 seconds West, a distance of 89.38 feet to a 3 inch aluminum cap stamped "W.L.P.A." & "RPL.S 5299" set on a 1/2 inch iron rod, from which a 1/2 inch iron rod found for reference bears North 45 degrees 51 minutes 53 seconds West, 0.36 feet;

Thence South 00 degrees 38 minutes 59 seconds East, a distance of 25.00 feet to a Mag nail set with brass washer stamped "W.L.P.A." & "RPL.S 5299" from which an "X" found for reference bears North 13 degrees 52 minutes 56 seconds West, 0.49 feet;

Thence South 89 degrees 10 minutes 21 seconds West, along said North right-of-way line of John West Road, a distance of 221.10 feet to an "X" cut found at the Southeast corner of Lot 1, Block 7360, of Tremore at La Prada, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 2002238, Page 122, Map Records, Dallas County, Texas, said corner also being the Southwest corner of the herein described tract.

Thence North 00 degrees 38 minutes 00 seconds West, departing said North right-of-way line of John West Road, along an East line of said Lot 1, Block 7360, a distance of 574.89 feet to a 1/2 inch iron rod found at an interior ell corner of said Lot 1, Block 7360, for the Northwest corner of the herein described tract.

Thence North 89 degrees 17 minutes 15 seconds East, a distance of 329.94 feet to a found 1/2 inch iron rod lying in the West line of Lot 1, Block 7360 of La Prada Place Addition, an Addition to the City of Dallas, according to the Map or Plat thereof recorded in Volume 53136, Page 4323, Map Records, Dallas County, Texas, for the Northeast corner of the herein described tract.

Thence South 00 degrees 39 minutes 40 seconds East, along said West line of Lot 1, Block 7360, a distance of 331.46 feet to a 3 inch aluminum cap stamped "W.L.P.A." & "RPL.S 5299" set on a 1/2 inch iron rod;

Thence South 00 degrees 41 minutes 05 seconds East, continuing along said West line of Lot 1, Block 7360, a distance of 42.20 feet to a 3 inch aluminum cap stamped "W.L.P.A." & "RPL.S 5299" set on a 1/2 inch iron rod lying in the Northwest right-of-way line of La Prada Drive (100 foot right-of-way) and the beginning of a non-tangent curve to the left with a radius of 767.40 feet;

Thence along said non-tangent curve to the left, with a delta angle of 13 degrees 13 minutes 32 seconds, having a chord that bears South 05 degrees 45 minutes 20 seconds West, a chord distance of 176.75 feet and an arc length of 177.06 feet the POINT OF BEGINNING and containing 184,589 square feet or 4.24 acre of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Unison Investment, a California limited partnership does hereby, adopt this plat, designating the herein described property as **WEST LA PRADA ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee and to the public use of Dallas, Dallas County, Texas, all rights, claims, and interests therein, and do hereby dedicate, in fee and to the public use of Dallas, Dallas County, Texas, all rights, claims, and interests therein, and do hereby dedicate, in fee and to the public use of Dallas, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

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 dedicated 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 the respective system on the easements, and all public utilities shall at all times have the full right of ingress or 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 or 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 areas of working space for construction and maintenance for the systems. Additional easement areas 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.

Unison Investment, a California limited partnership

Owner _____

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 personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature _____

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (05/05/2017)

Raul D. Reyes
Texas Registered Professional Land Surveyor No. 5390
SIGNED AND SEALED
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raul D. Reyes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE:

this _____ day of _____, 2017.

Notary Signature _____

OWNER
Unison Investment,
a California limited partnership
23545 Crenshaw Boulevard, Suite 201
Torrance, CA 90505

DEVELOPER
Vertical Construction Management
1209 S. White Chapel Boulevard, Suite 180
Southlake, TX 76092
attn: Shari Ryan

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office: 214-340-9700 Fax: 214-340-9710
tksurveying.com
Firm #101093300

PRELIMINARY PLAT
WEST LA PRADA
ADDITION
LOTS 2 & 3, BLOCK 7360
184,589 SQUARE FEET / 4.24 ACRE
A TRACT OF LAND OUT OF THE
J.W. HALLFORD SURVEY, ABSTRACT NO. 600
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. _____