









COUNTY, TEXAS 3 COUNTY, TEXAS ?DS, DALLAS COUNTY, TEXAS PED "WLPA"

"RPLS 5299"

. drop

5) The maximum number of lots permitted by this plat is

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.R.M. No. $48113C0330 \, J$, the subject property lies in Zone X and does not lie within a flood prone hazard area.

Benchmark: Dallas Water Utilities Benchmark 9-S-8S) A standard water department benchmark set on concrete curb outheast corner of the intersection of Michael Lane and Oates Drive. orthing: 6,986,693.855; Easting: 2,533,000.800; Elevation: 554.86 at midpoint on the

IRF MON SET (A) MON SET (B) MAP RECORDS, DALLAS COUNDEED RECORDS, DALLAS COUNDED RECORDS, DALLAS COUNDEFICIAL PUBLIC RECORDS, DALLAS COUNDESTRUMENT NUMBER CONTROLLING MONUMENT IRON ROD FOUND 3" ALUMINUM DISK STAMPED "VERT OVER 1/2" IRON ROD 2" BRASS WASHER STAMPED "VERT OVER MAG NAIL STORM SEWER MANHOLE SANITARY SEWER MANHOLE WATER VALVE FIRE HYDRANT PED "WLPA"

25' BUILDING LINE VOL. 96129, PG. 4034 M.R.D.C.T 20' STREET ESM'T / VOL. 88093, PG. 179 D.R.D.C.T. -OT 1, BLOCK 7360 C TREYMORE AT Z LA PRADA DL. 2000238, PG. 122 | M.R.D.C.T. AS VITY LIMITS 15' UTILITY EASEMENT VOL. 96129, PG. 4034 M.R.D.C.T STATE PLANE COORDINATES N: 6,982,049.44 E: 2,530,886.61 25' WATER & WASTEWATER ESM'T N 00°38'00" W EASTFIELD PLAZA ADDITION

OUT. 96129, PG. 4034

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LOT 2R, BLOCK A

ADDITION

ADDITION

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LOT 2R, BLOCK A \53g_ , 25' WATER & WASTEWATER ESM'T VOL. 2000238 PG. 122 M.R.D.C.T. S 89°10'21" W 10' x 15' DRAINAGE ESM'T -- VOL. 2000224, PG. 1062 D.R.D.C.T. VOL. 88093
PG. 175
DR.D.C.T
DART BUS S .540. WEST 89°17'15" E JOHN WEST R LOT 1, BLOCK 7360 TREYMORE AT LA PRADA VOL. 2000238, PG. 122 M.R.D.C.T. MON SET (A) REMAINDER OF
UNISON INVESTME
a California limit
partnership
VOL. 93015, PG. 5
D.R.D.C.T. **LA PRADA ADDITION** 184,589 SQ.FT. 4.24 AC. LOT 2, BLOCK 7360 144,662 SQ.FT. 3.32 AC. N 00°11'43"Æ 246.08' 200.00' 1/2" IRF FOR REFERENCE BEARS N 45°51'53" W 0.36' -221, 10,-S 89°48'17" ALKA a. VOL. 329. A ENTERPRISES, INC.

Texas corporation
L. 2003167, PG. 5228
D.R.D.C.T. OAD T-OF-WAY 5886 .94 00°38'59" 25.00' 89°10'21" W 89.38" Δ=13°13'32"

CH=S5°45'20"W 176.75"

STRUM TO THE TWO TO THE TWO TO THE TWO TH 1,073.73' S 00°39'40" E—331.46' . 10' UTILITY ESM' VOL. 83139 PG. 4325 M.R.D.C.T. LOT 1, BLOCK 7359
LA PRADA PLACE
ADDITION
VOL. 83136, PG. 4325
M.R.D.C.T. BIG TOWN BOULEVARD 100' RIGHT-OF-WAY LA PRADA DRIVE I 100' RIGHT-OF-WAY 10' UTILITY ESM'T VOL. 78168, PG. 240 M.R.D.C.T. NICHOLAS, KETZ & LYON NO. 4
VOL. 2000238, PG. 122
M.R.D.C.T. R.O.W. DEDICATION TO CITY OF DALLAS VOL. 85210, PG. 2314 M.R.D.C.T. 4325 TALLEY VOL. L25' BUILDING LINE VOL. 78168, PG. 2404 M.R.D.C.T. OT 2, BLOCK / EY TOWN ADD L. 78168, PG. 2 M.R.D.C.T.

GENERAL NOTES

2) Lot-to-lot drainage is not permitted without Engineering Section 1) The purpose of this plat is to create 2 lots from a tract of land

(39-S-3S) A standard water department benchmark set on concrete curb of storm sewer inlet on the Northwest corner of the intersection of Jonesboro Avenue and Shiloh Road. Northing: 6,985,409.922; Easting: 2,531,107.684; Elevation: 549.81

7) There are no existing structures and no existing trees located on the subject property.

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALL

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

OWNER'S DEDICATION

WHEREAS, Unison Investment, a California limited par situated in the J.W. Hallford Survey, Abstract No. 600, a 44.648 acre tract of land conveyed to Unison Investmental Special Warranty Deed recorded in Volume 93015, County, Texas, and being more particularly described to

partnership, is the owner of a tract of land 00, City Block No. 7360, and being out of stment, a California limited partnership by 115, Page 5886, Deed Records, Dallas ed by metes and bounds as follows:

Beginning at a Mag nail set with brass washer stamped "WLPA" & "RPLS 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 "WLPA" & "RPLS 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

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 simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby dedicated 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 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 its 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 of 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).

Thence South 00 degrees 38 minutes 59 seconds East, set with brass washer stamped "WLPA" & "RPLS areference bears North 13 degrees 52 minutes 58 secon , a distance of 25.00 feet to a Mag nail 5299" from which an "X" found for ids West, 0.49 feet;

Thence South 89 degrees 10 minutes 21 seconds Weslohn West Road, a distance of 221.10 feet to an "X" cu, Block 7360 of Treymore at La Prada, an Addition exas, according to the Map thereof recorded in Volun Dallas County, Texas, said corner also being the Sounds. 21 seconds West, along said North right-of-way line of feet to an "X" cut found at the Southeast corner of Lot ada, an Addition to the City of Dallas, Dallas County, ecorded in Volume 2000238, Page 122, Map Records, to being the Southwest corner of the herein described

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

Thence North 89 degrees 17 minutes 15 seconds East 1/2 inch iron rod lying in the West line of Lot 1, Block Addition to the City of Dallas, according to the Map or Page 4325, Map Records, Dallas County, Texas, for described tract; st, a distance of 329.94 feet to a found k 7359 of La Prada Place Addition, an Plat thereof recorded in Volume 83136, for the Northeast corner of the herein

Unison Investment, a California limited partnership

WITNESS MY HAND THIS

DAY OF

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance for 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.

Thence South 00 degrees 39 minutes 40 seconds Eas 7359, a distance of 331.46 feet to a 3 inch aluminum of set on a 1/2 inch iron rod; t, along said West line of Lot 1, Block cap stamped "WLPA" & "RPLS 5299"

Thence South 00 degrees 41 minutes 05 seconds East, continuing along said West line of Lot 1, Block 7359, a distance of 42.20 feet to a 3 inch aluminum cap stamped "WLPA" & "RPLS 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;

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 ______, 2017.

OFFICE,

this

day of

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

SURVEYOR'S STATEMENT

STATE OF TEXAS

, Raul D. Reyes, 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 eliable 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 blaced 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 epresentation of this Signed Final Plat.

WITNESS MY HAND THIS

DAY

2017

Notary Signature

Dated this the 2017

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

Raul D. Reyes Texas Registered Professional Land Surveyor No. 539 STATE OF TEXAS COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

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

DEVELOPER
Vertical Construction Managem
Develope Boulevard, S
Southlake, TX 76092 ement Suite 180

attn: Shai Ryan

10610 Metric Drive, Suite 124, Dallas, TX 75243 Office 214-340-9700 Fax 214-340-9710 txheritage.com Firm #10169300 SURVEYING, LLC



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. DATE: 03/01/2017 / JOB # 1700372-4 / SCALE= 1" = 60' / DRAWN: CN