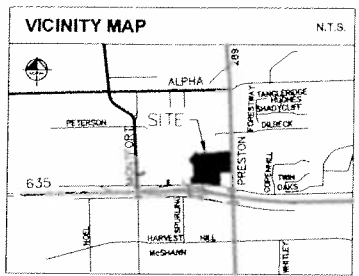
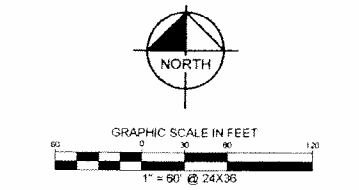
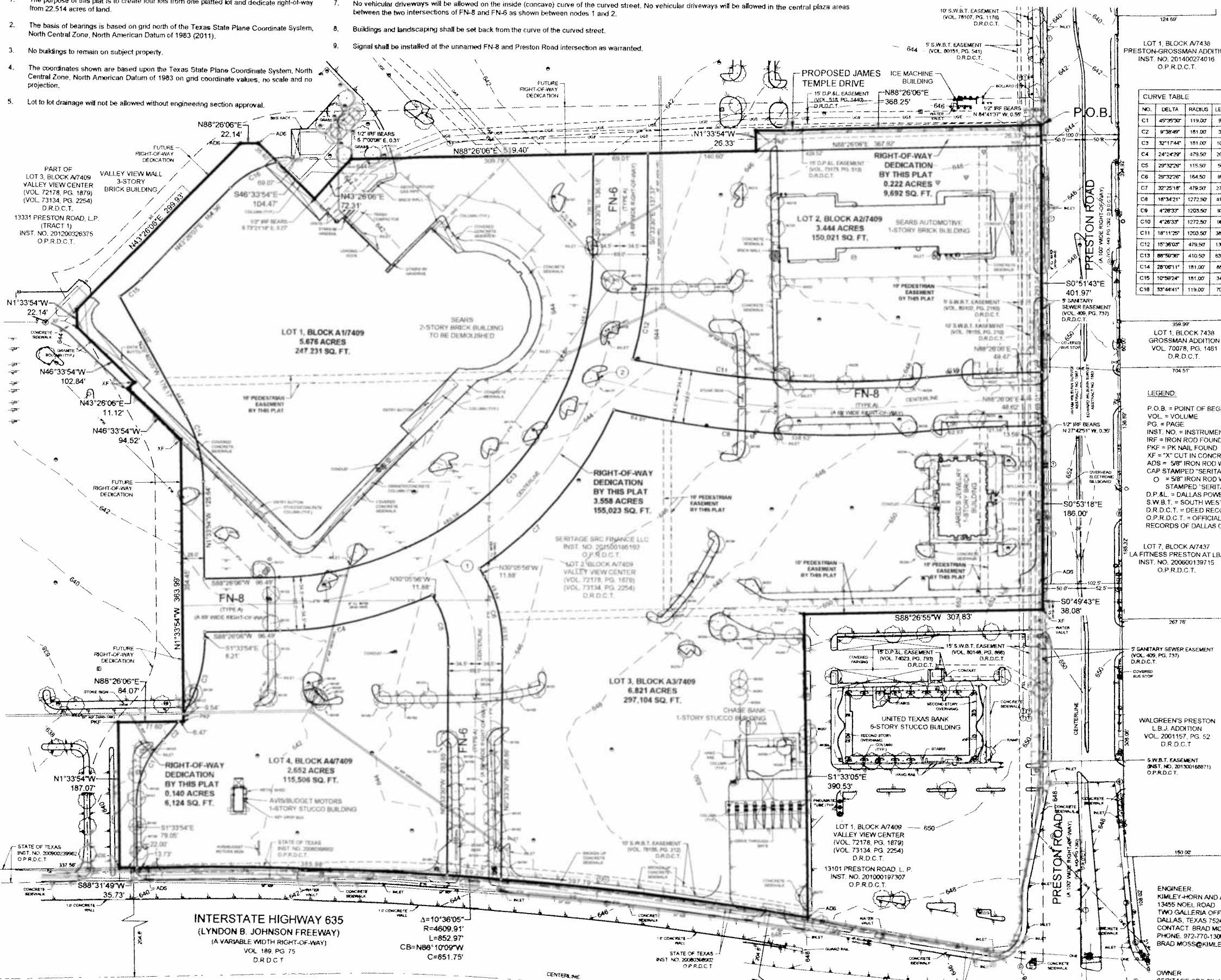


GENERAL NOTES:

- The purpose of this plat is to create four lots from one platted lot and dedicate right-of-way from 22.514 acres of land.
- The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
- No buildings to remain on subject property.
- The coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Lot to lot drainage will not be allowed without engineering section approval.
- Raised and textured pavement shall be provided for the curved street at the two intersections of FN-8 and FN-6 (at a minimum) as shown at nodes 1 and 2.
- No vehicular driveways will be allowed on the inside (concave) curve of the curved street. No vehicular driveways will be allowed in the central plaza areas between the two intersections of FN-8 and FN-6 as shown between nodes 1 and 2.
- Buildings and landscaping shall be set back from the curve of the curved street.
- Signal shall be installed at the unnamed FN-8 and Preston Road intersection as warranted.



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	45°35'37"	119.00	94.89	S21°13'51"W	82.21
C2	1°38'49"	181.00	30.49	N09°12'12"E	30.44
C3	32°17'44"	181.00	102.02	N14°34'58"E	100.66
C4	24°24'29"	479.50	204.27	N79°13'52"E	202.73
C5	29°32'28"	115.50	99.95	N19°19'43"W	58.89
C6	29°32'28"	164.50	95.17	N19°19'43"W	94.07
C7	32°25'18"	479.50	271.33	S30°33'51"W	267.73
C8	18°34'21"	1272.50	412.48	S89°43'17"E	410.66
C9	4°28'33"	1203.50	83.32	S89°12'48"W	83.29
C10	4°28'33"	1272.50	96.67	S89°12'48"W	86.64
C11	18°11'25"	1200.50	382.09	S89°54'45"E	380.49
C12	15°36'03"	479.50	130.96	N07°14'31"E	130.18
C13	88°50'36"	410.50	637.80	N43°58'18"E	675.41
C14	28°08'11"	181.00	86.78	N19°37'00"W	87.69
C15	10°58'24"	181.00	34.72	N48°59'48"E	34.89
C16	33°44'41"	119.00	70.99	S00°18'28"W	60.09

LEGEND

1	RIGHT-OF-WAY	10	WATER MAIN
2	CABLE TV	11	WATER SERVICE CLEAR OUT
3	CABLE TV WINDOW	12	WATER SERVICE MANHOLE
4	CABLE TV MANHOLE	13	WATER SERVICE MANHOLE FLAG
5	CABLE TV MANHOLE FLAG	14	WATER SERVICE VALVE
6	CABLE TV MANHOLE SIGN	15	WATER SERVICE BENT
7	CABLE TV VALVE	16	WATER SERVICE TANK
8	CABLE TV VALVE SIGN	17	WATER SERVICE TANK SIGN
9	CABLE TV VALVE SIGN	18	WATER SERVICE TANK SIGN
19	STORM SEWER	29	STORM SEWER MANHOLE
20	STORM SEWER MANHOLE	30	STORM SEWER VALVE
21	STORM SEWER VALVE	31	STORM SEWER BENT
22	STORM SEWER BENT	32	STORM SEWER TANK
23	STORM SEWER TANK	33	STORM SEWER TANK SIGN
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LEGEND

P.O.B. = POINT OF BEGINNING
 VOL. = VOLUME
 PG. = PAGE
 INST. NO. = INSTRUMENT NUMBER
 INF = IRON ROD FOUND
 PKF = PK NAIL FOUND
 XF = "X" CUT IN CONCRETE FOUND
 ADS = 5/8" IRON ROD WITH 3/16" ALUMINUM CAP STAMPED "SERITAGE PLACE, KHA"
 O = 5/8" IRON ROD WITH 3/16" ALUMINUM CAP STAMPED "SERITAGE PLACE, KHA"
 D.P.A.L. = DALLAS POWER & LIGHT COMPANY
 S.W.B.T. = SOUTH WESTERN BELL TELEPHONE COMPANY
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 R.C.P.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

LINE TYPE LEGEND

1	BOUNDARY LINE
2	EASEMENT LINE
3	SEALING LINE
4	CONCRETE CURB
5	CONCRETE SIDEWALK
6	CONCRETE DRIVEWAY
7	CONCRETE SIDEWALK
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**PRELIMINARY PLAT
 PARK HERITAGE IN
 MIDTOWN DALLAS**

LOT 1, BLOCK A1/7409
 LOT 2, BLOCK A2/7409
 LOT 3, BLOCK A3/7409
 LOT 4, BLOCK A4/7409

BEING A REPLAT OF LOT 2, BLOCK A7409
 VALLEY VIEW CENTER
 AND BEING 22.514 ACRES OUT OF THE
 HIRAM WILBURN SURVEY, ABSTRACT NO. 1567
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S-_____
 ENGINEERING #3111-

ENGINEER
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 CONTACT: BRAD MOSS, P.E.
 PHONE: 972-770-1300
 BRAD.MOSS@KIMLEY-HORN.COM

OWNER
 SERITAGE SRC FINANCE LLC
 489 FIFTH AVENUE, 18TH FLOOR
 NEW YORK, NY 10017
 CONTACT: JAMES E. BRY
 PHONE: 646-875-7304
 JBRY@SERITAGE.COM

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 234-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MTC/JBH	JAD	AUG. 2018	064499304	1 OF 2