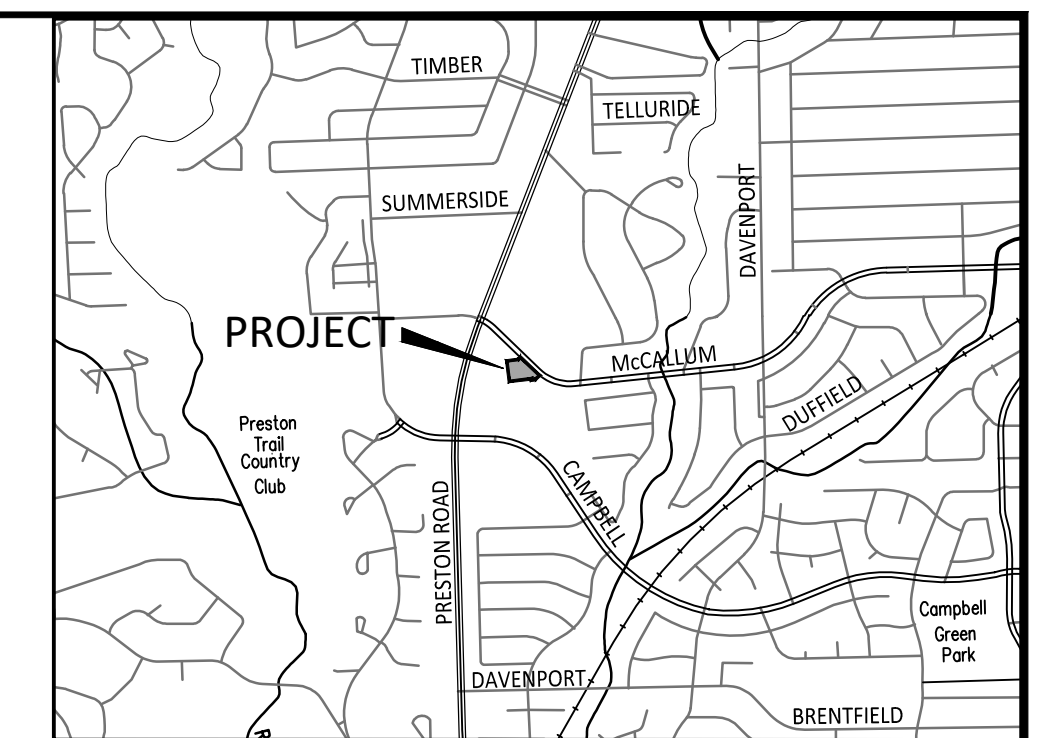


Line	Length	Direction
L1	37.91	S85° 32' 25"W
L2	16.99	N4° 52' 13"W
L3	37.83	N46° 05' 50"E
L4	32.08	S85° 12' 25"W
L5	45.36	N43° 54' 10"W
L6	12.00	S46° 05' 50"W
L7	20.00	N43° 54' 10"W
L8	12.00	N46° 05' 50"E
L9	96.50	N43° 54' 10"W
L10	12.50	N46° 05' 50"E
L11	15.00	S43° 54' 10"E
L12	12.50	N46° 05' 50"E
L13	58.47	N43° 54' 10"W
L14	28.00	S46° 05' 50"W
L15	15.00	N43° 54' 10"W
L16	28.00	N46° 05' 50"E
L17	22.70	N43° 54' 10"W
L18	54.99	N1° 05' 50"E
L19	11.62	N46° 05' 50"E
L20	16.67	S43° 54' 10"E
L21	43.13	S1° 05' 50"W
L22	78.88	S43° 54' 10"E
L23	15.00	N46° 05' 50"E
L24	15.00	S43° 54' 10"E
L25	15.00	S46° 05' 50"W
L26	172.11	S43° 54' 10"E
L27	28.10	S46° 05' 50"W
L28	21.97	S46° 05' 50"W
L29	1.00	N43° 54' 10"W

LEGEND	
•	Point of Curvature or Tangency on Center Line
•	1/2" iron rod w/ yellow plastic cap stamped "JVC" set (unless otherwise noted)
⊙	1/2" iron rod found w/ yellow plastic cap stamped "JVC" (unless otherwise noted)
IRF	Iron Rod Found
AC	Acre
BL	Building Line
C1	Curve No.
CL	Center Line
<CM>	Control Monument
DE	Drainage Easement
SWE	Sidewalk Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
U.T.E.	Utility & Telecommunications Easement
P.O.E.	Positive Overflow Easement
W.M.E.	Wall Maintenance Easement
W.E.	Wall Easement
W.U.E.	Waterline Utility Easement
D.R.D.C.T. = Deed Records of Dallas County, Texas	

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	35.06	440.00	004°33'55"	35.05	S46° 10' 28"E
C2	21.84	32.00	039°06'35"	21.42	S65° 39' 08"W
C3	50.27	32.00	090°00'00"	45.25	N88° 54' 10"W
C4	50.97	480.31	006°04'48"	50.95	N46° 55' 57"W
C5	32.58	20.00	093°19'25"	29.09	N01° 16' 53"E
C6	31.42	20.00	090°00'00"	28.28	N88° 54' 10"W
C7	30.03	44.00	039°06'35"	29.45	S65° 39' 08"W
C8	31.42	20.00	090°00'46"	28.29	S40° 12' 02"W
C9	46.21	20.00	132°22'31"	36.59	N67° 42' 54"W
C10	29.47	20.00	084°25'09"	26.87	S88° 17' 18"E



VICINITY MAP
MAPSCO PAGE 64 (5K & 6P)
NOT TO SCALE

- GENERAL NOTES:
1. Lot-to-lot drainage is not permitted without Engineering Section approval.
 2. All Utility easements and Drainage easements within this platted property are created by this plat, unless otherwise noted.
 3. Coordinates shown hereon refer to "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
 4. No structures exist within the boundaries of the property.
5. The purpose of this plat is to create 2 commercial lots from a previously platted 1.607-acre tract of land.

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the A.B. DANKS SURVEY, ABSTRACT NO. 400, City of Dallas, Dallas County, Texas and being all of Lot 2A, Block A/8208 of PRESTON TRAILS ANNEX ADDITION, an Addition to the City of Dallas, Dallas County, Texas according to the Plat thereof recorded in Volume 2003168, Page 142, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a red plastic cap stamped "RPLS 4838" found in the southwest line of McCallum Boulevard, an 80 foot right-of-way, for the southeast corner of said Lot 2A;

THENCE Westerly, with the south line of said Lot 2A, the following four (4) courses and distances:

- South 49 degrees 40 minutes 46 seconds West, leaving said southwest line, a distance of 72.72 feet to a 5/8 inch iron rod with a red plastic cap stamped "RPLS 4838" found for corner;
- South 85 degrees 32 minutes 25 seconds West, a distance of 37.91 feet to a 5/8 inch iron rod with a red plastic cap stamped "RPLS 4838" found for corner;
- North 04 degrees 52 minutes 13 seconds West, a distance of 16.99 feet to a 5/8 inch iron rod with a red plastic cap stamped "RPLS 4838" found for corner;
- South 85 degrees 05 minutes 50 seconds West, a distance of 266.07 feet to a PK nail with shiner stamped "VOTEX SURVEYING" found for the southwest corner of said Lot 2A;

THENCE North 04 degrees 54 minutes 10 seconds West, a distance of 245.10 feet to a point for the northwest corner of said Lot 2A, from which point an "X" found in concrete bears South 80 degrees 28 minutes 15 seconds West, a distance of 0.69 feet;

THENCE North 85 degrees 05 minutes 50 seconds East, a distance of 134.42 feet to a point for corner, from which point a 5/8 inch iron rod with a yellow plastic cap found bears South 68 degrees 12 minutes 48 seconds East, a distance of 1.06 feet;

THENCE North 46 degrees 05 minutes 50 seconds East, a distance of 37.83 feet to a 5/8 inch iron rod with a red plastic cap stamped "RPLS 4838" found in the southwest line of the above mentioned McCallum Boulevard for the northeast corner of said Lot 2A;

THENCE South 43 degrees 54 minutes 10 seconds East, with said southwest line, a distance of 280.13 feet to a 5/8 inch iron rod with a red plastic cap stamped "RPLS 4838" found for corner at the beginning of a curve to the left having a central angle of 04 degrees 33 minutes 55 seconds, a radius of 440.00 feet and a chord bearing of South 46 degrees 10 minutes 28 seconds East, 35.05 feet;

THENCE Southeasterly, continuing with said southwest line and with said curve to the left, an arc distance of 35.06 feet to the POINT OF BEGINNING and containing 1.607 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **PRESTON TRAILS ANNEX ADDITION, LOTS 2A1 & 2A2, BLOCK A/8208** an addition to the County of Dallas, Texas...

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

Witness, my hand at _____, this _____ day of _____, 2021.

_____, LLC
a Texas _____

By: _____

Name _____

Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ (of _____), known 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 and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office, this ____ day of _____, 2020.

Notary public for and in the State of Texas

My commission expires: _____

SURVEYOR'S STATEMENT:

I, Ryan S. Reynolds, 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 reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Engineers and Surveyors, 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 _____, 2020.

FOR REVIEW PURPOSES ONLY. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2020.

Notary public for and in the State of Texas

My commission expires: _____

**PRELIMINARY PLAT
PRESTON TRAILS
ANNEX ADDITION**

LOTS 2A1 & 2A2, BLOCK A/8208;
BEING A REPLAT OF LOT 2A, BLOCK A/8208
VOLUME 2003168, PAGE 142
1.607 ACRES SITUATED IN THE
A.B. DANKS SURVEY, ABSTRACT NO. 400

CITY OF DALLAS
DALLAS COUNTY, TEXAS
FILE NO. S201-550
CITY ENGINEER PLAN FILE NO. XXXX-XXXX
11 December 2020
SHEET 1 OF 1

J. VOLK consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962