



SURVEYORS CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

I, John S. Turner, 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 information, and that this plat substantially complies with the Rules and Regulations of the State Board of Professional Land Surveyors and the Civil Government Code, Chapter 212, 1 (Ordinance No. 19465, as amended) and the Official Government Code, Chapter 212, 1 (Ordinance No. 19465, as amended). I further affirm that monuments shown herein were either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-4-617 (a), (b), (c), (d), (e), and (f); and that the digital drawing file accompanying this plat is a precise representation of the Signed Final Plat.

Witness my hand at Mesquite, Texas, _____ 20____.

This _____ day of _____, 20____.

John S. Turner
 Registered Professional Land Surveyor #5310

PRELIMINARY, RELEASED 10-06-2017 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

SURVEYOR'S NOTES

1. ALL 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310"
2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83, NO SCALE AND NO PROJECTION.
3. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (NAD 11)
4. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO ADD ADDITIONAL STRUCTURES FOR APARTMENT COMPLEX.
6. STRUCTURES LOCATED ON PROPERTY WILL REMAIN, AN ADDITIONAL 48 APARTMENT UNITS WILL BE CONSTRUCTED ON THE CURRENT VACANT PORTION OF LOTS.

LEGEND

M.R.D.C.T.	Map Records, Dallas County, Texas
D.R.D.C.T.	Deed Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
IPF	Iron rod found
IRS	Iron pipe found
	1/2" iron rods with a yellow plastic cap stamped "RPLS 5310"
sq FT	square feet
AC	acre

OWNERS CERTIFICATE

WHEREAS TI Capital, LP, is the sole owner of a tract of land located in the J.D. HAMILTON SURVEY, Abstract No. 647, City of Dallas, Dallas County, Texas, and being Lot 2-A and the Northern 30' of a 60' Utility Easement, situated in Block B/8415 of the Revised Replat of Lot 2, Block B/8415, and Lot 2, Block C/8415 of Pinyon Tree Apartment Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 72093, Page 2239, Map Records, Dallas County, Texas, and being the same tract of land described in the plat thereof recorded in Volume 72093, Page 2239, Map Records, Dallas County, Texas, and being the same tract of land described in the plat thereof recorded in Volume 72093, Page 2239, Map Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 3" aluminum disk stamped "TXDPT" found in the Northeast line of Interstate Highway No. 635 (LBJ Freeway), a variable width right-of-way, and being the Southeast corner of said Lot 2A, at a distance of 189.64', and continuing a total distance of 1,007.93' to a 5/8" iron rod found at the Northwest corner of Lot 1, Block B/8415 of Pinyon Tree Apartment Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 69081, Page 2239, Map Records, Dallas County, Texas, same being the Northeast corner of said Lot 2-A;

Thence South 01°08'25" East, with the common line of said Lots 2-A and Lot 1, a distance of 350.28' to a Mag nail found for corner;

Thence North 62°37'13" West, a distance of 184.28' to a Mag nail found for corner at the beginning of a curve to the left, having a central angle of 80°11'16", a radius of 320.00', and a chord bearing and distance of South 77°17'09" West, 412.19';

Thence Southwesterly, along said curve to the left, an arc distance of 447.85' to a Mag nail with a 2" washer set for in the said Northeast line of Interstate Highway No. 635 (LBJ Freeway), at the Southeast corner of said Aged Judgment to the State of Texas, same being the Northeast corner of Aged Judgment to the State of Texas, recorded in Instrument No. 20100096373, Official Public Records, Dallas County, Texas;

Thence North 52°00'57" West, along said Northeast line, a distance of 570.00' to the PLACE OF BEGINNING and containing 236,470 square feet or 5,429 acres of land.

OWNERS DEDICATION

STATE OF TEXAS
 COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TI Capital, LP, a Texas limited partnership, does hereby adopt this plat, designating the herein described property as **LOT 2-A-R, BLOCK B/8415 OF PINYON TREE APARTMENT ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in the 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 the 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 or growths shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using of said 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 areas is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services for wastewater services from the main to the point of payment line, their location as installed.

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

Name: _____
 Title: _____

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 _____, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.
 This _____ day of _____, 20____.

Notary Public in and for the State of Texas

PRELIMINARY REPLAT

LOT 2-A-R, BLOCK B/8415
PINYON TREE APARTMENT ADDITION

BEING
 A REPLAT OF LOT 2-A, AND PART OF A 60' UTILITY EASEMENT
 BLOCK B/8415, PINYON TREE APARTMENT ADDITION
 AN ADDITION TO THE CITY OF DALLAS,
 DALLAS COUNTY, TEXAS

J. D. HAMILTON SURVEY, ABSTRACT NO. 647
 CITY PLAN FILE NO. 578-116

A&W SURVEYORS, INC.
 Professional Land Surveyors
 TEXAS REGISTRATION NO. 10017400
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 WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 9275 LBJ FREEWAY, DALLAS, TEXAS ~
 Owner: TI Capital, LP
 ~ 125 E. John Carpenter Freeway, Irving, TX 75082 ~

Job No.: 17-1785
 Drawn by: 517
 Date: 10/05/2017
 Revised: _____

"A professional company operating in your best interest"