

TREE TABLE			
Tree #	Common Name	Scientific Name	Diameter
1002	Hackberry	<i>Celtis laevigata</i>	6
1003	Hackberry	<i>Celtis laevigata</i>	11
1007	Hackberry	<i>Celtis laevigata</i>	7
1009	Hackberry	<i>Celtis laevigata</i>	10
1012	Crepe myrtle	<i>Lagerstroemia</i>	4-stem
1013	Bradford pear	<i>Pyrus calleryana</i>	12
1014	Winged elm	<i>Ulmus alata</i>	6
1015	Japanese privet	<i>Ligustrum japonicum</i>	Shrub
1016	Japanese privet	<i>Ligustrum japonicum</i>	Shrub
1017	Hackberry	<i>Celtis laevigata</i>	10.5
1018	Hackberry	<i>Celtis laevigata</i>	13
1019	Hackberry	<i>Celtis laevigata</i>	12.5
1020	Hackberry	<i>Celtis laevigata</i>	9.5
1021	Hackberry	<i>Celtis laevigata</i>	9
1022	Hackberry	<i>Celtis laevigata</i>	15.5
1023	Hackberry	<i>Celtis laevigata</i>	11
1024	Hackberry	<i>Celtis laevigata</i>	10
1025	Hackberry	<i>Celtis laevigata</i>	6
1026	Hackberry	<i>Celtis laevigata</i>	6
1027	Hackberry	<i>Celtis laevigata</i>	11.5
1028	Hackberry	<i>Celtis laevigata</i>	15
1029	Hackberry	<i>Celtis laevigata</i>	21.5
1030	Hackberry	<i>Celtis laevigata</i>	13.5
1031	Hackberry	<i>Celtis laevigata</i>	18
1032	Yaupon	<i>Ilex vomitoria</i>	12.5
1033	American elm	<i>Ulmus americana</i>	20.5
1034	Cottonwood	<i>Populus deltoides</i>	21.5
1035	American elm	<i>Ulmus americana</i>	23.5
1036	Hackberry	<i>Celtis laevigata</i>	12
1037	Live oak	<i>Quercus virginiana</i>	14
1039	Crepe myrtle	<i>Lagerstroemia</i>	5-stem
1040	Crepe myrtle	<i>Lagerstroemia</i>	10-stem
1041	Hackberry	<i>Celtis laevigata</i>	7

PRELIMINARY
 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.
 Release date: 3/23/2016
 Heath W. Brown
 RPLS No. 6189
 FOR REVIEW & COMMENT

**PRELIMINARY PLAT
 HIGH POINT CROSSING
 LOT 1, BLOCK 5415**
 14.178 ACRE TRACT
 BEING A REPLAT OF LOTS A & B, BLOCK 1/5414,
 MEDALLION CENTER NO. 3
 AND BLOCK 5415, MEDALLION CENTER NO. 2
 SITUATED IN THE
 BUFFALO BAYOU, BRAZOS &
 COLORADO RAILROAD SURVEY, ABSTRACT NO. 191
 AND WILLIAM IRWIN SURVEY, ABSTRACT NO. 668
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S156-146



BY
 1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081 (214) 346-6200
 TPLS FIRM NO. 10029600
 SCALE: 1"=50' AVO. 31546 MARCH, 2016 SHEET 1 OF 2

- LEGEND:**
- RL PROPERTY LINE
 - FGP FENCE GATE POST
 - GM GAS METER
 - TSB TELEPHONE SERVICE BOX
 - TCS TELEPHONE CABLE SERVICE
 - BOLL TRAFFIC BOLLARD
 - PP POWER POLE
 - ER ELECTRICAL RISER
 - SSCO SANITARY SEWER CLEANOUT
 - EM ELECTRICAL METER
 - LP LIGHT POLE
 - WM WATER METER
 - WV WATER VALVE
 - FH FIRE HYDRANT
 - GW GUY WIRE
 - TS TRAFFIC SIGN
 - EB ELECTRICAL BOX
 - E ELECTRICAL OVERHEAD LINES
 - 1/2" SIR 1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
 - W/CAP CONTROL MONUMENT
 - (C.M.) SET MAG NAIL WITH WASHER
 - W/SHNER STAMPED "HALFF"
 - FIR FOUND IRON ROD
 - R.O.W. RIGHT OF WAY
 - U.T.S. UNABLE TO SET
 - D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
 - M.R.D.C.T. MAP RECORDS DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
 - VOL., PG. VOLUME, PAGE

- GENERAL NOTES:**
- The purpose of this plat is to create one lot from three existing lots and an abandoned street.
 - Lot to lot drainage is not permitted without engineering section approval.
 - The Basis of bearing is the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
 - The grid 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.
 - Existing structures on site to be demolished.

OWNER
 6411 EAST NORTHWEST LLC
 % WELL STONE CORPORATION
 2228 TACKETTS MILL DRIVE
 WOODBRIDGE, VA 22192
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SURVEYOR
 HALFF ASSOCIATES, INC.
 1201 NORTH BOWSER ROAD
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 PHONE: (214) 346-6200
 EMAIL: HIBROWN@HALFF.COM
 TPLS FIRM NO. 10029600

OWNER'S CERTIFICATE

**COUNTY OF DALLAS
STATE OF TEXAS**

WHEREAS, 6411 East Northwest LLC is the owner of a 14.178 acre (617,603 square foot) tract of land situated in the Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract Number 191 and the William Irwin Survey, Abstract Number 668, City of Dallas, Dallas County, Texas, City of Dallas Block Numbers 5415 and I/5414, and being all of MEDALLION CENTER NO. 2, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 51, Page 221 of the Map Records of Dallas County, Texas (M.R.D.C.T.), all of the remainder of Lot A, Block I/5414 and all of Lot B, Block I/5414 of MEDALLION CENTER NO. 3, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 877, Page 1456 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), all of Quality Lane (a 60-foot wide right-of-way), as dedicated by plat of said MEDALLION CENTER NO. 2, all of a called 7.3139 acre tract of land described as Tract 1 and all of a called 5.973 acre tract of land described as Tract 2 in Special Warranty Deed to 6411 East Northwest LLC, as recorded in Volume 2000113, Page 04295, D.R.D.C.T., and being more particularly described as follows:

COMMENCING at a found "X" in concrete at the intersection of the northwest right-of-way line of Abrams Road (a variable width right-of-way) with the northeast right-of-way line of Northwest Highway / Loop 12 (a variable width right-of-way) for the south corner of a called 0.4285 acre tract of land described as Tract 1 in deed to LG NW HWY, LLC, as recorded in Instrument Number 201300125441 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and the point of curvature of a non-tangent circular curve to the right having a radius of 2,808.93 feet, whose chord bears North 64 degrees 50 minutes 58 seconds West, a distance of 118.48 feet;

THENCE Northwesterly, with the northeast right-of-way line of said Northwest Highway / Loop 12, with the southwest line of said 0.4285 acre tract, and with said curve, through a central angle of 02 degrees 25 minutes 01 second, an arc distance of 118.49 feet to a found "X" in concrete for the POINT OF BEGINNING, said point being the west corner of said 0.4285 acre tract and a south corner of said MEDALLION CENTER NO. 2 addition, and the point of curvature of a tangent circular curve to the right having a radius of 2,808.93 feet, whose chord bears North 63 degrees 01 minute 24 seconds West, a distance of 60.56 feet;

THENCE Northwesterly, continuing with the northeast right-of-way line of said Northwest Highway / Loop 12, with the southwest line of said MEDALLION CENTER NO. 2 addition, and with said curve, through a central angle of 01 degree 14 minutes 07 seconds, an arc distance of 60.56 feet to a 5/8-inch found iron rod with a plastic cap stamped "RPLS 2304" for the end of said curve;

THENCE North 59 degrees 03 minutes 57 seconds West, continuing with the northeast right-of-way line of said Northwest Highway / Loop 12 and the southwest line of said MEDALLION CENTER NO. 2 addition, a distance of 98.06 feet to a 5/8-inch found iron rod with a plastic cap stamped "RPLS 2304" for the point of curvature of a non-tangent circular curve to the right having a radius of 2,804.93 feet, whose chord bears North 58 degrees 24 minutes 20 seconds West, a distance of 195.78 feet;

THENCE Northwesterly, continuing with the northeast right-of-way line of said Northwest Highway / Loop 12 and the southwest line of said MEDALLION CENTER NO. 2 addition, and with said curve, through a central angle of 04 degrees 00 minutes 00 seconds, an arc distance of 195.82 feet to a set "X" in concrete for the end of said curve;

THENCE North 52 degrees 58 minutes 54 seconds West, continuing with the northeast right-of-way line of said Northwest Highway / Loop 12 and the southwest line of said MEDALLION CENTER NO. 2 addition, passing at a distance of 79.98 feet a 5/8-inch found iron rod at the intersection of the northeast right-of-way line of said Northwest Highway / Loop 12 with the southeast right-of-way line of Quality Lane (a 60-foot wide right-of-way) for the west corner of said MEDALLION CENTER NO. 2 addition, and continuing over and across said Quality Lane for a total distance of 140.00 feet to a point (not monumented) on the southeast line of the said Lot A, Block I/5414 and the northwest right-of-way line of said Quality Lane;

THENCE South 35 degrees 44 minutes 49 seconds West, with the northwest right-of-way line of said Quality Lane and with the southeast line of said Lot A, Block I/5414, a distance of 0.55 feet to a 5/8-inch found iron rod with a plastic cap stamped "RPLS 2304" at the intersection of the northwest right-of-way line of said Quality Lane with the northeast right-of-way line of said Northwest Highway / Loop 12 for the south corner of said Lot A, Block I/5414;

THENCE North 52 degrees 32 minutes 04 seconds West, with the northeast right-of-way line of said Northwest Highway / Loop 12 and with the southwest line of said Lot A, Block I/5414, a distance of 63.76 feet to a 1/2-inch found iron rod for an angle point;

THENCE North 37 degrees 56 minutes 01 second West, continuing with the northeast right-of-way line of said Northwest Highway / Loop 12 and the southwest line of said Lot A, Block I/5414, a distance of 161.89 feet to a set MAG Nail with washer stamped "HALFF" for an angle point;

THENCE North 48 degrees 49 minutes 11 seconds West, continuing with the northeast right-of-way line of said Northwest Highway / Loop 12 and the southwest line of said Lot A, Block I/5414, a distance of 153.56 feet to a 5/8-inch found iron rod for an angle point;

THENCE North 23 degrees 50 minutes 57 seconds West, continuing with the northeast right-of-way line of said Northwest Highway / Loop 12 and the southwest line of said Lot A, Block I/5414, a distance of 67.65 feet to a set "X" in concrete for the south corner of Lot 1-R, Block I/5414 of DON CARTER'S ALL STAR LANES ADDITION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 76106, Page 1577, D.R.D.C.T.;

THENCE North 44 degrees 27 minutes 34 seconds East, departing the northeast right-of-way line of said Northwest Highway / Loop 12, with the southeast line of said Lot 1-R, Block I/5414, passing the west corner of said Lot B, Block I/5414 at a distance of 314.82 feet, and continuing with the southeast line of said Lot 1-R, Block I/5414 and with the northwest line of said Lot B, Block I/5414, in all, a total distance of 614.82 feet to a 3/8-inch found iron rod on the southwest right-of-way line of Theater Way (formerly known as Impala Lane, a 60-foot wide right-of-way) for the north corner of said Lot B, Block I/5414 and the east corner of said Lot 1-R, Block I/5414;

THENCE South 45 degrees 32 minutes 26 seconds East, with the southwest right-of-way line of Theater Way and with the northeast line of said Lot B, Block I/5414, a distance of 399.47 feet to a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF" at the intersection of the southwest right-of-way line of said Theater Way with the northwest right-of-way line of said Quality Lane for the east corner of said Lot B, Block I/5414;

THENCE South 44 degrees 24 minutes 52 seconds West, with the northwest right-of-way line of said Quality Lane and with the southeast line of said Lot B, Block I/5414, a distance of 0.84 feet to a point (not monumented);

THENCE South 45 degrees 35 minutes 11 seconds East, departing the northeast right-of-way line of said Quality Lane and the southeast line of said Lot B, Block I/5414, and over and across said Quality Lane, passing at a distance of 60.00 feet the southeast right-of-way line of said Quality Lane and the north corner of said MEDALLION CENTER NO. 2, and continuing with the northeast line of said MEDALLION CENTER NO. 2 addition and with the southwest line of a called 12.944 acre tract of land described in deed to WPA Investment Group, LTD., as recorded in Instrument Number 200900094431, O.P.R.D.C.T., for a total distance of 650.00 feet to a 1/2-inch found iron rod on the northwest right-of-way line of said Abrams Road for the east corner of said MEDALLION CENTER NO. 2 addition and the south corner of said 12.944 acre tract;

THENCE South 44 degrees 24 minutes 49 seconds West, with the northwest right-of-way line of said Abrams Road and with the southeast line of said MEDALLION CENTER NO. 2 addition, a distance of 386.00 feet to a 1/2-inch found iron rod for a south corner of said MEDALLION CENTER NO. 2 addition and the east corner of said 0.4285 acre tract;

THENCE North 45 degrees 35 minutes 11 seconds West, departing the northwest right-of-way line of said Abrams Road, with the south line of said MEDALLION CENTER NO. 2 addition and with the north line of said 0.4285 acre tract, a distance of 63.73 feet to a found PK Nail with washer for an angle point;

THENCE North 65 degrees 00 minutes 11 seconds West, continuing with the south line of said MEDALLION CENTER NO. 2 addition and the north line of said 0.4285 acre tract, a distance of 108.45 feet to a found PK Nail with washer for an interior ell corner of said MEDALLION CENTER NO. 2 addition and the north corner of said 0.4285 acre tract;

THENCE South 26 degrees 21 minutes 49 seconds West, continuing with the south line of said MEDALLION CENTER NO. 2 addition and the north line of said 0.4285 acre tract, a distance of 124.99 feet to the POINT OF BEGINNING and containing 617,603 square feet or 14.178 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 6411 East Northwest LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **HIGH POINT CROSSING**, 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 reserved 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 reserved 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 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 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.

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2016.

6411 East Northwest Highway LLC

By: _____
Nancy S. Kyme, Vice President

**COUNTY OF DALLAS
STATE OF TEXAS**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Nancy S. Kyme, Vice President, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas
My commission expires: _____

SURVEYOR'S STATEMENT

I, Heath W. Brown, 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 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 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 _____, 2016.

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. RELEASE DATE: MARCH 23, 2016.

Heath W. Brown
Texas Registered Professional Land Surveyor No. 6189

**COUNTY OF DALLAS
STATE OF TEXAS**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Heath W. Brown, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas
My commission expires: _____

OWNER

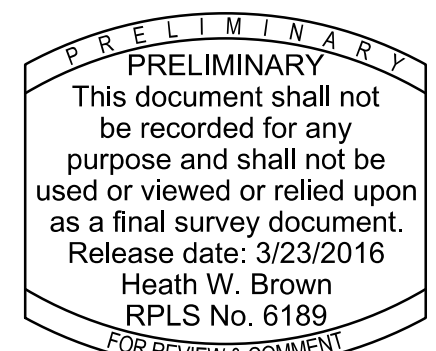
6411 EAST NORTHWEST LLC
% WELL STONE CORPORATION
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SURVEYOR

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TBPLS FIRM NO. 10029600



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HIGH POINT CROSSING
LOT 1, BLOCK 5415**

14.178 ACRE TRACT
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