

OWNER:
PHCG INVESTMENTS, INC
HOUSTON, TX 77007

ENGINEER:
PAPE-DAWSON ENGINEERS, INC
5700 W. PLANO PKWY, SUITE 2500
PLANO, TX 75093

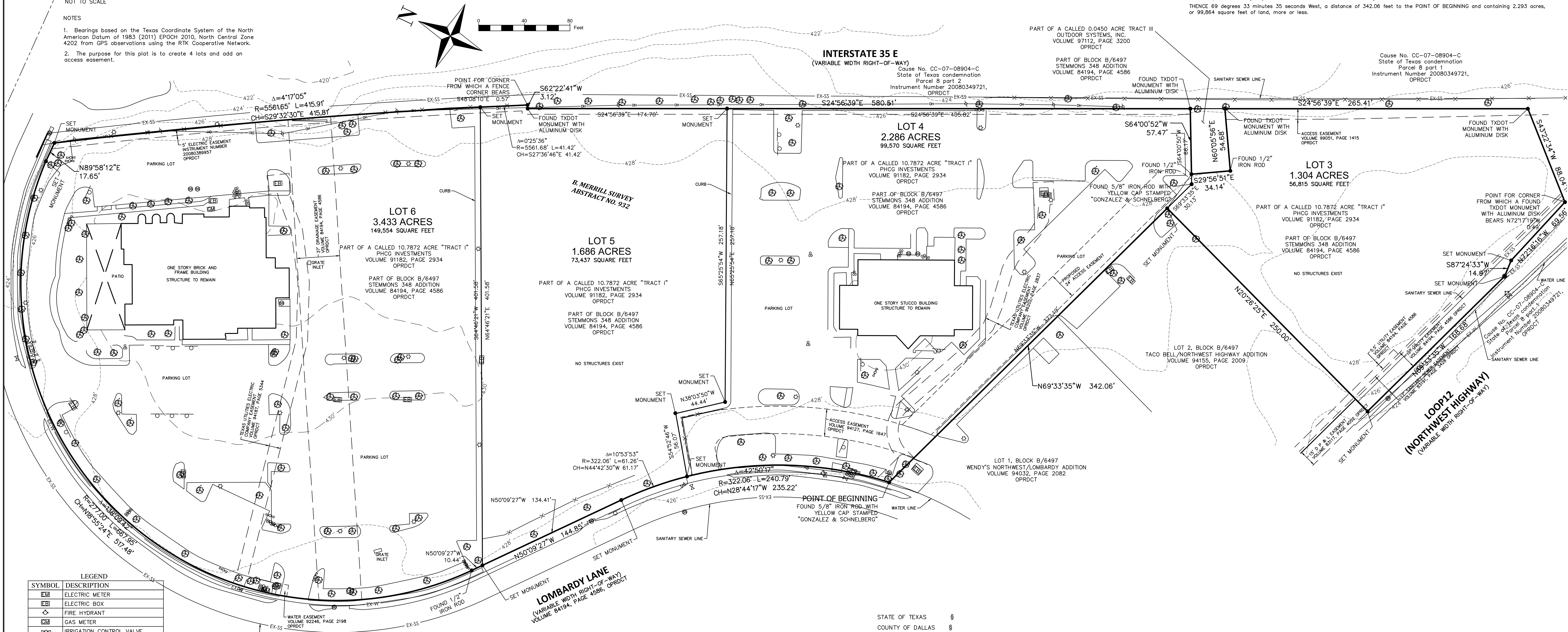
SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 682.233.2030

STATE OF TEXAS §
COUNTY OF TARRANT §
WHEREAS PHCG Investments, acting by and through the undersigned, their duly authorized agent, is the owner of the herein described property to wit:
PLAT METES AND BOUNDS DESCRIPTION
BEING a 8.709 acre tract of land situated in the B. Merrill Survey, Abstract Number 932, located in the City of Dallas, Dallas County, Texas, being part of Block B/6497, Stemmons 348 Addition, recorded in Volume 84194, Page 4586 of the Official Public Records, Dallas County, Texas, (OPRDCT), and being part of called 10.7872 Acre "TRACT I" in Special Warranty Deed with Vendor's Lien to PHCG Investments, recorded in Volume 91182, Page 2934, OPRDCT, said 8.709 acre tract being more particularly described as follows:
BEGINNING at a found out 5/8" iron rod with yellow plastic cap stamped "GONZALEZ & SCHNELBERG" at the northwest corner of Lot 1, Block B of Wendy's Northwest/Lombardy Addition, recorded in Volume 94032, Page 2082 OPRDCT, on the west line of said Block B/6497 and on the East right-of-way line of Lombardy Lane (variable width), being in a curve to the left, having a radius of 322.06 feet and whose chord bears North 28 degrees 44 minutes 17 seconds West, a distance of 235.22 feet;
THENCE Northwestwesterly, with the west line of said Block B/6497, said east right-of-way line of Lombardy Lane, and along said curve to the left, through a central angle of 42 degrees 50 minutes 17 seconds and an arc distance of 240.79 feet to a set monument at the end of said curve;
THENCE North 50 degrees 09 minutes 27 seconds West, continuing with west line of said Block B/6497 and said east right-of-way line of Lombardy Lane, a distance of 144.85 feet to a found 1/2" iron rod at the beginning of a curve to the right, having a radius of 277.00 feet, and whose chord bears North 18 degrees 55 minutes 24 seconds East, a distance of 517.48 feet.

PLAT METES AND BOUNDS DESCRIPTION Continued
THENCE Northeastly, continuing with the west line of said Block B/6497 and said east right-of-way line of Lombardy Lane, and along said curve to the right, through a central angle of 138 degrees 09 minutes 42 seconds and an arc distance of 667.95 feet to a set monument at the end of said curve;
THENCE North 89 degrees 58 minutes 12 seconds East, continuing with the north line of Block B/6497 and south right-of-way line of said Lombardy Lane, a distance of 17.65 feet to a set monument at the northeast corner of said Block B/6497 and at the intersection of said south right-of-way line and the west right-of-way line of Interstate Highway 35 E (variable width), being in a curve to the right, having a radius of 5561.65 feet, and whose chord bears South 29 degrees 32 minutes 30 seconds East, a distance of 415.80 feet;
THENCE Southeastly, with the east line of said Block B/6497 and said west right-of-way line of Interstate 35E, and along said curve to the right, through a central angle of 04 degrees 17 minutes 04 seconds and an arc distance of 415.91 feet to a point for corner on the north line of condemnation Parcel 8, Part 2 described in Cause No. CC-07-08904-C The State of Texas v. PHCG Investments, et al, recorded in Instrument Number 20080349721 OPRDCT, from which a fence corner bears South 47 degrees 44 minutes 02 seconds East, a distance of 0.57 feet;
THENCE South 62 degrees 22 minutes 41 seconds West, along a jog in the west right-of-way line of said Interstate 35E and with the north line of said Condemnation Tract - Parcel 8, Part 2, a distance of 3.12 feet to a found TXDOT monument with aluminum disk at the northwest corner of said Condemnation Tract - Parcel 8, Part 2;
THENCE South 24 degrees 56 minutes 39 seconds East, with the west right-of-way line of said Interstate 35E and with the west line of said Condemnation Tract - Parcel 8, Part 2, a distance of 580.51 feet to a found TXDOT monument with aluminum disk at the southwest corner of said Condemnation Tract - Parcel 8, Part 2 and on the north line of a called 0.0450 acre "Tract III" of land described in the Warranty Deed to Outdoor Systems, Inc., recorded in Volume 97112, Page 3200 OPRDCT;

PLAT METES AND BOUNDS DESCRIPTION Continued
THENCE South 64 degrees 00 minutes 52 seconds West, with the north line of said Tract III, a distance of 57.47 feet to a found 1/2" iron rod at the northwest corner of said Tract III;
THENCE South 29 degrees 56 minutes 51 seconds East, with the west line of said Tract III, a distance of 34.14 feet to a found 1/2" iron rod at the southwest corner of said Tract III;
THENCE North 60 degrees 05 minutes 56 seconds East, with the south line of said Tract III, a distance of 54.68 feet to a found TXDOT monument with aluminum disk at the northeast corner of condemnation Parcel 8, Part 1 described in Cause No. CC-07-08904-C The State of Texas v. PHCG Investments, et al, recorded in Instrument Number 20080349721 OPRDCT;
THENCE South 24 degrees 56 minutes 39 seconds East, with the west right-of-way line of said Interstate 35E and the west line of said Condemnation Tract - Parcel 8, Part 1, a distance of 285.41 feet to a found TXDOT monument with aluminum disk at the northeast end of a corner clip line between said Interstate 35E and Loop 12 (variable width);
THENCE South 43 degrees 22 minutes 34 seconds West, with said corner clip, a distance of 88.04 feet to a found TXDOT monument with aluminum disk at the end of said corner clip on the north right-of-way line of said Loop 12;
THENCE North 72 degrees 16 minutes 16 seconds West, with the north right-of-way line of said Loop 12, a distance of 69.56 feet to a set monument;
THENCE South 87 degrees 24 minutes 33 seconds West, continuing with the north right-of-way line of said Loop 12, a distance of 14.97 feet to a set monument on the south line of said Block B/6497;
THENCE North 69 degrees 33 minutes 35 seconds West, continuing with the north right-of-way line of said Loop 12 and the south line of said Block B/6497, a distance of 168.68 feet;
THENCE North 20 degrees 26 minutes 25 seconds East, a distance of 250.00 feet to the northeast corner Lot 2, Block B/6497 of Taco Bell/Northwest Highway Addition, recorded in Volume 94155, Page 2009, OPRDCT;
THENCE 69 degrees 33 minutes 35 seconds West, a distance of 342.06 feet to the POINT OF BEGINNING and containing 2.293 acres, or 99,864 square feet of land, more or less.

- NOTES
- Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.
 - The purpose for this plat is to create 4 lots and add an access easement.



LEGEND

SYMBOL	DESCRIPTION
	ELECTRIC METER
	ELECTRIC BOX
	FIRE HYDRANT
	GAS METER
	IRRIGATION CONTROL VALVE
	LIGHT POLE
	SANITARY SEWER MANHOLE
	SIGN
	STORM DRAIN MANHOLE
	WATER METER
	WATER VALVE
	UTILITY POLE
	TREE
OPRDCT	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF DALLAS §
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That PHCG INVESTMENTS, does hereby adopt this plat of Lot 3, 4, 5, AND 6, Block B/6497, Stemmons 348 Addition, in the City of Dallas, Dallas County, Texas and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

EXECUTED at Dallas, Texas, this ____ day of _____, 2015.
PHCG Investments
By: _____
For PHCG Investments

STATE OF TEXAS ~
COUNTY OF DALLS ~
Before Me, the undersigned authority, on this day personally appeared _____ for PHCG Investments, 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 corporation.

Given under my hand and seal of office this the ____ day of _____, 2015.

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

PRELIMINARY PLAT
PAPPAS STEMMONS/348 ADDITION
LOT 3, 4, 5, AND 6, BLOCK B/6497
8.709 ACRES

BEING A REPLAT OF A PORTION OF BLOCK B, STEMMONS 348 ADDITION, AS RECORDED IN VOLUME 84194, PAGE 4586.
SITUATED IN THE B. MERRILL SURVEY, ABSTRACT 932.

CITY OF DALLAS
DALLAS COUNTY, TEXAS

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097 Bedford, TX 76095
682.233.2030 ypassociates.com TRPLS 10194022 2015-007-004

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.

Surveyor's Certificate
I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of September, 2014

Kenneth H. Yazel Jr.
Registered Professional Land Surveyor No. 6182

FILE NUMBER S145-174