



- LEGEND**
- ☐ COMMUNICATIONS VAULT
 - ⊕ METAL POST
 - ⊕ WOOD POST
 - ⊕ GAS METER
 - ⊕ GAS MANHOLE
 - ⊕ COLUMN
 - ⊕ SANITARY SEWER CLEAN OUT
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ STORM SEWER MANHOLE
 - ⊕ TRAFFIC BOLLARD
 - ⊕ TELEPHONE MANHOLE
 - ⊕ TELEPHONE MARKER FLAG
 - ⊕ TELEPHONE MARKER SIGN
 - ⊕ TELEPHONE VAULT
 - ⊕ PIPELINE MARKER SIGN
 - ⊕ ELECTRIC BOX
 - ⊕ FLOOD LIGHT
 - ⊕ GUY ANCHOR
 - ⊕ IRRIGATION VALVE
 - ⊕ LIGHT STANDARD
 - ⊕ UTILITY POLE
 - ⊕ HANDICAPPED PARKING SIGN
 - ⊕ FLAG POLE
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ 5/8" IRON ROD W/ CAP SET
 - ⊕ IRFC IRON ROD WITH CAP FOUND
 - ⊕ IRF IRON ROD FOUND
 - ⊕ IPF IRON PIPE FOUND
 - UNDERGROUND WATER LINE
 - UNDERGROUND SAN. SEWER LINE
 - OVERHEAD ELECTRIC LINE
 - FENCE
 - UNDERGROUND GAS LINE
 - UNDERGROUND TELEPHONE LINE
 - P.O.B. POINT OF BEGINNING
 - (C.M.) CONTROLLING MONUMENT
 - VOL. VOLUME
 - PG. PAGE
 - INST. NO. INSTRUMENT NUMBER
 - R.O.W. RIGHT-OF-WAY
 - ESMT. EASEMENT
 - 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

- NOTES:**
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 - COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS FROM TWO EXISTING LOTS.
 - ALL EXISTING STRUCTURES TO REMAIN.
 - SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0460K AND 480171 0480K, REVISED DATES JULY 7, 2014.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°44'15"	1021.39'	48.80'	S88°54'53"E	48.80'
C2	0°13'46"	1040.11'	4.17'	N89°35'55"E	4.17'
C3	0°15'00"	1146.28'	5.00'	N89°36'27"E	5.00'
C4	2°41'57"	1146.28'	54.00'	S88°55'05"E	54.00'

OWNER
 PROSPERITY BANK
 CONTACT: DEKE HAYES
 3811 TURTLE CREEK BLVD., SUITE 1700
 DALLAS, TEXAS 75219
 PH. (214) 780-2075
 EMAIL: deke.hayes@prosperitybankusa.com

PRELIMINARY PLAT
BANK OF THE SOUTHWEST
 LOT 2R, 3R AND 4R, BLOCK K/5961
 BEING A REPLAT OF
 ALL OF
 LOTS 2 & 3, BLOCK K/5961
 BANK OF THE SOUTHWEST ADDITION
 OUT OF THE
 JAMES McCOMMAS SURVEY, ABSTRACT NO. 866
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S201-526
 ENGINEERING NUMBER 3111-
 SHEET 1 OF 2

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
 10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
 PH. (469) 333-8831; candy@votexsurveying.com
 PROJECT NO. 2020-018

OWNER'S CERTIFICATE

**STATE OF TEXAS §
COUNTY OF DALLAS §**

WHEREAS Westmoreland National Bank and Bank of the Southwest are the owners of a tract of land situated in the James McCommas Survey, Abstract No. 866, City of Dallas, Dallas County, Texas and being all of Lots 2 and 3, Block K/5961 of Bank of the Southwest Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 97015, Page 1690, Deed Records, Dallas County, Texas; same being all of that tract of land described in Warranty Deed to Bank of the Southwest recorded in Volume 79133, Page 1811, Deed Records, Dallas, County, Texas; all of that tract of land described in Warranty Deed to Westmoreland National Bank recorded in Volume 533, Page 959, Deed Records, Dallas County, Texas; all of that tract of land described in Warranty Deed to Bank of the Southwest recorded in Volume 70049, Page 770, Deed Records, Dallas, County, Texas and all of that tract of land described in Warranty Deed to Bank of the Southwest recorded in Volume 70049, Page 779, Deed Records, Dallas, County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail with washer stamped "VOTEX" found for corner at the intersection of the south right-of-way line of June Drive (a 50-foot right-of-way; Volume 13, Page 307, Map Records, Dallas County, Texas) and the west right-of-way line of South Westmoreland Road (a 100-foot right-of-way; no recording information found); same being the northeast corner of said Lot 3;

THENCE S 0°35'33" E, along said west right-of-way line of South Westmoreland Road, a distance of 500.55 feet to a 1/2-inch iron rod found at the easternmost southeast corner of said Lot 2 and the northeast corner of a tract of land described as Tract Two in Warranty Deed with Vendor's Lien to D. Mc. Leasing, Inc. recorded in Volume 83176, Page 3789, Deed Records, Dallas County, Texas;

THENCE S 89°21'27" W, departing said west right-of-way line of South Westmoreland Road, along the common line between said Lot 2 and said Tract Two, a distance of 175.00 feet to a 1/2-inch iron rod with plastic cap stamped "D&D 4369" found at an interior ell corner of said Lot 2 and the northwest corner of said Tract Two;

THENCE S 0°35'33" E, continuing along the common line of said Lot 2 and said Tract Two, at a distance of 91.00 feet passing the southwest corner of said Tract Two and the northwest corner of a tract of land described in Warranty Deed to Alexandra Hernandez recorded in Instrument No. 201500243361, Official Public Records, Dallas County, Texas, continuing for a total distance of 181.83 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner in the north line of Lot 1, Block K/5961 of Illinois Centre Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 90169, Page 2986 of said Deed Records at the southwest corner of said Hernandez tract and a reentrant corner of said Lot 2;

THENCE along the common line of said Lot 1 and said Lot 2, the following courses and distances:

S 89°22'26" W, a distance of 61.72 feet to a 1/2-inch iron rod found for corner;

N 0°39'05" W, a distance of 58.00 feet to a 5/8-iron rod with plastic cap stamped "TXHS 5024" found for corner;

S 89°17'55" W, a distance of 201.00 feet to a brass monument stamped "H PEISER RPLS NO. 3688" found for corner in the east line of a tract of land described in Special Warranty Deed to Amerisouth V, L.P. recorded in Volume 99081, Page 4087 of said Deed Records at the northwest corner of said Lot 1 and the southwest corner of said Lot 2;

THENCE N 0°35'40" W, along east line of said Amerisouth V, L.P. tract, a distance of 559.63 feet to a 1/2-inch iron rod with plastic cap stamped "VOTEX SURVEYING" found for corner at the northwest corner of said Lot 3 and the northeast corner of said Amerisouth V, L.P.; said point being in the south line of Block F/5961, Roland Hills Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 13, Page 307, Map Records, Dallas County, Texas and the beginning of a non-tangent curve to the right; from which a 3/8-inch iron rod found bears S 50°13'56" W, a distance of 0.45 feet;

THENCE along the common line of said Block F/5961 and said Lot 3, the following courses and distances:

In a southeasterly direction along said curve to the right, having a radius of 1146.28 feet, a central angle of 4°50'09", a chord that bears S 78°05'07" E, a distance of 96.72 feet, an arc length of 96.75 feet to a 1/2-inch iron rod with plastic cap stamped "VOTEX SURVEYING" found at the beginning of a reverse curve to the left;

In a southeasterly direction along said curve to the left, having a radius of 1146.28 feet, a central angle of 11°54'03", a chord that bears S 81°37'05" E, a distance of 237.66 feet, an arc length of 238.09 feet to a 1/2-inch iron rod with plastic cap stamped "VOTEX SURVEYING" found at an interior ell corner of Lot 3 and the southeast corner of Lot 17, Block F/5961 of said Roland Hills Addition; from which a 1/2-inch iron rod found (bent) bears S 74°05'05" W, a distance of 0.29 feet;

THENCE N 2°14'47" E, along the common line of said Lot 3 and said Lot 17, a distance of 125.00 feet to a 5/8-inch iron rod found for corner in said south right-of-way line of June Drive at the northeast corner of said Lot 17 and the northwest corner of said Lot 3; same being the beginning of a non-tangent curve to the left;

THENCE along said south line of June Drive, the following courses and distances:

In a southeasterly direction along said curve to the left, having a radius of 1021.28 feet, a central angle of 2°58'17", a chord that bears S 89°01'54" E, a distance of 52.96 feet, an arc length of 52.97 feet to a 1/2-inch iron rod with plastic cap stamped "VOTEX SURVEYING" found at the end of said curve; from which a 1/2-inch iron rod found bears N 54°14'06" W, a distance of 0.29 feet;

N 89°28'58" E, a distance of 49.49 feet to the **POINT OF BEGINNING** and containing 222,340 square feet or 5.104 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Bank of the Southwest and Westmoreland National Bank, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **BANK OF THE SOUTHWEST**, 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, Texas.

WITNESS my hand this the ____ day of _____, 2020.

Bank of the Southwest and Westmoreland National Bank / Prosperity Bank

By: Deke Hayes, Dallas/Fort Worth Area Chairman

**STATE OF TEXAS §
COUNTY OF DALLAS §**

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Deke Hayes, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, 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 Engineers and Land 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.

PRELIMINARY

RELEASED 11/6/2020 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

**STATE OF TEXAS §
COUNTY OF DALLAS §**

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of _____, 2020.

Notary Public, State of Texas

PRELIMINARY PLAT

BANK OF THE SOUTHWEST

LOT 2R, 3R AND 4R, BLOCK K/5961

BEING A REPLAT OF

ALL OF

LOTS 2 & 3, BLOCK K/5961

BANK OF THE SOUTHWEST ADDITION

OUT OF THE

JAMES McCOMMAS SURVEY, ABSTRACT NO. 866

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S201-526

ENGINEERING NUMBER 3111-

SHEET 2 OF 2

OWNER
PROSPERITY BANK
CONTACT: DEKE HAYES
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EMAIL: deke.hayes@prosperitybankusa.com

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