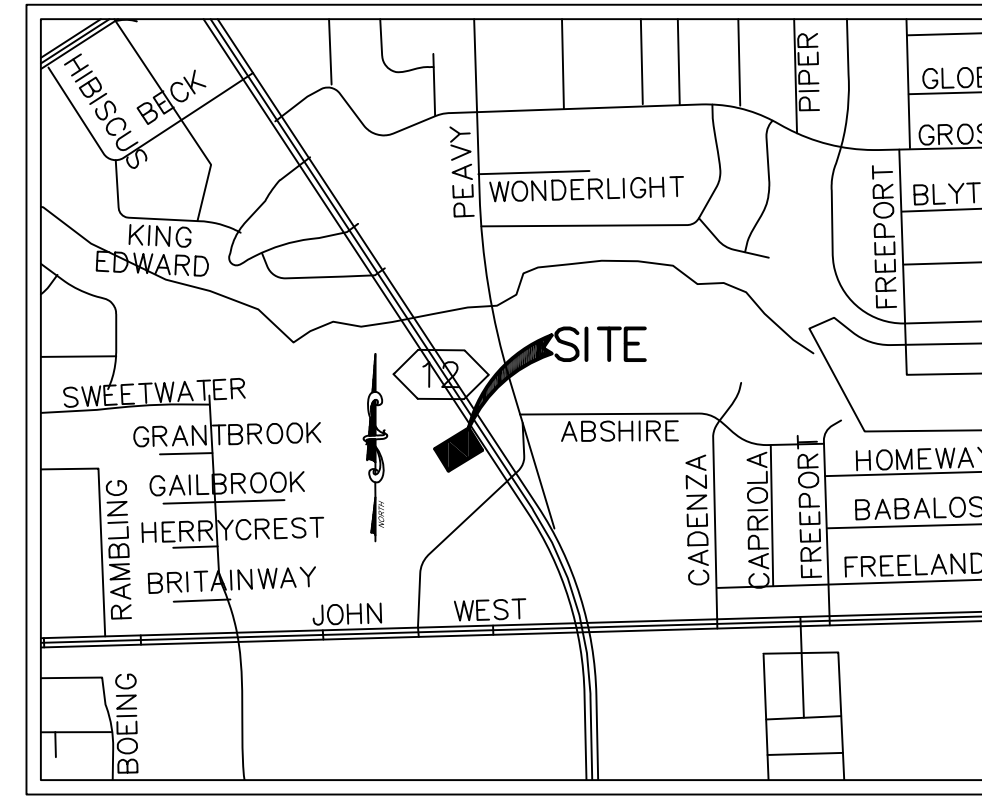


VICINITY MAP
NOT TO SCALE



OWNER'S CERTIFICATE:

STATE OF TEXAS)
COUNTY OF DALLAS)

WHEREAS LING-BUCKNER, LLC IS THE OWNER OF LAND SITUATED IN THE WM CHENAULT SURVEY, ABSTRACT NO. 280, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND TO LING-BUCKNER, LLC, BY WARRANTY DEED RECORDED IN INSTRUMENT NO. 201100281651, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF LOT 2-B, BLOCK G/7380, RESUBDIVISION OF PART OF EAST TOWN PARK ADDITION NO. 5, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75097, PAGE 56, MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID LOT 2-B, SAME BEING THE NORTH CORNER OF LOT 3, BLOCK G/7380, SAID RESUBDIVISION OF PART OF EAST TOWN PARK ADDITION NO. 5, SAME BEING THE EAST CORNER OF SAID LING-BUCKNER TRACT, SAME BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF BUCKNER BOULEVARD (A CALLED 150' RIGHT-OF-WAY);

THENCE SOUTH 60 DEG. 36 MIN. 08 SEC. WEST, ALONG THE COMMON LINE OF SAID LOT 2-B AND SAID LOT 3, A DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD WITH RED CAP STAMPED LTRA FOUND FOR THE SOUTH CORNER OF SAID LING-BUCKNER TRACT, SAME BEING AN EAST CORNER OF THAT CERTAIN TRACT OF LAND TO DALLAS INDEPENDENT SCHOOL DISTRICT, BY DEED RECORDED IN VOLUME 2005034, PAGE 321, DEED RECORDS, DALLAS COUNTY, TEXAS;

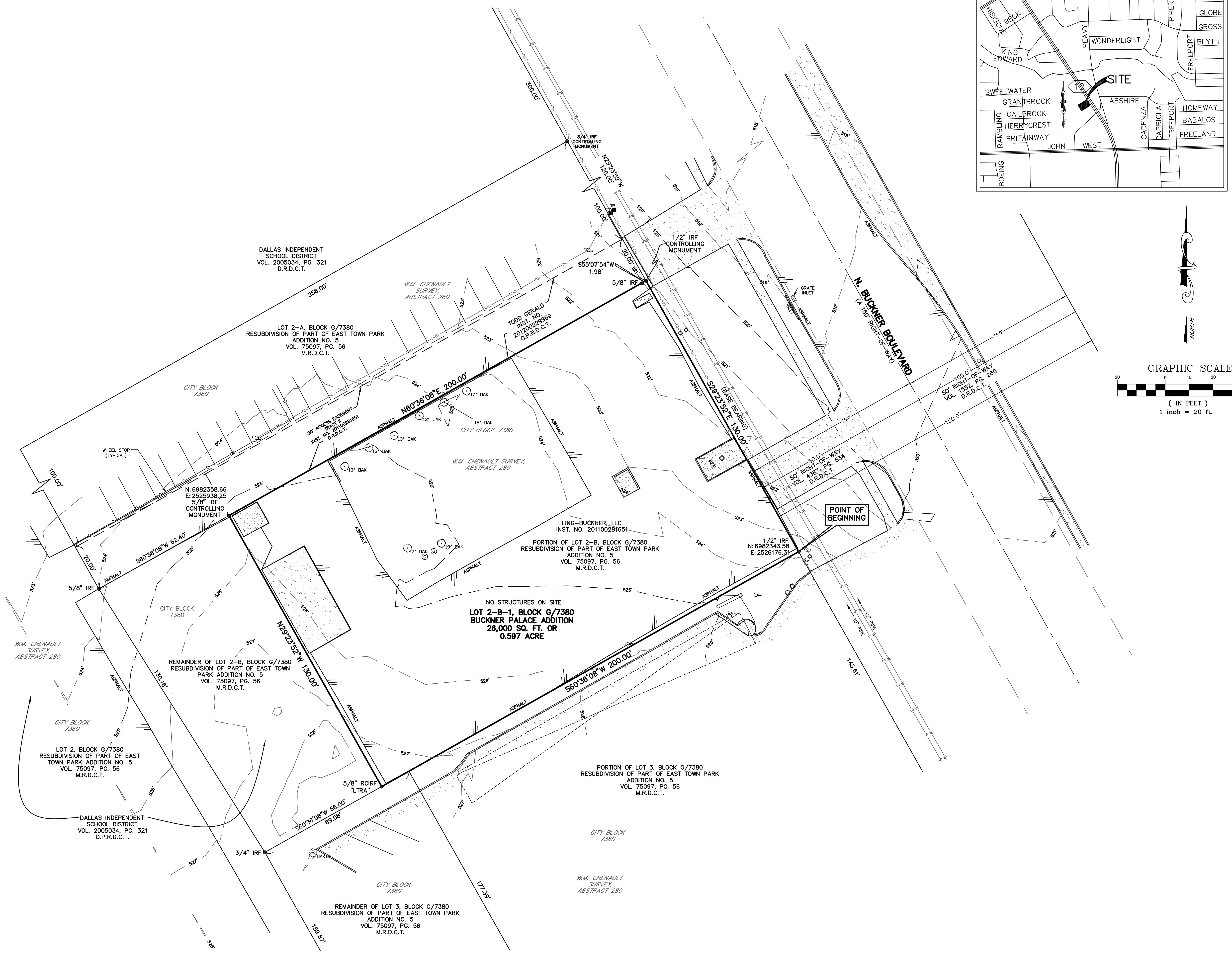
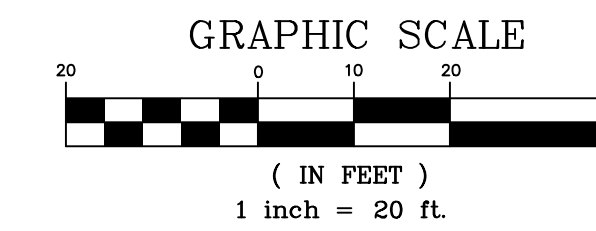
THENCE NORTH 29 DEG. 23 MIN. 52 SEC. WEST, THROUGH THE INTERIOR OF SAID LOT 2-B, AND ALONG THE COMMON LINE OF SAID LING-BUCKNER TRACT, AND SAID DALLAS INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 130.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING IN THE NORTH LINE OF SAID LOT 2-B, SAME BEING THE WEST CORNER OF SAID LING-BUCKNER TRACT, SAME BEING A NORTH CORNER OF SAID DALLAS INDEPENDENT SCHOOL DISTRICT TRACT, SAME BEING IN THE SOUTH LINE OF LOT 2-A, BLOCK G/7380, SAID RESUBDIVISION OF PART OF EAST TOWN PARK ADDITION NO. 5, SAME BEING IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND TO TODD GERALD, BY DEED RECORDED IN INSTRUMENT NO. 201200229969, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 60 DEG. 36 MIN. 08 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 2-B, AND SAID LOT 2-A, SAME BEING THE COMMON LINE OF SAID LING-BUCKNER TRACT, AND SAID GERALD TRACT, A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID LOT 2-B AND SAID LING-BUCKNER TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS SOUTH 55 DEG. 07 MIN. 54 SEC. WEST, 1.98 FEET, SAME BEING THE EAST CORNER OF SAID LOT 2-A AND SAID GERALD TRACT, SAME BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF AFORESAID N. BUCKNER BOULEVARD;

THENCE SOUTH 29 DEG. 23 MIN. 52 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 2-B, SAID LING-BUCKNER TRACT, AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID N. BUCKNER BOULEVARD, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 26,000 SQUARE FEET OR 0.597 ACRE OF COMPUTED LAND, MORE OR LESS.

GENERAL NOTES:

1. BASIS OF BEARING - BEARINGS OF LINES SHOWN HEREON REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83 (2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL'S CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) METHODS. AN AVERAGE COMBINATION FACTOR OF 1.00012 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF A PORTION OF A PLATTED LOT.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).



LEGEND

O.P.R.D.C.T.	- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	- MAP RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	- INSTRUMENT NUMBER
D.R.D.C.T.	- DEED RECORDS, DALLAS COUNTY, TEXAS
VOL.	- VOLUME
PG.	- PAGE
SQ. FT.	- SQUARE FEET
FND.	- FOUND
IRF	- IRON ROD FOUND
RCIRF	- IRON ROD FOUND WITH RED CAP

PRELIMINARY PLAT
BUCKNER PALACE ADDITION
LOT 2-B-1, BLOCK G/7380
A REPLAT OF LOT 2-B, BLOCK G/7380
RESUBDIVISION OF PART OF EAST TOWN PARK ADDITION NO. 5
W.M. CHENAULT SURVEY, ABSTRACT NO. 280
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-552
ENGINEERING PLAN NO. _____

LEGEND

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MANHOLE		CONCRETE
	DOWN GUY		TRANSFORMER PAD		GAS MANHOLE		BOLLARD
	S.S. MANHOLE		ELECTRIC METER		VAULT		COVERED AREA
	CLEAN OUT		STORM DRAIN MANHOLE		HANDICAP SPACE		A/C PAD

LINETYPE TABLE

	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	BUILDING LINE
	CONTOUR LINE
	WATER LINE
	OHU OVERHEAD SERVICE LINE
	SEWER LINE

ENGINEER:
NORMAN PATTEN & ASSOC.
413 CEDAR STREET AT MAIN
CEDAR HILL, TEXAS 75104
CONTACT: NORMAN PATTEN
972-293-2929
NPATTEN@FLASH.NET

OWNER:
LING-BUCKNER, LLC
11247 APPLE VALLEY DRIVE
FRISCO, TEXAS 75034

JOB NO.: 17-0204	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 11/6/2020	www.peisersurveying.com		
FIELD DATE: 10/30/2020		1604 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	1
SCALE: 1" = 20'	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		OF
FIELD: T.R.M.	FIRM No. 100999-00		2
DRAWN: J.B.W.	Member Since 1977		
CHECKED: T.R.M.	tmankin@peisersurveying.com		