



General Notes:

1. Basis of Bearings: Bearings are based on the east property line of Lot 1, Block 8417 which is S.39°09'00"W. as Recorded in Instrument Number 20080113833, Official Public Records, Dallas County, Texas.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. The purpose of this minor plat is to revise lot line between lot 1, Block 8417 of the 8417 subdivision and R.O.W. Dedication recorded in Inst. No. 201800205251.
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. Access or modification to IH-635 requires TXDOT approval.

SURVEYOR'S STATEMENT:

I, Austin J. Bedford, 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 the 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Austin J. Bedford  
Registered Professional Land Surveyor No. 4132  
A.J. Bedford Group, Inc.  
301 N. Alamo Road  
Rockwall, Texas 75087

THE STATE OF TEXAS §  
COUNTY OF ROCKWALL §

BEFORD ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Austin J. Bedford known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That McDONALD'S REAL ESTATE COMPANY d/b/a (Delaware) McDONALD'S REAL ESTATE COMPANY, a Delaware corporation, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as, McDONALD'S ABRAMS 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 Chicago, Illinois, this the \_\_\_\_ day of \_\_\_\_\_, 2019.

McDONALD'S REAL ESTATE COMPANY d/b/a (Delaware) McDONALD'S REAL ESTATE COMPANY, a Delaware corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

THE STATE OF ILLINOIS §  
COUNTY OF COOK §

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared \_\_\_\_\_ for McDONALD'S REAL ESTATE COMPANY d/b/a/ (Delaware) McDONALD'S REAL ESTATE COMPANY, a Delaware corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for the State of Illinois

LEGEND:

IRF - IRON ROD FOUND  
D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INST. - INSTRUMENT  
NO. - NUMBER  
SQ. FT. - SQUARE FEET  
I.H. - INTERSTATE HIGHWAY  
LBJ - LYNDON B. JOHNSON  
SANITARY SEWER LINE -  
WATER LINE -

— SS — SS —  
— W — W —

Engineer:  
Adams Engineering  
Josh Dey  
8951 Cypress Waters Blvd., Suite 150  
Dallas, Texas 75019  
817-328-3200  
josh.dey@adams-engineering.com

OWNERS CERTIFICATE

COUNTY OF DALLAS §  
STATE OF TEXAS §

WHEREAS, McDONALD'S REAL ESTATE COMPANY d/b/a (Delaware) McDONALD'S REAL ESTATE COMPANY, a Delaware corporation are the owners of a tract of land situated in the B. J. Prigmore Survey, Abstract No. 1159 and B. F. Hall Survey, Abstract No. 660, in City Block 8417 and being a portion of Lot 1, Block 8417 of 8417 Subdivision according to the plat recorded in Volume 75121, Page 2437, Deed Records of Dallas County, Texas and being part of Lot 1-A, Block 8417 of Chevron Addition, No. 1 according to the plat recorded in Volume 88150, Page 1968 of the Deed Records of Dallas County, Texas and also being the same property described in Warranty Deed to McDonald's Real Estate Company as recorded under Instrument No. 20080113833, Official Public Records, Dallas County, Texas, Special Warranty deed to McDonald's Real Estate Company as recorded under Instrument No. 201200073155, Official Public Records, Dallas County, Texas being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said Lot 1 and being the north corner of Lot 2, Block 8417 of 8417 Subdivision Phase II according to the plat recorded in Volume 76250, Page 2738 (OPRDCT), and being located in southwest line of Interstate Highway 635 (variable width Wide Right-of-Way);

THENCE departing said southwest line of Interstate Highway 635, **SOUTH 39°09'00" WEST**, along the common line of said lot 1 and said Lot 2, Block 8417, a distance of 77.84 feet to a 5/8 for the southeast corner of said Lot 1, being the northeast corner of said Lot 1-A, and being the northwest corner of said Lot 2, Block 8417;

THENCE along the east line of said Lot 1-A and along the west line of said Lot 2, Block 8417, **SOUTH 00°27'30" EAST** a distance of 2.00 feet to a 5/8 inch iron rod found for the northeast corner of **LOT 1B, BLOCK 8714 of EL POLLO LOCO FOREST & ABRAMS** an addition to the City of Dallas according to the plat filed in Clerk File #201700006593 (OPRDCT);

THENCE along a common line between said Lot 1 and Lot 1B as follows:

**SOUTH 89°22'00" WEST** a distance of 146.93 feet to an "x" in concrete found for corner;

**NORTH 00°38'00" WEST** a distance of 22.00 feet to an "x" in concrete found for corner;

**SOUTH 89°22'00" WEST** a distance of 46.93 feet to a 5/8 inch iron rod found for the southeast corner of a right-of-way dedication for the east line of Abrams Road recorded in Inst. NO. 201800205251;

THENCE along the east line of said right-of-way dedication for Abrams Road as follows:

**NORTH 17°08'27" EAST** a distance of 40.30 feet to "x" in concrete found for the beginning of a non-tangent curve to the left having a radius of 824.15 feet and a chord bearing of North 03°16'06" East;

CONTINUING with said non-tangent curve to the left through a central angle of **07°31'10"** for an arc length of 108.16 feet to a P.K. Nail found for corner;

**NORTH 35°30'17" EAST** a distance of 39.04 feet to an "x" cut in concrete found for corner;

**SOUTH 83°42'35" EAST** a distance of 38.32 feet to a capped iron rod found for the northeast corner of said right-of-way dedication for Abrams Road and being located in the southwest right-of-way line of said Interstate Highway 635 (apparent 450' Wide Right-of-Way at this point);

THENCE along the southwest right-of-way line of said Interstate Highway 635, **SOUTH 51°20'56" EAST** a distance of 210.53 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.718 acre or 31,278 square feet of land.

"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".

PRELIMINARY PLAT  
McDONALD'S ABRAMS  
LOT 1, BLOCK 8417

A REPLAT OF A PORION OF LOT 1, BLOCK 8417, 8417 SUBDIVISION & PORTION OF LOT 1-A, BLOCK 8417, CHEVRON ADDITION NO. 1, SITUATED IN THE B. J. PRIGMORE SURVEY, ABSTRACT NO. 1159 AND B. F. HALL SURVEY, ABSTRACT NO. 660 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO.: S189-125

Owner: McDONALD'S REAL ESTATE COMPANY d/b/a (Delaware) McDONALD'S REAL ESTATE COMPANY, a Delaware corporation PO BOX 66207 CHICAGO, ILL. 60666 214-836-5304									
	<table><tr><td>Scale: 1" = 30'</td><td>Checked By: A.J. Bedford</td></tr><tr><td>Date: January 14, 2019</td><td>P.C.: D. Cryer</td></tr><tr><td>Technician: Bedford/L. Spradling</td><td>File: ABRAMS-635 MINOR PLAT</td></tr><tr><td>Drawn By: Bedford/L. Spradling</td><td>Job. No. 387-124</td></tr></table>	Scale: 1" = 30'	Checked By: A.J. Bedford	Date: January 14, 2019	P.C.: D. Cryer	Technician: Bedford/L. Spradling	File: ABRAMS-635 MINOR PLAT	Drawn By: Bedford/L. Spradling	Job. No. 387-124
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301 N. Alamo Rd. • Rockwall, Texas 75087 (972) 722-0225 . www.ajbedfordgroup.com, ajb@ajbedfordgroup.com									
Sheet: 1 Of: 1	 Registered Professional Land Surveyors TBPLS REG #10118200								