

PROPERTY DESCRIPTION:

WHEREAS PEGASO CALIFORNIA CONSTRUCTION CORP are the owners of a 0.419 acre tract of land situated in the Thomas Lagow Survey, Abstract No. 759 Dallas county and being part of Lot 8-A and a part of Lot 9-A, in Block 21/1552, of the Alfano Resubdivision of the H. Harris Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 38, Page 23, of the Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found for corner in the northwest right-of-way line of Metropolitan Avenue (50' width right-of-way), at the most eastern corner of said Lot 8-A;

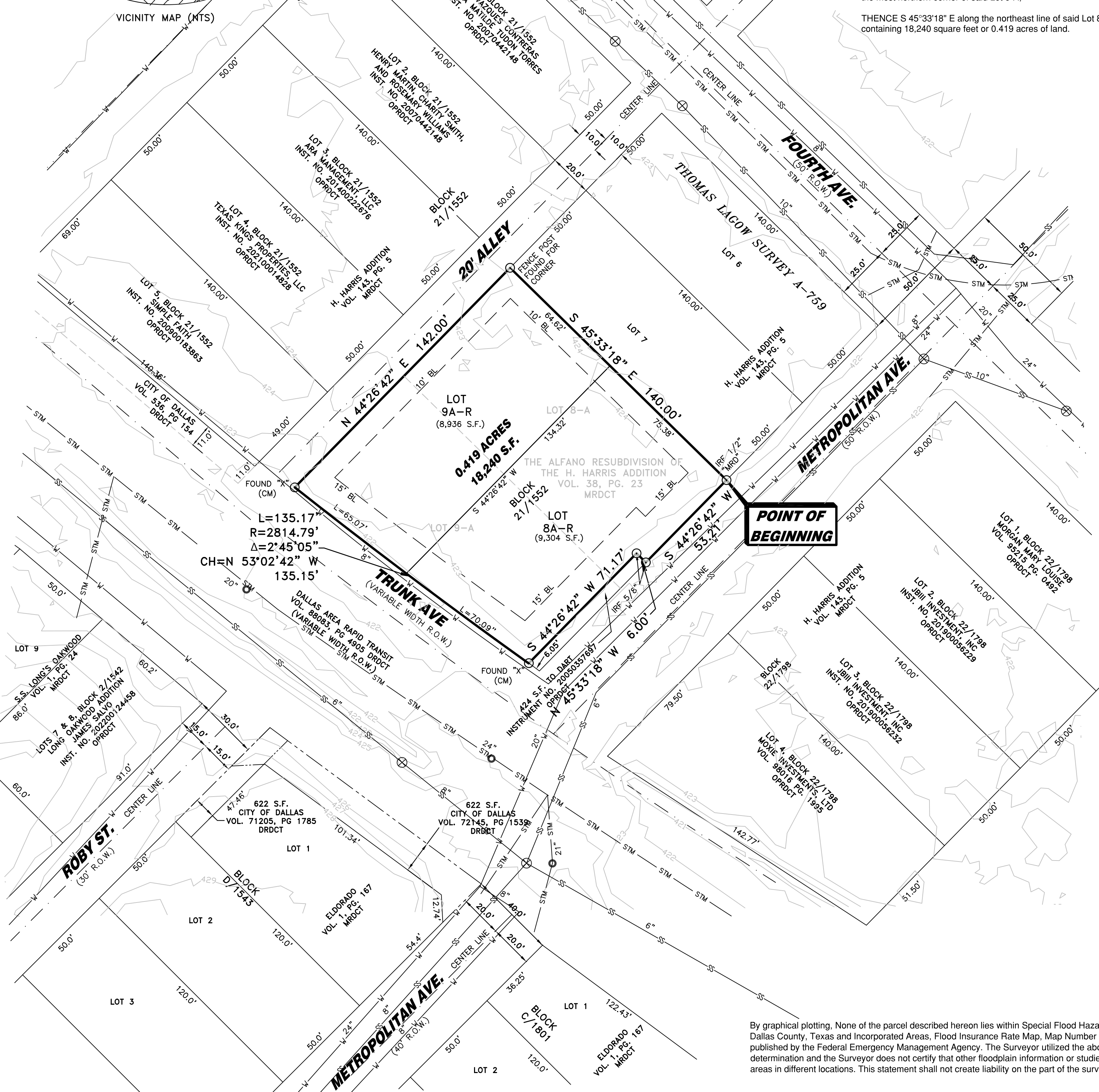
THENCE S 44°26'42" W along the northwest right-of-way line of said Metropolitan Avenue, a distance of 53.21 feet to a 5/8" iron rod set for corner at the most eastern corner of a tract of land described in a deed to Dallas Area Rapid Transit, of record under County Clerk's file number 20050357697, Official Public Records, Dallas County, Texas, (OPRDCT);

THENCE N 44°26'42" E along the northeast line of said Dallas Area Rapid Transit tract, a distance of 6.00 feet, to a 5/8" iron rod set for corner at the most northern corner thereof;

THENCE S 44°26'42" W along the northwest line of said Dallas Area Rapid Transit tract, a distance of 71.17 feet to an "X" set for corner at the most eastern corner of a tract of land described in a deed to Dallas Area Rapid Transit, of record under County Clerk's file number 20050357697, Official Public Records, Dallas County, Texas, (OPRDCT);

THENCE N 44°26'42" E along the southeast right-of-way line of said alley, a distance of 142.00 feet to a fence post for corner at the most northern corner of said Lot 8-A;

THENCE N 45°33'18" W along the northeast line of said Lot 8-A, a distance of 140.00 feet to the PLACE OF BEGINNING and containing 18,240 square feet or 0.419 acres of land.



LEGEND	
IRSCR	5/8" IRON ROD SET AS REFERENCE WITH CAP STAMPED "RPLS 3963"
IRSC	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
PRDCT	PLAT RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
P.C.D.M.	PER CITY OF DALLAS MAPS
PFC	POINT FOR CORNER
BL	BUILDING LINE
○	PROPERTY CORNER
⊙	STORM MANHOLE
⊗	STORM MANHOLE
-STM-	U.G. STORM SEWER LINE
-SS-	U.G. SANITARY SEWER LINE
-W-	U.G. WATER LINE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PEGASO CALIFORNIA CONSTRUCTION CORP. acting by and through its duly authorized agent, ADRIAN PEREZ, do hereby adopt this plat, designating the herein described property as PEGASO ADDITION, 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 at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

PEGASO CALIFORNIA CONSTRUCTION CORP.

By: ADRIAN PEREZ  
OWNER

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared ADRIAN PEREZ, 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 purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for Dallas County, Texas  
My commission expires:

SURVEYOR'S STATEMENT:

I, ROBERT C. MYERS, 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-6.617 (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 \_\_\_\_\_ day of \_\_\_\_\_, 2023.

PRELIMINARY- FOR REVIEW ONLY  
NOT TO BE RECORDED FOR ANY PURPOSE  
RELEASED 04/48/2023

ROBERT C. MYERS  
STATE OF TEXAS NO. 3963

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ROBERT C. MYERS 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 \_\_\_\_\_, 2023.

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

NOTES:

- Basis of Bearing are the State plane coordinate system, North Texas Central Zone 4202, North American Datum of 1983, on Grid Coordinate values, No scale and no Projection.
- Coordinates are based on Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- Lot-to-Lot drainage will not be allowed without city of Dallas paving and drainage engineering section approval.
- Contours were obtained from 2018 USGS Lidar.
- Subdivision of a platted lot in the City of Dallas greater than 3 acres is subject to the approval and platting process as required by the City of Dallas. Building permits will be withheld until this process is completed and approved by the City and the Plat is filed in the County records. Surveyor has performed no research to determine that subject tract is in compliance with city specifications.
- No buildings are on the property
- The purpose of this Plat is to create 2 Lots out of Lots 8A and 9A, Block 21/1552 of the Alfano Subdivision of the H.Harris Addition recorded in Volume 38 Page 23.
- No trees to be removed during the construction of this project.
- All utilities shown hereon were plotted from the City of Dallas utility maps and not field verified.

By graphical plotting, None of the parcel described hereon lies within Special Flood Hazard Area (SFHA) Zone "AE" as delineated on the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4813C0345J, dated August 23, 2001, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that other floodplain information or studies may exist which could delineate floodplain areas in different locations. This statement shall not create liability on the part of the surveyor.

OWNER/CONTACT:  
PEGASO CALIFORNIA CONSTRUCTION GROUP  
12700 HILLCREST ROAD, DALLAS, TEXAS, 75230  
469-499-7544

SURVEYOR:  
R.C. MYERS SURVEYING, LLC  
"Registered Professional Land Surveyors"  
488 ARROYO COURT (214) 532-0636 Voice  
SUNNYVALE, TEXAS 75182 Firm No. 10192300  
Job No.: 561 Date: 04/28/23  
Robert "Calvin" Myers, RPLS 3963  
rcmsurveying@gmail.com

**Preliminary**  
**PEGASO ADDITION**  
**LOTS 8A-R & 9A-R, BLOCK 21/1552**  
Being a Replat of Lots 8A & 9A, Block 21/1552 of The  
Alfano Resubdivision of the H.Harris Addition. Volume 38, Page 23  
Thomas Lagow Survey, A-759  
City of Dallas, Dallas County, Texas  
City File Plan No. S223-146  
Engineering Plan No. xxxxxx