



- GENERAL NOTES:**
- Bearings are based on the Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) EPOCH 2010.00, based on Real-Time Kinematic Observations utilizing Western Data Systems Virtual Reference Network.
  - Existing building for platted tract to remain. Existing building on un-platted tract to be removed.
  - Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
  - Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on a grid coordinate values, no scale and no projection.
  - Purpose of this plat is to combine a platted lot with a non platted tract.
  - Zoning: Retail - CR - Community Retail
- Front: 15 feet minimum  
 Side: 20 feet - adjacent to or across alley from R(A), D(A), TH(A), CH, MF(A). 0 feet in all other cases.  
 Rear: 20 feet - adjacent to or across alley from R(A), D(A), TH(A), CH, MF(A). 0 feet in all other cases.  
 Height: 54 feet maximum
7. The subject tract is depicted within Zone X on the Flood Insurance Rate Map, Map No. 48113C0195K, dated July 7, 2014. Zone X is defined thereon as "areas determined to be outside the 0.2% annual chance floodplain".
- The location of the flood zone lines were determined by scaling from said FEMA map. The actual location as determined by elevation contours may differ. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor or Raymond L. Goodson Jr., Inc. as a result of flooding.

**PRELIMINARY PLAT**  
**OF**  
**BBP**  
**LOT 3A, BLOCK D/5505**  
**REPLAT**  
**OF**  
**BENCHMARK PRESTON ADDITION**  
**LOT 3, BLOCK D/5505**  
 C.G. NEWTON SURVEY, ABSTRACT NO. 1091  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S190-145  
 ENGINEERING NO. 3117-\_\_\_\_

OWNER: **Benchmark Bank**  
 5700 Legacy Drive, Suite 10A  
 Plano, TX 75024  
 972-673-4000  
 C/O Jonathan Filgo

SURVEYOR: **RAYMOND L. GOODSON JR., INC.**  
 12001 N. CENTRAL EXPRESSWAY, STE 300  
 DALLAS, TX 75243  
 214-739-8100  
 rig@rlginc.com  
 TX PE REG #1-493  
 TBPELS REG #100341-00

SCALE: 1" = 20' DATE: \_\_\_\_\_

RECORDED	INST#	-	JOB NO.	2013.017	E-FILE	2013.017PP	DWG NO.	27,355W
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**LEGEND**

.....	PROPERTY LINE	.....	OVERHEAD POWER
-----	EASEMENT LINE	.....	GAS LINE
	BUILDING	.....	SEWER LINE
-----	ASPHALT	.....	STORM SEWER LINE
-----	CONCRETE	.....	WATER LINE
-X-X-X-X-	FENCE LINE	.....	EXISTING CONTOUR LINE
○	LIGHT STANDARD	.....	EXISTING SPOT ELEVATION
○	LIGHT BOLLARD	.....	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
○	BOLLARD	.....	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
○	WATER VALVE	.....	ALUMINUM DISC STAMPED "BENCHMARK PRESTON"
○	WATER METER	.....	ADDITION WINKELMANN & ASSOCIATES RPLS 5714" FOUND
○	FIRE HYDRANT	.....	IRON ROD FOUND
○	STAND PIPE	.....	MAG NAIL SET / FOUND
○	CLEAN OUT	.....	CHISELED "T" SET / FOUND
○	IRRIGATION BOX	.....	PK NAIL SET / FOUND
○	TELEPHONE PEDESTAL	.....	CONTROLLING MONUMENT
○	POWER POLE WITH U/G CONDUIT	.....	MAP RECORDS, DALLAS COUNTY, TX
○	GUY WIRE	.....	DEED RECORDS, DALLAS COUNTY, TX
○	SON	.....	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
○	SANITARY SEWER MANHOLE	.....	INSTRUMENT NUMBER
○	STORM SEWER MANHOLE	.....	VOLUME PAGE
○	GAS MANHOLE	.....	AREA DRAIN & SIZE IN INCHES
○	TELEPHONE MANHOLE	.....	ROOF DRAIN
○	ELECTRIC MANHOLE	.....	CURB DRAIN
○	FIBER OPTIC MANHOLE	.....	PULL BOX
○	COMMUNICATIONS MANHOLE	.....	PULL BOX ELECTRIC
○	ELECTRIC BOX	.....	PULL BOX TELEPHONE
○	ELECTRIC METER	.....	PULL BOX FIBER OPTIC
○	TRAFFIC SIGNAL	.....	CREPE MYRTLE
○	TRAFFIC SIGNAL BOX	.....	TREE
○	STAND PIPE	.....	

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas BENCHMARK BANK is the sole owner of two tracts of land situated in the C.G. Newton Survey, Abstract No. 1091, City of Dallas, Dallas County, Texas, being part of a called 0.279 acre tract of land described in a Special Warranty Deed to BENCHMARK BANK, recorded in Instrument Number 201700186575, Official Public Records, Dallas County, Texas, being all of a called 0.287 acre tract of land described in a Special Warranty Deed to BENCHMARK BANK, recorded in Instrument No. 20200023141, Real Property Records, Dallas County, Texas, being all of Lot 3, Block D/5505, Benchmark Preston Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Instrument Number 201900057765, Official Public Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a chiseled "X" in concrete found on the westerly line of Preston Road (variable width right-of-way, AKA State Highway 289, FKA State Highway 14, created by Volume 2224, Page 232, Volume 2216, Page 137 D.R.D.C.T. and by use and occupation) for the southeast corner of Lot 1, Block D/5505, Dallas Preston/Royal Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 89075, Page 1235, Deed Records, Dallas County, Texas and being an easterly corner of a called 6.71 acre tract of land described in Special Warranty Deed to BURK REALTY INVESTMENTS, LLC, ROYAL PRESTON PARTNERS, LLC and PETER FONBERG, recorded in Instrument Number 201700151625, Official Public Records, Dallas County, Texas, from which a found 1/2" iron rod found for an easterly corner of said 6.71 acre tract and the northeast corner of a tract of land described in Special Warranty Deed to FIDELITY BANK, recorded in Instrument Number 201000153322, Official Public Records, Dallas County, Texas bears South 00° 45' 18" East, a distance of 60.00' and a found iron rod with yellow plastic cap stamped "5011" for the southwest corner of Lot 1, Block D/5505 of said Dallas Preston/Royal Addition bears South 89° 17' 43" West, a distance of 150.00 feet;

THENCE North 00° 45' 18" West, along the westerly line of said Preston Road, a distance of 426.76 feet to an aluminum disc stamped "BENCHMARK PRESTON ADDITION WINKELMANN & ASSOCIATES RPLS 5714" found for the northeastern corner of a called 0.574 acre tract of land described in a Special Warranty Deed with Vendor's Lien to WELLSRING PRESTON, LLC, recorded in Instrument Number 202000000105, Official Public Records, Dallas County, Texas and the southeast corner of said Lot 3 for the POINT OF BEGINNING (100' right-of-way at this point);

THENCE South 89° 14' 42" West, departing the westerly right-of-way line of said Preston Road and along the common line between said Lot 3 and said WELLSRING PRESTON tract, passing at a distance of 100.00 feet the southwest corner of said Lot 3 and the southeast corner of said 0.287 acre tract, continuing along the common line between said 0.287 acre tract and said WELLSRING PRESTON tract for a total distance of 200.00 feet to a point for corner (unable to monument) on the easterly line of a tract of land described in a Correction Warranty Deed to ROBERT H. MITCHELL (Parcel A), recorded in Volume 89188, Page 147, Deed Records, Dallas County, Texas for the southwest corner of said 0.287 acre tract and the northwest corner of said WELLSRING PRESTON tract;

THENCE North 00° 45' 18" West, along the common line between said 0.287 acre tract and said ROBERT H. MITCHELL tract, a distance of 125.00 feet to a point for corner on the southerly right-of-way line of Royal Lane (variable width right-of-way, FKA Eight Mile Road No. 101 created by Volume 1955, Page 65, Volume 1955, Page 67, Volume 8, Page 383 D.R.D.C.T and Instrument Number 201900057765 O.P.R.D.C.T., 70' right-of-way at this point) for the northwest corner of said 0.287 acre tract and the northeast corner of said ROBERT H. MITCHELL tract;

THENCE, along the southerly right-of-way line of said Royal Lane, the following bearings and distances:

North 89° 14' 42" East, a distance of 100.00 feet to a point for northeast corner of said 0.287 acre tract (70' right-of-way at this point);

South 00° 45' 18" East, a distance of 20.00 feet to an aluminum disc stamped "BENCHMARK PRESTON ADDITION WINKELMANN & ASSOCIATES RPLS 5714" found for the northwest corner of said Lot 3 (90' right-of-way at this point);

North 89° 14' 42" East, a distance of 80.00 feet to an aluminum disc stamped "BENCHMARK PRESTON ADDITION WINKELMANN & ASSOCIATES RPLS 5714" found at the intersection of the south right-of-way line of said Royal Lane and the cut-off line between the south right-of-way line of said Royal Lane and the west right-of-way line of said Preston Road, said corner being the most northerly northeast corner of said Lot 3 (90' right-of-way at this point);

THENCE South 45° 45' 18" East, along said cut-off line, a distance of 28.28 feet to an aluminum disc stamped "BENCHMARK PRESTON ADDITION WINKELMANN & ASSOCIATES RPLS 5714" found at the intersection of said cut-off line and the westerly right-of-way line of said Preston Road, said rod being the northeast corner of said Lot 3 (100' right-of-way at this point);

THENCE South 00° 45' 18" East, along the westerly right-of-way line of Preston Road, a distance of 85.00 feet to the POINT OF BEGINNING, containing 22,800 square feet or 0.5234 acres, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BENCHMARK BANK acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as BBP, 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.

WITNESS my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Owner: BENCHMARK BANK

Signature: \_\_\_\_\_

Name: Jonathan Filgo, CEO of Benchmark Bank

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 Jonathan Filgo, 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 \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, BRIAN R. WADE, 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, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Brian R. Wade
Texas Registered Professional Land Surveyor No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN R. WADE, 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
OF
BBP
LOT 3A, BLOCK D/5505
REPLAT
OF
BENCHMARK PRESTON ADDITION
LOT 3, BLOCK D/5505
C.G. NEWTON SURVEY, ABSTRACT NO. 1091
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S110-145
ENGINEERING NO. 311T-\_\_\_

SCALE: 1" = 20' DATE: \_\_\_\_\_

OWNER: Benchmark Bank
5700 Legacy Drive, Suite 10A
Plano, TX 75024
972-673-4000
C/O Jonathan Filgo
SURVEYOR: RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REG #1-489
TBPELS REG #100341-00 SHEET 2 OF 2

Table with 10 columns: RECORDED, INST#, JOB NO., 2013.017, E-FILE, 2013.017PP, DWG NO., 27,355W