

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM THE REMAINDER OF A 61.400 ACRE TRACT.
2. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALL TERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
3. CONTROLLING MONUMENTS: AS SHOWN
4. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
5. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6. NO BUILDINGS ON SITE

**LYNDON B. JOHNSON FREEWAY/  
INTERSTATE HIGHWAY NO. 20**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(CONDEMNATION CAUSE NO. CC-70-1064-d, COUNTY COURT OF DALLAS, COUNTY AT LAW NO. 4, STATE OF TEXAS, VOL. 73157, PG. 1160, D.R.D.C.T.)

LOT 3, BLOCK A/7558  
PENN FARM ADDITION  
INST. NO. 20070113775  
O.P.R.D.C.T.

LOT 4A,  
BLOCK A/7558  
PENN FARM 3  
ADDITION  
INST. NO.  
201900029075  
O.P.R.D.C.T.

LOT 4B, BLOCK A/7558  
PENN FARM 3 ADDITION  
INST. NO. 201900029075  
O.P.R.D.C.T.

LOT 1A, BLOCK A/7558  
LOWE'S-DT 923  
INST. NO. 201200228672  
O.P.R.D.C.T.

LOT 1, BLOCK A/7558  
BRW  
1,255,867 SQUARE FEET  
28.8307 ACRES

8500 S. HAMPTON RD.  
A PORTION OF A  
CALLED 61.400 ACRE  
TRACT  
PENN FARM LTD.  
INST. NO.  
20070456099  
O.P.R.D.C.T.

8500 S. HAMPTON RD.  
A PORTION OF A  
CALLED 61.400 ACRE TRACT  
PENN FARM LTD.  
INST. NO. 20070456099  
O.P.R.D.C.T.

BECKLEYMEADE AVENUE  
(VARIABLE WIDTH RIGHT-OF-WAY)  
A. CRUTCHFIELD, ABSTRACT NO. 243  
J. STEPHENS, ABSTRACT NO. 1302  
(INST. NO. 200600436953, O.P.R.D.C.T.)

0.6706 ACRE TXU  
ELECTRIC DELIVERY  
COMPANY EASEMENT

LOT 4C, BLOCK B/7558  
BECKLEYMEADE ADDITION NO.3  
INST. NO. 201200274925  
O.P.R.D.C.T.

PART 2  
15' ONCOR ELECTRIC  
EASEMENT  
INST. NO. 20080124242  
O.P.R.D.C.T.

12' RIGHT-OF-WAY  
DEDICATION  
INST. NO. 20080271115  
O.P.R.D.C.T.

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 Land Surveying, 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 (c)(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

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Penn Farm Ltd., acting by and through its duly authorized agent, Steven H. Gendler does hereby adopt this plat, designating the herein described property as **BRW** 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.

PENN FARM LTD.

By:

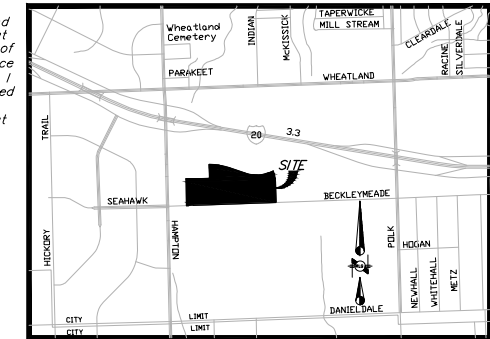
STEVEN H. GENDLER

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared STEVEN H. GENDLER, 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



VICINITY MAP  
NOT TO SCALE



0 30 60 120  
(FEET)  
1 inch = 60 ft.

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- CONCRETE
- - - FENCE LINE
- LIGHT STANDARD
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- FIBER OPTIC MARKER
- UNDERGROUND GAS MARKER
- GAS TEST VALVE
- SEWER LINE
- STORM SEWER LINE
- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- INSTRUMENT NUMBER
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- AREA DRAIN & SIZE IN INCHES
- TREE
- IRRIGATION BOX
- TELEPHONE PEDESTAL
- SIGN
- ELECTRIC BOX
- 3-1/4" ALUMINUM DISK STAMPED "RAYMOND L. GOODSON JR. INC." AND "BRW" ON A 1/2" IRON ROD SET

PRELIMINARY PLAT  
OF  
**BRW**  
LOT 1, BLOCK A/7558  
BEING  
A PORTION OF A  
CALLED 61.400 ACRE TRACT  
BLOCK A/7558

A. CRUTCHFIELD SURVEY, ABSTRACT NO. 243  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S190-230  
ENGINEERING NO. 311T-

SCALE: 1" = 60'

DATE: AUGUST 10, 2020

OWNER:  
PENN FARM LTD.  
1201 ELM STREET, SUITE 4240  
DALLAS, TEXAS 75270  
C/O STEVEN H. GENDLER

SURVEYOR:  
RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rig@rlginc.com  
TX PE REC #P-498  
TBPBLS REG #100341-00

Whereas, Penn Farm Ltd., is the sole owner of a tract of land situated in the A. Crutchfield Survey, Abstract No. 243, being a portion of a called 61.400 acre tract of land described in a Special Warranty Deed to Penn Farm Ltd., recorded in Instrument Number 20070456099, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found MAG Nail with washer stamped "HALFF" at the intersection of the north right-of-way line of Beckleymeade Avenue (a variable width right-of-way, recorded in Instrument Number 200600436953, Official Public Records, Dallas County, Texas) and the west right-of-way line of Penn Farm Road (a 60' right-of-way, recorded in Instrument Number 201500033750 and 20070113775, Official Public Records, Dallas County, Texas) at the southeast corner of said portion of a 61.400 acre tract, from which a found 3-1/4" Aluminum Disk stamped "CROW PENN BECKLEYMEADE ADD" and "HALFF" on a 1/2" iron rod bears North 88°42'15" East, a distance of 75.00 feet for the most southerly southwest corner of Lot 1, Block A/7558, Crow Penn Beckleymeade Addition, an addition to the City of Dallas, according to the plat recorded in Instrument Number 201500033750, Official Public Records, Dallas County, Texas;

THENCE South 88°42'15" West, along the north line of said Beckleymeade Avenue, a distance of 1738.54 feet to a set 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BRW" on a 1/2" iron rod for corner;

THENCE North 00°37'19" West, over and across said portion of a 61.400 acre tract, a distance of 599.30 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BRW" on a 1/2" iron rod set for corner, being on the south line of Lot 1A, Block A/7558, Lowe's-OT 923, an addition to the City of Dallas, according to the plat recorded in Instrument Number 201200228672, Official Public Records, Dallas County, Texas, from which a 1/2" iron rod found bears North 89°22'41" East, along the south line of said Lot 1A, a distance of 700.00 feet;

THENCE the common line of said portion of a 61.400 acre tract and said Lot 1A, Block A/7558, the following courses and distances:

North 89°22'41" East, a distance of 241.18 feet to a set 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BRW" on a 1/2" iron rod for an interior ell corner of said portion of a 61.400 acre tract and the southeast corner of said Lot 1A, Block A/7558, from which a found 1/2" iron rod with red plastic cap stamped "GRAHAM ASSOC INC" bears North 54°48'37" East, a distance of 0.68 feet;

North 01°17'45" West, a distance of 313.73 feet to a set 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BRW" on a 1/2" iron rod on the east line of said Lot 1A, Block A/7558, for the northwest corner of said portion of a 61.400 acre tract and the southeast corner of Lot 3, Block A/7558, Penn Farm Addition, an addition to the City of Dallas, according to the plat recorded in Instrument Number 20070113775, Official Public Records, Dallas County, Texas, and the beginning of a non-tangent curve to the right, from which a 1/2" iron rod found bears North 43°53'57" East, a distance of 1.05 feet, and from which a found 1/2" iron rod with yellow plastic cap stamped "JRH ARCHITECTS" bears North 01°17'45" West, along the common line between said Lot 1A and said Lot 3, a distance of 534.59 feet being on the south right-of-way line of Lyndon B. Johnson Freeway/Interstate Highway No. 20 (a variable width right-of-way, condemnation cause No. CC-70-1064-d, County Court of Dallas, County at Law No. 4, State of Texas, Volume 73157, Page 1160, Deed Records, Dallas County, Texas), for the northeast corner of said Lot 1A and the northwest corner of said Lot 3;

THENCE along the north line of said portion of a 61.400 acre tract and south line of said Penn Farm Addition, Penn Farm 3 Addition, an addition to the City of Dallas, according to the plat recorded in Instrument Number 201900029075, Official Public Records, Dallas County, Texas, and Penn Farm Addition No. 2, an addition to the City of Dallas, according to the plat recorded in Instrument Number 201500030857, Official Public Records, Dallas County, Texas, the following courses and distances:

In a southeasterly direction along said non-tangent curve to the right whose chord bears South 79°39'52" East a distance of 475.42 feet, having a radius of 1,600.00 feet, a central angle of 17°05'16", and an arc length of 477.18 feet to a set 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BRW" on a 1/2" iron rod for the end of said non-tangent curve to the right and for a north corner of said portion of a 61.400 acre tract;

South 71°07'15" East, a distance of 401.71 feet to a set 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BRW" on a 1/2" iron rod for corner, from which a found 1/2" iron rod with yellow plastic cap (cannot read cap) bears North 02°06'18" West, a distance of 0.44 feet;

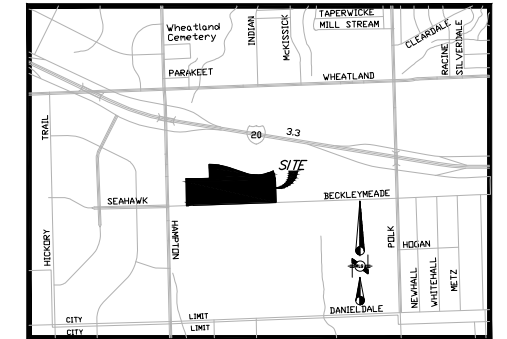
In a northeasterly direction along said non-tangent curve to the left whose chord bears North 88°46'05" East a distance of 515.76 feet, having a radius of 749.66 feet, a central angle of 40°14'27", and an arc length of 526.52 feet to a set 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BRW" on a 1/2" iron rod for the end of said non-tangent curve to the left and a north corner of said portion of a 61.400 acre tract, from which a found 1/2" iron rod with yellow plastic cap (cannot read cap) bears North 20°35'44" West, 0.37 feet;

North 68°39'25" East, a distance of 95.38 feet to a set 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BRW" on a 1/2" iron rod for the northeast corner of said portion of a 61.400 acre tract and the southeast corner of said Penn Farm Addition No. 2, and the beginning of a non-tangent curve to the right, from which a found 3-1/4" aluminum disk stamped "PENN FARM ADDN" and "JDJR ENGINEERS" on a 1/2" iron rod bears North 27°44'11" West a distance of 0.37", and from which a found 1/2" iron rod with yellow plastic cap stamped "HALFF" bears North 68°39'25" East, over and across said Penn Farm Road, a distance of 60.00 feet;

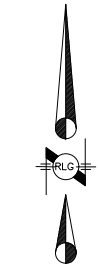
THENCE along the west right-of-way of said Penn Farm Road, the following courses and distances:

In a southeasterly direction along said non-tangent curve to the right whose chord bears South 11°14'00" East a distance of 252.65 feet, having a radius of 720.00 feet, a central angle of 20°12'34", and an arc length of 253.96 feet to a found 1/2" iron rod with yellow plastic cap stamped "HALFF" for the end of said non-tangent curve to the right and for the east corner of said portion of a 61.400 acre tract, from which a found 1/2" iron rod with yellow plastic cap stamped "HALFF" bears North 88°52'18" East, over and across said Penn Farm Road, a distance of 60.00 feet;

South 01°07'42" East, a distance of 459.02 feet to the POINT OF BEGINNING, containing 1,255,867 square feet or 28.83074 acres of land, more or less.



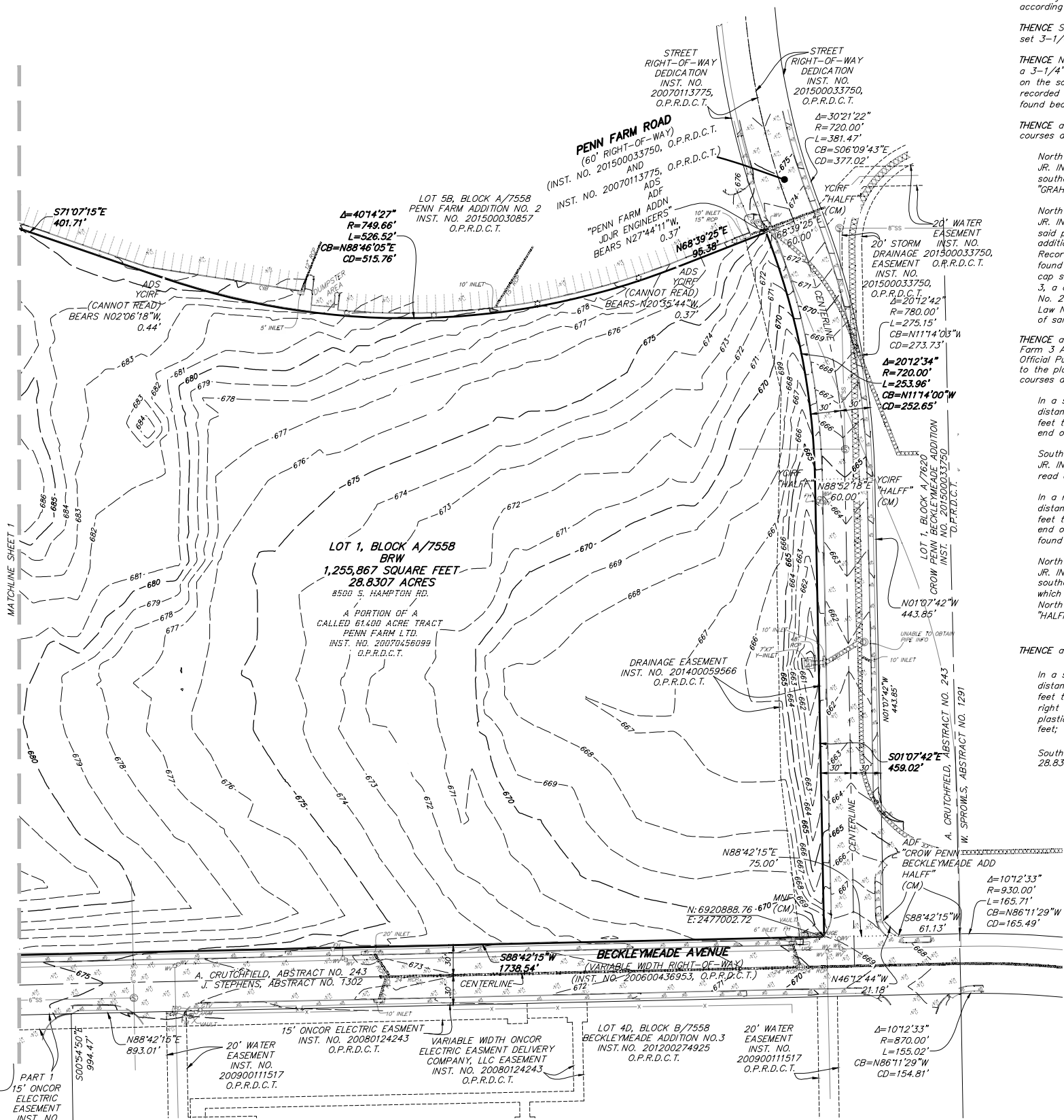
VICINITY MAP  
NOT TO SCALE



(FEET)  
1 inch = 60 ft.

LEGEND

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- CONCRETE
- FENCE LINE
- LIGHT STANDARD
- WATER VALVE
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PRELIMINARY PLAT  
OF  
BRW  
LOT 1, BLOCK A/7558  
BEING  
A PORTION OF A  
CALLED 61.400 ACRE TRACT  
BLOCK A/7558

A. CRUTCHFIELD SURVEY, ABSTRACT NO. 243  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S190-230  
ENGINEERING NO. 311T-  
SCALE: 1" = 60'

DATE: AUGUST 10, 2020

OWNER:  
PENN FARM LTD.  
1201 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rig@riginc.com  
TX PE REC #P-488  
TBPBLS REG #100341-00

SURVEYOR:  
RAYMOND L. GOODSON JR., INC.  
1201 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rig@riginc.com  
TX PE REC #P-488  
TBPBLS REG #100341-00

- NOTES:
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  - NO BUILDINGS ON SITE

RECORDED	INST#	-	JOB NO.	2011.068	E-FILE	2011.068PP	DWG NO.	27.429W
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PART 1  
15' ONCOR  
ELECTRIC  
EASEMENT  
INST. NO.  
20080124242  
O.P.R.D.C.T.

20' WATER  
EASEMENT  
INST. NO.  
200900111517  
O.P.R.D.C.T.

VARIABLE WIDTH ONCOR  
ELECTRIC EASEMENT DELIVERY  
COMPANY, LLC EASEMENT  
INST. NO. 20080124243  
O.P.R.D.C.T.

LOT 4D, BLOCK B/7558  
BECKLEYMEADE ADDITION NO.3  
INST. NO. 201200274925  
O.P.R.D.C.T.

20' WATER  
EASEMENT  
INST. NO.  
200900111517  
O.P.R.D.C.T.

Δ=10°12'33"  
R=870.00'  
L=155.02'  
CB=N86°11'29"W  
CD=154.81'

Δ=10°12'33"  
R=930.00'  
L=165.71'  
CB=N86°11'29"W  
CD=165.49'

Δ=10°17'42"E  
R=720.00'  
L=165.71'  
CB=N86°11'29"W  
CD=165.49'

Δ=20°12'34"  
R=720.00'  
L=253.96'  
CB=N117°4'00"W  
CD=252.65'

Δ=20°12'42"  
R=780.00'  
L=275.15'  
CB=N117°4'03"W  
CD=273.73'

Δ=30°21'22"  
R=720.00'  
L=381.47'  
CB=S06°09'43"E  
CD=377.02'

STREET  
RIGHT-OF-WAY  
DEDICATION  
INST. NO.  
20070113775,  
O.P.R.D.C.T.

STREET  
RIGHT-OF-WAY  
DEDICATION  
INST. NO.  
201500033750,  
O.P.R.D.C.T.

LOT 5B, BLOCK A/7558  
PENN FARM ADDITION NO. 2  
INST. NO. 201500030857  
O.P.R.D.C.T.

"PENN FARM ADDN"  
"JDJR ENGINEERS"  
BEARS N27°44'11"W,  
0.37'

BEARS N20°35'44"W,  
0.37'

BEARS N88°46'05"E  
CD=515.76'

BEARS N88°52'18"E  
CD=60.00'

BEARS N88°42'15"E  
CD=1738.54'

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CD=1738.54'

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