



- NOTES:
- 1) BASIS OF BEARINGS: NORTHWEST LINE OF MCKINNEY AVENUE (S23°21'23"W) PER 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.
 - 2) BEARINGS SHOWN ON THIS SURVEY DO NOT MATCH THOSE SHOWN ON EXISTING DEED, HOWEVER, THE INTERNAL ANGLES OF THE BOUNDARY LINES DO MATCH.
 - 3) CONTROLLING MONUMENTS: AS SHOWN
 - 4) LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 - 5) THE PURPOSE OF THIS PLAT IS TO COMBINE THREE LOTS AND ABANDONED ROAD INTO ONE LOT.
 - 6) 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.
 - 7) EXISTING BUILDING TO BE REMOVED.

LEGEND			
.....	PROPERTY LINE	SEWER LINE
-----	EASEMENT LINE	-----	STORM SEWER LINE
	BUILDING	-----	WATER LINE
-----	CENTERLINE	-----	EXISTING CONTOUR LINE
-----	CONCRETE	-----	EXISTING SPOT ELEVATION
-----	FENCE LINE	-----	1/2" IRON ROD WITH YELLOW PLASTIC
-----	BRICK PAVERS	-----	YDIRS
-----	WOOD DECK	-----	CAP STAMPED "RLG INC" SET
-----	ASPHALT	-----	YDIRF
-----	PARKING SPACES	-----	CAP STAMPED " " FOUND
-----	NUMBER OF PARKING SPACES	-----	IRF
-----	BENCHMARK	-----	1/2" IRON ROD WITH YELLOW PLASTIC
-----	LIGHT STANDARD	-----	IRF
-----	WATER VALVE	-----	CAP STAMPED " " FOUND
-----	WATER METER	-----	MNS / MNF
-----	FIRE HYDRANT	-----	MAG NAIL SET / FOUND
-----	GAS METER	-----	QMS / QMF
-----	CLEAN OUT	-----	QMS / QMF
-----	MONITORING WELL	-----	PKS / PKF
-----	MALEBRO	-----	PKS / PKF
-----	POWER POLE	-----	(CM)
-----	GUY WIRE	-----	CONTROLING MONUMENT
-----	SIGN	-----	D.R.D.C.T.
-----	SANITARY SEWER MANHOLE	-----	DEED RECORDS, DALLAS COUNTY, TX
-----	COMMUNICATION MANHOLE	-----	O.P.R.D.C.T.
-----	CREPE MYRTLE	-----	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
-----	TREE	-----	INST. NO.
-----		-----	VOL.
-----		-----	PAGE

PRELIMINARY PLAT
OF
ABW
LOT 15A, BLOCK 5/2018
REPLAT
OF
ARMSTRONG'S BOOKER WASHINGTON ADDITION
LOTS 15-17, BLOCK 5/2018
JOHN COLE SURVEY, ABSTRACT NO. 272
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-297
ENGINEERING NO. 311T-____
SCALE: 1" = 20' DATE: 09-08-2017

OWNER:
PERUNA EAST CORPORATION
P.O. BOX 750132
DALLAS, TX. 75243
214-768-3249

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlgtnc.com
TX PE REG #F-493
TBPLS REG #100341-00

RECORDED	INST#	JOB NO.	1711.074	E-FILE	1711.074PP	DWG NO.	26,660W

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas, PERUNA EAST CORPORATION, is the sole owner of a 0.4831 acre tract of land situated in the John Cole Survey, Abstract No. 272, City of Dallas, Dallas County, Texas, being all of Tract 1 and Tract 2, as conveyed to Peruna East Corporation by Special Warranty Deed recorded in Instrument No. 201700124888, Official Public Records, Dallas County, Texas, being all of Lots 15, 16 and 17, Block 5/2018, Armstrong's Booker Washington Addition, an addition to the City of Dallas according to the plat recorded in Volume 1, Page 175, Map Records, Dallas County, Texas, and being part of McCommas Street abandonment by City of Dallas Ordinance Number 21458 recorded in Volume 92236, Page 3242, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "Westwood" found for corner at the intersection of the northwest right-of-way line of McKinney Avenue (variable width right-of-way as created by said plat recorded in Volume 1, Page 175, Map Records, Dallas County, Texas and plat recorded in Volume 73228, Page 1396, Deed Records, Dallas County, Texas) and the southwest right-of-way line of McCommas Avenue (40 foot right-of-way as created by said plat recorded in Volume 1, Page 175. M.R.D.C.T.), said rod being the east corner of said Lot 17;

THENCE South 23° 21' 23" West along said northwest right-of-way line of McKinney Avenue and the southwest line of said Lots 15, 16 and 17, a distance of 149.88 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5310" found at the south corner of said Lot 15 and east corner of Lot 14, Block 5/2018 of said Armstrong's Booker Washington Addition, from which a found 3/4" iron pipe bears South 69° 54' 30" East a distance of 0.91 feet;

THENCE North 66° 40' 20" West departing the west right-of-way line of said McKinney Avenue along the common line between said Lot 15 and said Lot 14, a distance of 150.14 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5310" found on the southeast line of Lot G, Block 5/2018, W.S. Chambers Jr. Addition, an addition to the City of Dallas according to the plat recorded in Volume 4, Page 135, Map Records, Dallas County, Texas, said rod being the west corner of said Lot 15 and the north corner said Lot 14;

THENCE North 23° 15' 12" East along the common line between said Lot 15 and said Lot G a distance of 48.54 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5310" found on the southeast line of the Katy Trail, formally the M.K. & T. Railroad (60 foot right-of-way), said rod being a corner of said Tract 1;

THENCE North 44° 01' 21" East along said southeast line of said Katy Trail and the northwest line of said Tract 1 a distance of 108.92 feet to a 1/2" iron pipe found for the northwest common corner between said Tract 1 and said Tract 2;

THENCE North 44° 10' 05" East continuing along the said southeast line of said Katy Trail and the northwest line of said Tract 2 a distance of 17.09 feet to a point for the north corner of said Tract 2 and the west corner of a Tract of land conveyed to NRC Marketing Inc. by deed recorded in Volume 93203, Page 4923, Deed Records, Dallas County, Texas;

THENCE South 66° 23' 17" East along the common line between said Tract 2 and said NRC Marketing Inc. Tract a distance 97.79 feet to a chiseled "X" cut in concrete found on the southeast line of said McCommas Avenue Abandonment, said "X" being at the east corner of said Tract 2 and south corner of said NRC Marketing Inc Tract;

THENCE South 23° 36' 43" West along the southeast line of said Tract 2 and said McCommas Avenue Abandonment a distance of 16.00 feet to a 1/2" iron pipe found on the northeast line of said Lot 17 and southwest right-of-way line of said McCommas Avenue, said 1/2" pipe being the south corner of said Tract 2 and the south corner of said McCommas Avenue Abandonment;

THENCE South 66° 23' 17" East along the northeast line of said Lot 17 and the southwest right-of-way line of said McCommas Avenue a distance of 8.00 feet to the POINT OF BEGINNING and containing 21,044 square feet or 0.4831 acres, more or less.

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 (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 _____, 2017

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed 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 _____, 2017

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PERUNA EAST CORPORATION, acting by and through its duly authorized agent, Chris Regis, does hereby adopt this plat, designating the herein described property as ABW, 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 _____, 2017.

PERUNA EAST CORPORATION

Signature: _____
Name: Chris Regis
Title: President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Chris Regis, 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 for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
OF
ABW
LOT 15A, BLOCK 5/2018
REPLAT
OF
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				SHEET		2 OF 2		