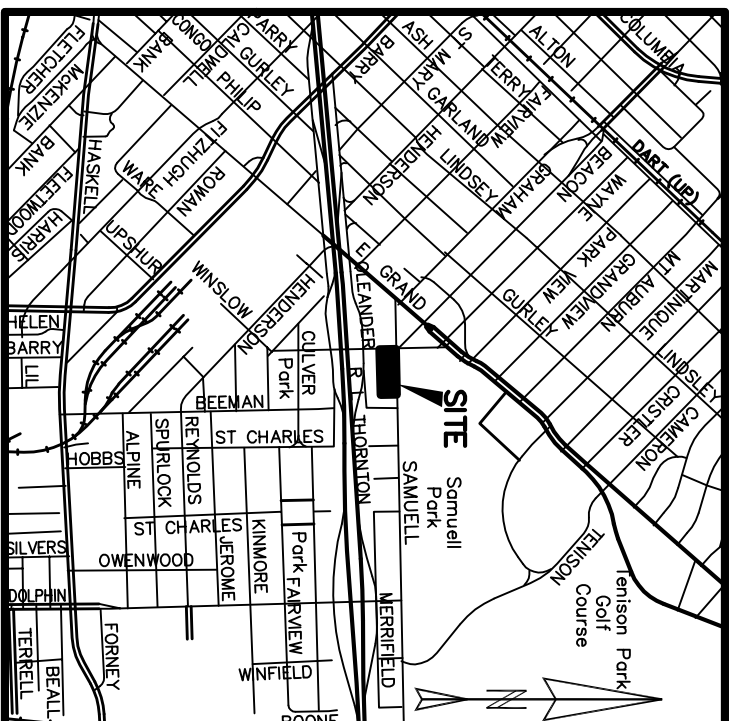
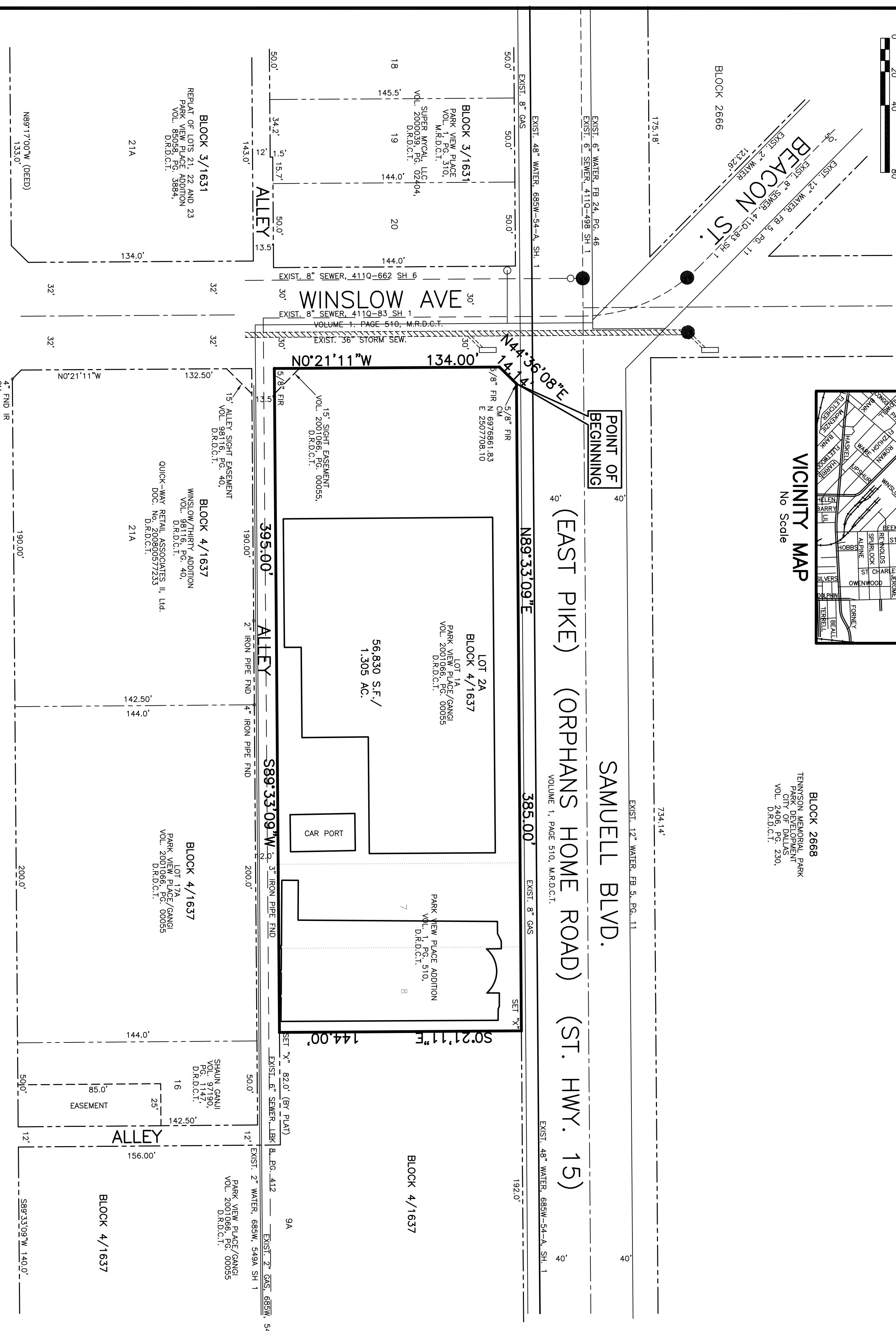


SCALE: 1" = 40'



VICINITY MAP
No Scale

BLOCK 2688
THOMSON MEMORIAL PARK
PART OF DALLAS
VOL. 2466, PG. 230,
516, 517, 518



I.H. 30
R.L. THORTON FREEWAY

- GENERAL NOTES**
- 1) NO LOT TO LOT DRAINAGE WILL BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE
 - 3) COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, NO SCALE, NO
 - 4) ALL STRUCTURES TO REMAIN.

- LEGEND**
- CM Controlling Monument
 - FP Found Iron Pipe
 - PK Found Iron Pipe
 - PK Nail Found Iron Pipe
 - Map Records, Dallas County, Texas
 - Dead Records, Dallas County, Texas

SURETOR'S STATEMENT

I, Rudy Rangeli, 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 conducted by me or under my direct supervision, and that I am a duly Licensed Professional Land Surveyor in the State of Texas. I further affirm that the plat 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 _____, 2015.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELEASED UPON AS A FINAL DOCUMENT.
RELEASED 8/3/15
RUDY RANGELI
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5664

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County, and State of Texas, on this day personally appeared Shaun Ganji, 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 therein stated and for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2015.

Notary Public in and for Dallas County, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, All Shaun Ganji is the sole owner of two tracts of land out of the Thomson Logow Survey, Abstract No. 739, Dallas County, Texas, tract one being lot 1A, City of Dallas Block No. 447632 of Park View, Tract No. 001010667, Ordinance No. 14541, City of Dallas, Texas, and tract two being Lots 7 and 8, Block 4/1637 of Park View Place Addition, to the City of Dallas, Texas, as recorded in Volume 1, Page 510 of the Map Records of Dallas County, Texas, said Lots being conveyed to All Shaun Ganji by Warranty Deed as recorded in Document No. 201400331093 of the Deed Records of Dallas County, Texas, said tracts being more particularly described as follows:

BEGINNING at a 5/8" iron rod, found for a corner in the south right-of-way line of Samuel Boulevard 80 feet wide at its intersection with the southeast cut-off line between the east right-of-way line of Winslow Avenue 60 feet wide (40.0 feet east from the centerline of Winslow Avenue) and the said south line of Samuel Boulevard;

THENCE North 89° 33' 09" East, along the above said south line of above said Samuel Boulevard and the north line of above referenced Lot 1A, and Lots 7 & 8, 395.00 feet to a cross set for a corner at the northeast corner of above referenced Lot 8 of said Park View Addition;

THENCE South 0° 21' 11" East, along the east line of above said Lot 8, 144.00 feet to a cross set for a corner in the north line of a 12 foot alley and the southeast corner of said Lot 8;

THENCE South 89° 33' 09" West, along the above said north line of a 12 foot alley and along 5/8" iron rod found for a corner in the above referenced Lot 7, 40.0 feet to a cross set for a corner at the southwest corner of above referenced Lot 1A of above said Park View Addition; (Ganji);

THENCE North 0° 21' 11" West, along the above said east line of Winslow Avenue and the west line of above said Lot 1A, 134.00 feet to a 5/8" iron rod found for the southerly point of above referenced cut-off line;

THENCE North 44° 36' 08" E, along the above said cut-off line 14.14 feet to the POINT OF BEGINNING and CONTAINING 56,830 square feet or 1.305 acres of land.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That, Shaun Ganji, does hereby adopt this plat, designating the herein described property as BRUCEVILLE ADDITION No.1, 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 shall be the responsibility of the City of Dallas. No signs, signs, 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 improvements or growths shall be removed by the utility at its expense. The utility shall have the full right of ingress and egress to and from the easements for the purpose of inspecting, maintaining and repairing the same, and for the purpose of installing, maintaining and repairing the same, and for the purpose of removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to and from the easements 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 buildings shown on this plat. The location of all manholes, cleanouts, fire hydrants and water services shall be determined by their location as installed. This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2015

Shaun Ganji

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Shaun Ganji, 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 therein stated and for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the _____ day of _____, 2015.

Notary Public in and for Dallas County, Texas

PRELIMINARY/FINAL PLAT

BEVERAGE DEPOT ADDITION NO. 1

LOT 2A, BLOCK 4/1637
A RESUBDIVISION OF
LOTS 1A, BLOCK 4/1637
PARK VIEW PLACE/GANJI
LOTS 7 & 8 BLOCK 4/1637
PARK VIEW PLACE ADDITION
THOMAS LAGOW SURVEY, ABSTRACT NO. 759
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S156-006
PREPARED OCTOBER 2015

OWNER
SHAUN GANJI
2810 SAMUEL BOULEVARD
DALLAS, TEXAS 75223
214/823-4011

PREPARED BY
Drommer & Associates, Inc.
9202 Markville Dr.
DALLAS, TEXAS 75243
972-231-8721

SURVEYOR
RUDY RANGELI
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214-325-8026