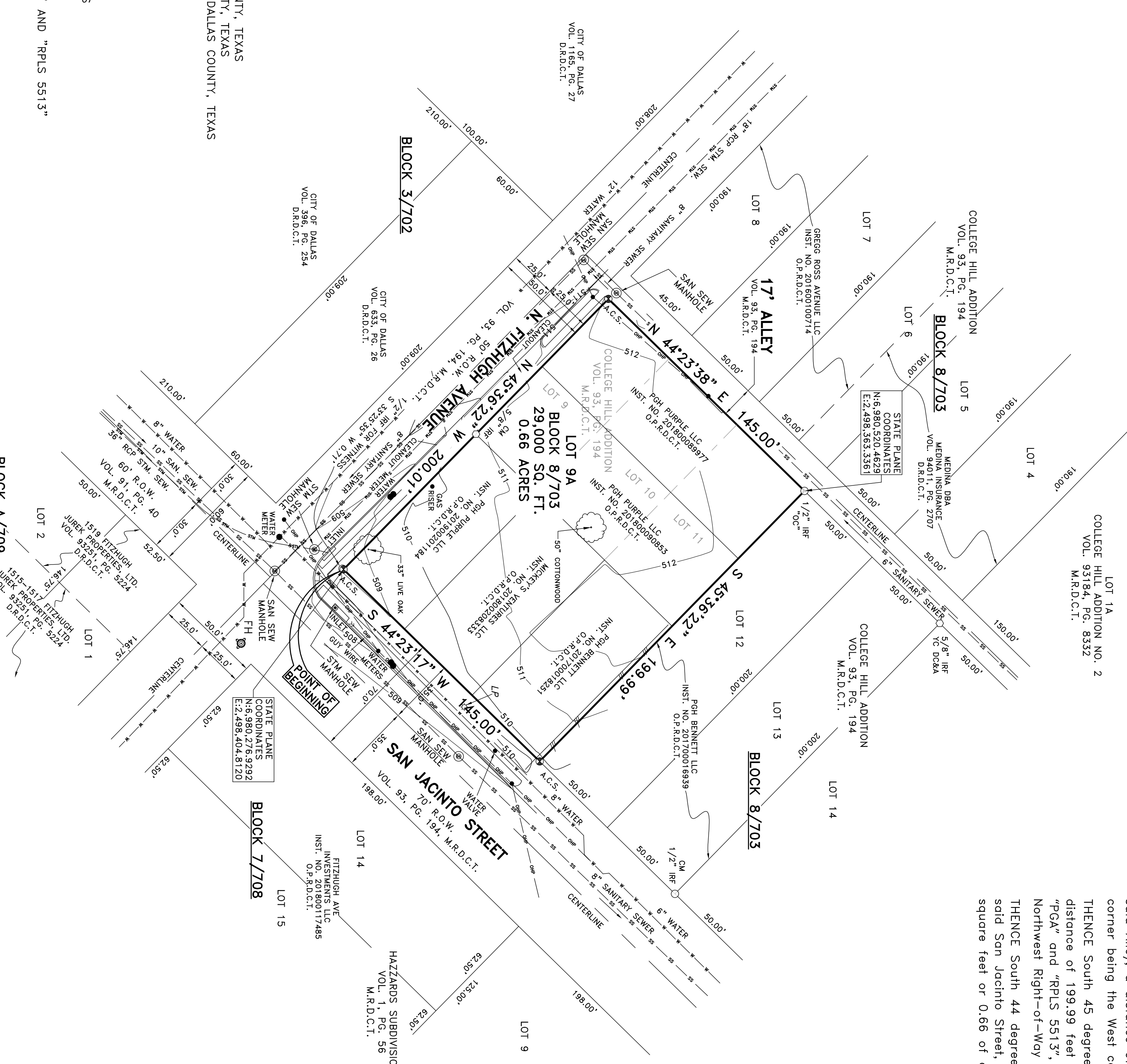


VICINITY MAP  
NOT TO SCALE



**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, PGH Purple LLC, and Mickey's Ventures LLC, both a Texas limited liability company, are the owners of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being all of Lots 9, 10, and 11, Block 8/703, College Hill Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 93, Page 194, Map Records, Dallas County, Texas, same being a tract of land conveyed to said PGH Purple LLC, by General Warranty Deed with Vendor's Lien, recorded in Instrument No. 201800089977, 201800090853, 201700018291, and 201900201184, Official Public Records, Dallas County, Texas, and also being conveyed to Mickey's Ventures LLC, by General Warranty Deed with Vendor's Lien, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch from rod set for corner with a 3 inch aluminum disk stamped "PGA" and "PLS 5513", said corner being the intersection of the Northwest Right-of-Way line of San Jacinto Street (70 foot Right-of-Way, Volume 93, Page 194, Map Records, Dallas County, Texas), and the Northeast Right-of-Way line of N. Fitzhugh Avenue (50 foot Right-of-Way, Volume 93, Page 194, Map Records, Dallas County, Texas), from which a 1/2 inch from rod found for witness Bears South 33 degrees 25 minutes 35 seconds West a distance of 0.71 feet;

THENCE North 45 degrees 36 minutes 22 seconds West, along the Northeast Right-of-Way line of said N. Fitzhugh Avenue, a distance of 200.01 feet to a 1/2 inch from rod set for corner with a 3 inch aluminum disk stamped "PGA" and "PLS 5513", said corner being the intersection of the Northeast Right-of-Way line of said N. Fitzhugh Avenue, and the Southeast Right-of-Way line of a 17 foot wide Alley;

THENCE North 44 degrees 23 minutes 38 seconds East, along the Southeast Right-of-Way line of said Alley, a distance of 145.00 feet to a 1/2 inch from rod found with a plastic orange cap, said corner being the West corner of Lot 12, Block 8/703, of streetsid College Hill Addition;

THENCE South 45 degrees 36 minutes 22 seconds East, along the Southwest line of said Lot 12, a distance of 199.99 feet to a 1/2 inch from rod set for corner with a 3 inch aluminum disk stamped "PGA" and "PLS 5513", said corner being the South corner of said Lot 12, and being in the "PGA" and "PLS 5513", said corner being the South corner of said Lot 12, and being in the Northwest Right-of-Way line of said San Jacinto Street;

THENCE South 44 degrees 23 minutes 17 seconds West, along the Northwest Right-of-Way line of said San Jacinto Street, a distance of 145.00 feet to the POINT OF BEGINNING, and containing 29,000 square feet or 0.66 of an acre of land.

**OWNER'S DEDICATION**  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, PGH Purple LLC, and Mickey's Ventures LLC, acting by and through its duly authorized agent, Neal Morris, manager, does hereby adopt this plat, designating the herein described property as **PERRY GUEST ADDITION**, on addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in full and final, 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 or growths shall be constructed, 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 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 of 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

PGH Purple LLC,  
a Texas limited liability company  
Mickey's Ventures LLC,  
a Texas limited liability company

By: Neal Morris, Manager  
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Neal Morris, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryon Connolly, 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-6.617 (g)(b)(c)(d) and (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.  
**RELEASED FOR REVIEW ON 11/13/19. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELEAD UPON AS A FINAL SURVEY DOCUMENT.**

Bryon Connolly  
Texas Registered Professional Land Surveyor No. 5513  
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 Bryon Connolly 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

**OWNERS:**  
MICKEY'S VENTURES, LLC  
2517 THOMAS AVENUE  
DALLAS, TEXAS 75201  
PGH PURPLE LLC  
2517 THOMAS AVENUE  
DALLAS, TEXAS 75201  
**PRELIMINARY PLAT**  
**PERRY GUEST ADDITION**  
LOT 9A, BLOCK 8/703  
29,000 SQ.FT. / 0.666 ACRES  
BEING A REPLAT OF  
LOTS 9, 10, AND 11, BLOCK 8/703  
COLLEGE HILL ADDITION  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S190-040  
PLANNING & SURVEYING  
Main Office  
12025 Shiloh Road, Ste. 290  
Dallas, TX 75228  
P 214-349-9485  
F 214-349-2216  
Form No. 101688000  
www.cbgtexas.com

**GENERAL NOTES**  
1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).  
2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM THREE.  
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.  
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.  
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.

**LEGEND**  
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. = INSTRUMENT NUMBER  
VOL., PG. = VOLUME, PAGE  
C.M. = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
Y.C. = YELLOW CAP  
O.C. = ORANGE CAP  
S.M. SEW. = STORM SEWER  
S.A.N. SEW. = SANITARY SEWER  
D.C&A = DOUG CONNALLY AND ASSOCIATES  
I.P.C. = IRON ROD FOUND  
A.C.S. = 1/2 INCH IRON ROD SET WITH A 3" ALUMINUM DISK STAMPED "PGA" AND "PLS 5513"

**UTILITY STATEMENT**  
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

