

- 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 AllTerra Virtual Reference Network.
 - Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
 - Coordinates based on State Plane Coordinate System, North Central Zone, Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
 - Purpose of this plat is to combine unplatted lands into 1 lot.
 - This survey is based upon the information provided by the client, if any. It has been prepared without the benefit of a title commitment and is subject to any easements or encumbrances not visible on the ground which might be identified in a current title commitment. Search of the title record by this office was limited to the county's available online records.
 - Zoning: PD 595 (MF-2(A)) Multifamily subdistrict.

Front yard:
15' minimum

Side and rear yard:
Single family structures, No minimum
Duplex structures side yard, 5' minimum
Duplex structures rear yard, 10' minimum
Permitted structures, 10' minimum

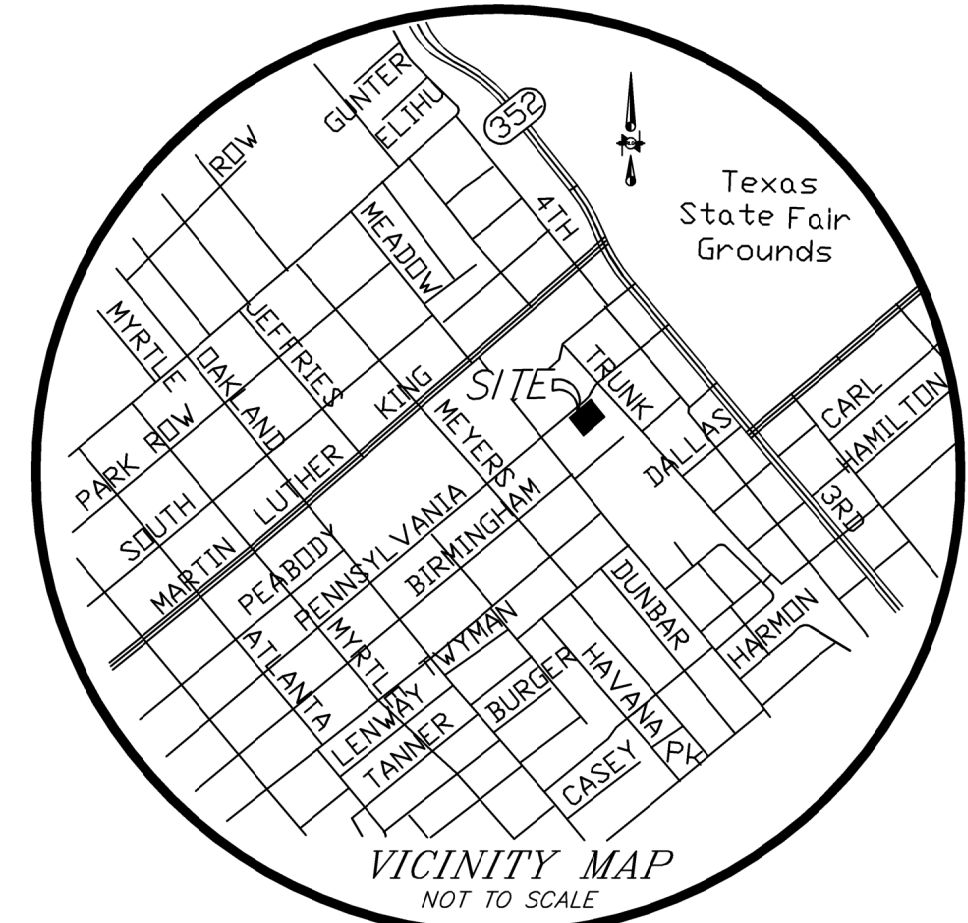
Height: 36' Maximum, a portion of a structure that is over 26' feet may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district.

Stories: No maximum number of stories.

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.

LEGEND

	PROPERTY LINE		OVERHEAD POWER
	EASEMENT LINE		GAS LINE
	BUILDING		SEWER LINE
	ASPHALT		STORM SEWER LINE
	CONCRETE		WATER LINE
	FENCE LINE		EXISTING CONTOUR LINE
	LIGHT STANDARD	550	EXISTING SPOT ELEVATION
	LIGHT BOLLARD	550.5	1/2" IRON ROD WITH YELLOW PLASTIC
	BOLLARD	YARDS	CAP STAMPED "RLC INC" SET
	WATER VALVE	100'	1/2" IRON ROD WITH YELLOW PLASTIC
	WATER METER	YDR	CAP STAMPED "RLC INC" SET
	FIRE HYDRANT	RF	IRON ROD FOUND
	STAND PIPE	MGR / MWF	MAG NAIL SET / FOUND
	CLEAN OUT	DMG / DMF	CHISELED "X" SET / FOUND
	IRRIGATION BOX	PHS / PWF	PK NAIL SET / FOUND
	TELEPHONE PEDESTAL	(CM)	CONTRROLLING MONUMENT
	POWER POLE	M.D.R.C.T.	MAP RECORDS, DALLAS COUNTY, TX
	POWER POLE WITH U/G CONDUIT	O.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TX
	GUY WIRE	O.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
	SDH	AST. NO.	INSTRUMENT NUMBER
	SANITARY SEWER MANHOLE	VS, PG.	VOLUME, PAGE
	STORM SEWER MANHOLE	DMG _C	AREA DRAIN & SIZE IN INCHES
	GAS MANHOLE	PG _C	ROOF DRAIN
	TELEPHONE MANHOLE	CG _C	CURB DRAIN
	ELECTRIC MANHOLE	RF _C	PULL BOX
	FIBER OPTIC MANHOLE	PRF _C	PULL BOX ELECTRIC
	COMMUNICATIONS MANHOLE	APF _C	PULL BOX TELEPHONE
	ELECTRIC BOX	PRF _C	PULL BOX FIBER OPTIC
	ELECTRIC METER	CM	CREPE MYRTLE
	TRAFFIC SIGNAL		TREE
	TRAFFIC SIGNAL BOX		
	STAND PIPE		



PRELIMINARY PLAT
OF
PENN
LOT 1, BLOCK A/1352
THOMAS LAGOW SURVEY, ABSTRACT NO. 759
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-656
ENGINEERING NO. 311T-____

SCALE: 1" = 20' DATE: APRIL 2021

OWNER: ABOUNDING PROSPERITY 1705 MARTIN LUTHER KING JR BLVD. STE. C DALLAS, TX 75215 214-421-4802 C/O KIRK MYERS				SURVEYOR: RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX 75243 214-739-8100 rlg@rlginc.com TX PE REC #F-493 TBPELS REC #100341-00				SHEET	1 OF
RECORDED	INST#	-	JOB NO.	2113.015	E-FILE	2113.015PP	DWG NO.	27,566	

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas Kirk Myers is the sole owner of a 31,363 square foot (0.7200 acre) tract of land situated in the Thomas Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, being a tract of land described in General Warranty Deed to Kirk Myers (Tract 1 and Tract 2), recorded in Instrument Number 202000218208, Official Public Records, Dallas County, Texas, being a tract of land described in Warranty Deed to MYAP Trust, recorded in Instrument Number 202000338221, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the south right-of-way line of Pennsylvania Avenue (variable width right-of-way, as created by Volume 371, Page 40 and by use and occupation) for the north corner of said MYAP tract and the northwest corner of a called 0.1888 acre tract of land described in General Warranty Deed to DALLAS AREA RAPID TRANSIT "DART", recorded in Instrument Number 200503598257, Official Public Records, Dallas County, Texas;

THENCE, departing the south right-of-way line of said Pennsylvania Avenue and along the common line between said MYAP tract and said DART tract, the following bearings and distances:

South 47° 15' 35" East, a distance 5.50 feet to a 1/2" iron rod found for corner;

North 42° 44' 25" East, a distance 57.17 feet to a 1/2" iron rod found (cap destroyed);

South 44° 46' 39" East, a distance 152.81 feet to a 1/2" iron rod found (cap destroyed) on the north line of a called 0.781 acre tract of land described in General Warranty Deed to Multiple Streams of Grace, LLC, recorded in Instrument Number 20080084755, Official Public Records, Dallas County, Texas, for the east corner of said MYAP tract and the south corner of said DART tract;

THENCE South 42°25'11" West, along the common line between said MYAP tract and said 0.781 acre tract, passing at a distance of 100.00 feet a 3/8" iron rod found for the south corner of said MYAP tract and the east corner of said Tract 1, continuing along the common line between said Tract 1 and said 0.781 acre tract, passing at a distance of 149.84 feet a found 1/2" iron rod with yellow plastic cap (cap damaged) for the south corner of said Tract 1, the east corner of said Tract 2, the west corner of said 0.781 acre tract and the north corner of a 0.1888 acre tract of land described in Quitclaim Deed to Jose Ramirez, recorded in Instrument Number 201500174284, Official Public Records, Dallas County, Texas, continuing along the cotwman line between said Tract 2 and said 0.1888 acre tract a total distance 199.84 feet to a point for the south corner of said Tract 2, from which a found 1/2" iron rod with yellow plastic cap stamped "5310" bears South 44° 37' 33" East, a distance of 0.70 feet;

THENCE North 44° 37' 33" West, along the west line of said Tract 2, a distance 159.46 feet to a 5/8" iron rod found on the south right-of-way line of said Pennsylvania Avenue for the west corner of said Tract 2, from which a found 3/8" iron rod bears North 65° 34' 11" East, a distance of 1.79 feet;

THENCE North 42° 44' 25" East, along the south right-of-way line of said Pennsylvania Avenue, a distance 141.96 feet to the POINT OF BEGINNING, containing 31,363 square feet or 0.7200 acres of land, 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. 19453, 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 _____, 2021.

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 _____, 2021.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Abounding Prosperity, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as PENN, 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

_____, 2021.

Owner: ABOUNDING PROSPERITY

Signature: _____

Name: Kirk Myers
Title: CEO, President

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 Kirk Myers, 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 _____, 2021.

Notary Public in and for the State of Texas

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LOT 1, BLOCK A/1352
THOMAS LAGOW SURVEY, ABSTRACT NO. 759
CITY OF DALLAS, DALLAS COUNTY, TEXAS
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SCALE: 1" = 20' DATE: APRIL 2021

OWNER:				SURVEYOR:			
ABOUNDING PROSPERITY				RAYMOND L. GOODSON JR., INC.			
1705 MARTIN LUTHER KING JR BLVD.				12001 N. CENTRAL EXPRESSWAY, STE 300			
STE. C				DALLAS, TX. 75243			
DALLAS, TX 75215				214-739-8100			
214-421-4802				rlg@rlginc.com			
C/O KIRK MYERS				TX PE REC #P-489			
				TBPELS REG #100341-00			
RECORDED	INST#	-	JOB NO.	2113.015	E-FILE	2113.015PP	SHEET 2 OF 2
							27,566W