

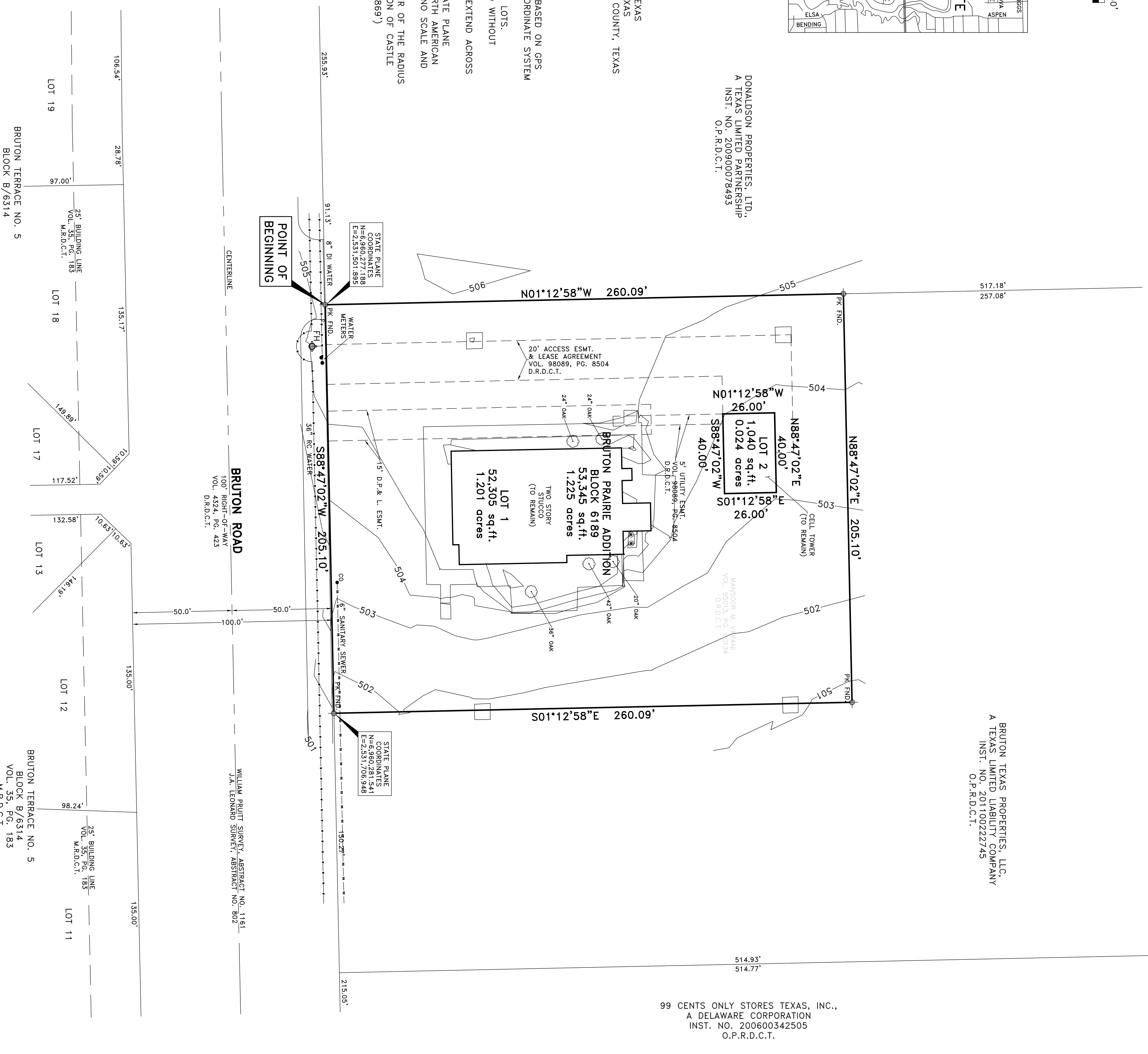
VICINITY MAP  
NOT TO SCALE

**LEGEND:**

- CM CONTROLLING MONUMENT
- PK FND. PK NAIL FOUND
- ESMT. EASEMENT
- VOL. VOLUME
- PG. PAGE
- INST. INSTRUMENT
- SO.HI. SQUARE FEET
- R.O.M. RIGHT-OF-WAY
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

**GENERAL NOTES:**

- 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- 2) THE PURPOSE OF THIS PLAN IS TO CREATE 2 LOTS.
- 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, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK IS A SQUARE CUT AT THE CENTER OF THE RADIUS OF THE NORTHWEST CORNER OF THE INTERSECTION OF CASTLE BAY DRIVE AND GULF PALMS DRIVE. (ELEV.=502.869')



BRUTON TEXAS PROPERTIES, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
INST. NO. 201100222745  
O.P.R.D.C.T.

99 CENTS ONLY STORES TEXAS, INC.,  
A DELAWARE CORPORATION  
INST. NO. 200600342505  
O.P.R.D.C.T.

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS  
WHEREAS, Mansoor M. Varani is the sole owner of a tract of land situated in the William Pruitt Survey, Abstract No. 1161, in the City of Dallas, Block 6189, Dallas County, Texas, being all of a tract of land conveyed to Mansoor M. Varani by Special Warranty Deed recorded in Volume 95013, Page 00134, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:  
Beginning at a PK nail found for corner in the North line of Bruton Road (a 100 foot right-of-way), being the Southeast corner of a tract of land conveyed to Donaldson Properties, Ltd., a Texas limited partnership, by deed recorded in Instrument No. 200900078493, Official Public Records, Dallas County, Texas;

Thence North 01 degrees 12 minutes 58 seconds West, leaving the said North line of Bruton Road and along the East line of said Donaldson Properties, Ltd. tract, a distance of 260.09 feet to a PK nail found at the Northeast corner of said Donaldson Properties, Ltd. tract, being the most Northern Southwest corner of a tract of land conveyed to Bruton Texas Properties, LLC, a Texas limited liability company, by deed recorded in Instrument No. 201100222745, Official Public Records, Dallas County, Texas;

Thence North 88 degrees 47 minutes 02 seconds East, along the most Western South line of said Bruton Texas Properties, LLC tract, a distance of 205.10 feet to a PK nail found at an interior ell of said Bruton Texas Properties, LLC tract;  
Thence South 01 degrees 12 minutes 58 seconds East along the most Southern West line of said Bruton Texas Properties, LLC tract, a distance of 260.09 feet to a PK nail found at the most Eastern Southwest corner of said Bruton Texas Properties, LLC tract, being in the said North line of Bruton Road;

Thence South 88 degrees 47 minutes 02 seconds West, along the said North line of Bruton Road, a distance of 205.10 feet to the Point of Beginning and containing 53,345 square feet or 1.225 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Mansoor M. Varani, does hereby adopt this plat, designating the herein described property as **BRUTON PRAIRIE ADDITION**, 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 line easements shall be open to the public; fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each portofolcor use. The maintenance of paving on the utility and fire line 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 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 assessments 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 \_\_\_\_\_, 2016.

By: \_\_\_\_\_  
Mansoor M. Varani (owner)  
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Mansoor M. Varani 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 \_\_\_\_\_, 2016.

Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryan 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-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 \_\_\_\_\_, 2016.  
Released for REVIEW 07/11/2016 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan 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 Bryan 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 \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT**  
**BRUTON PRAIRIE ADDITION**  
LOTS 1 & 2, BLOCK 6189  
53,345 SQ.FT. / 1.225 ACRES  
WILLIAM PRUITT SURVEY, ABSTRACT NO. 1161  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-239

**OWNER: Mansoor M. Varani**  
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