

LOCATION MAP
(NOT TO SCALE)

LEGEND

P.O.B.	POINT OF BEGINNING	•	BOLLARD
P.O.C.	POINT OF COMMENCING	⊙	LIGHT POLE
(C.M.)	CONTROLLING MONUMENT	⊗	POWER POLE W/ LIGHT
CC#	COUNTY CLERK	⊗	POWER POLE W/ YEOMER
DCAD	DALLAS COUNTY APPRAISAL DISTRICT	⊗	POWER POLE W/ METER BOX
ESMT	EASEMENT	—	SIGN
CAB.	CABINET	⊗	SANITARY SEWER MANHOLE
VOL.	VOLUME	⊗	STORM DRAIN MANHOLE
PG.	PAGE	⊗	WATER MANHOLE
INST.	INSTRUMENT	⊗	ELECTRIC MANHOLE
NO.	NUMBER	⊗	TELEPHONE MANHOLE
• IRF	IRON ROD FOUND UNLESS OTHERWISE NOTED	⊗	GAS MANHOLE
• IRS	IRON ROD SET W/ ORANGE URBAN SURVEY CAP U.S. PLUS SURVEY* (UNLESS OTHERWISE NOTED)	⊗	UNKNOWN MANHOLE
ELEC	ELECTRIC	⊗	MONITORING WELL
CO	CLEANOUT	⊗	PARKING SPACES
EM	ELECTRIC METER	⊗	GAS METER
GTS	GAS PIPE WARNING POLE	⊗	FIRE HYDRANT
TRPD	TELEPHONE PEDESTAL	⊗	WATER METER
—	RIGHT-OF-WAY	⊗	WATER VALVE
—	ASPHALT	⊗	WATER METER VAULT
—	OVERHEAD ELECTRIC LINE	⊗	

GENERAL NOTES:

- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48113C0330J DATED 08/23/2001 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DALLAS COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE "X" BY GRAPHICAL PLOTTING.
- THE BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983 (2011) NORTH CENTRAL ZONE (4202)
- SUBJECT PROPERTY HAS DIRECT ACCESS TO PEELER ST, WHICH IS A DEDICATED PUBLIC RIGHT-OF-WAY MAINTAINED BY THE CITY OF DALLAS, AS SHOWN.
- THE UTILITIES SHOWN WERE LOCATED FROM THE FIELD SURVEY INFORMATION. SURVEY MAKES NO GUARANTEE THAT ALL UTILITIES ARE SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT THE CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING APPROVAL.
- ALL RECORDING INFORMATION IS SHOWN HEREON IS PER:
 - O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM TWO EXISTING TRACTS FOR CONVEYANCE.
- ALL EXISTING IMPROVEMENTS AND BUILDINGS ARE TO REMAIN.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THREE BIRDS PROPERTY CO. DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, EAGLE PEELER 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 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 AND UPON 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, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 20____.

(NAME OF COMPANY)

(NAME OF REPRESENTATIVE, TITLE)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ 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 THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 20____.

NOTARY SIGNATURE

DEVELOPER
DUFFY CUMMINGS
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PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011) NORTH CENTRAL ZONE (4202)

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PRELIMINARY PLAT
OF
LOT 1
EAGLE PEELER ADDITION
CITY OF DALLAS BLOCK 1/5717

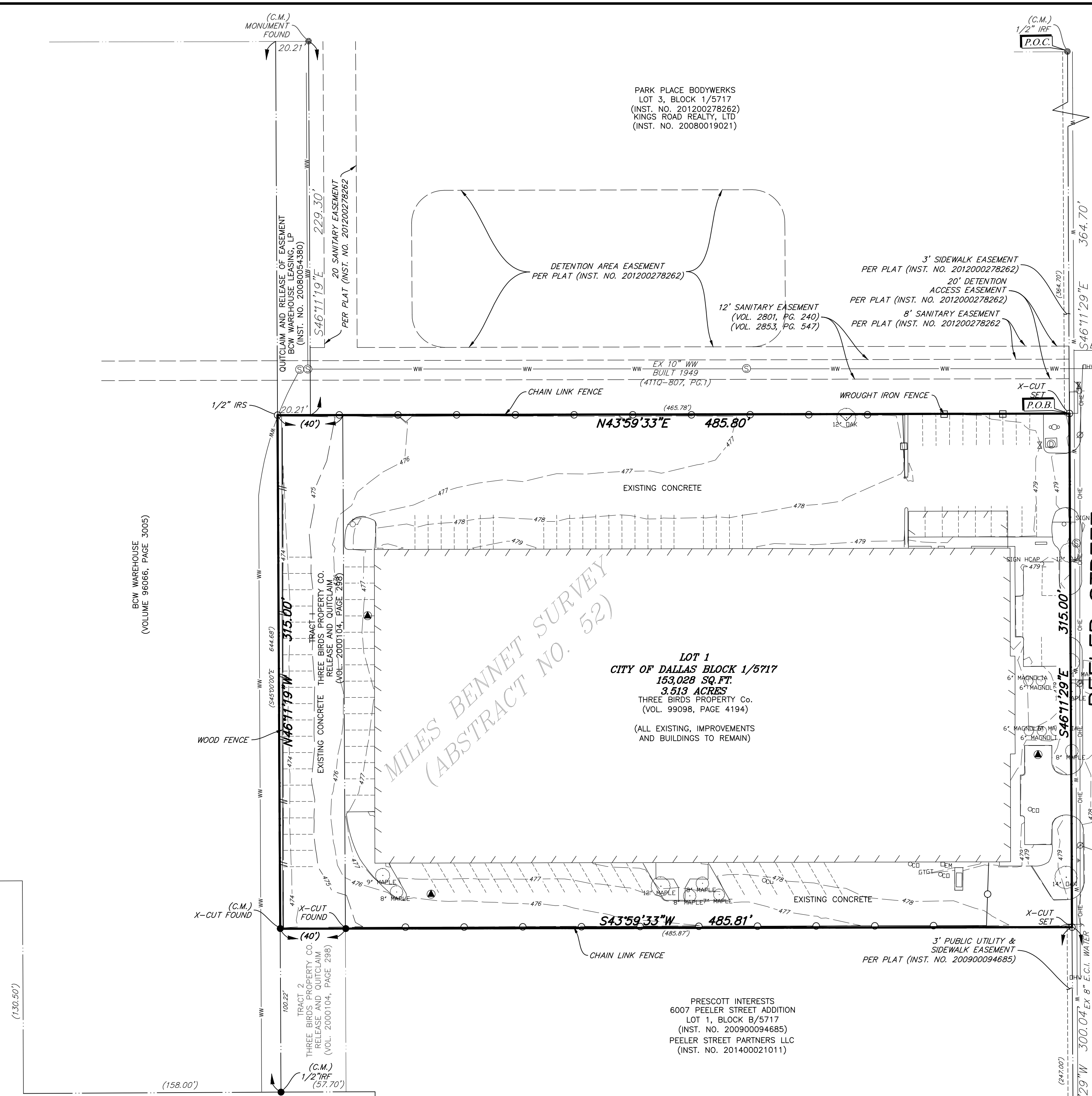
THE PURPOSE OF THE PLAT IS TO CREATE ONE LOT FROM TWO EXISTING TRACTS FOR CONVEYANCE.

3.513 ACRES OUT OF THE MILES BENNETT SURVEY, ABSTRACT NO. 52 DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S 201-521
ENGINEERING NUMBER 311T-XXXX

DATE: November 05, 2020

JOB#: 20806



MILES BENNETT SURVEY
(ABSTRACT NO. 52)

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE MILES BENNETT SURVEY, ABSTRACT NO. 52, CITY OF DALLAS, DALLAS COUNTY, TEXAS; SAID TRACT BEING PART OF CITY OF DALLAS BLOCK 1/5717; AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED TO THREE BIRDS PROPERTY CO. RECORDED IN VOLUME 99098, PAGE 4194 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (DRDCT); AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 1 IN RELEASE AND OUTCLAIM TO THREE BIRDS PROPERTY CO. RECORDED IN VOLUME 2001014, PAGE 298 (DRDCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A 1/2-INCH IRON ROD FOUND IN THE SOUTHWEST RIGHT-OF-WAY (ROW) LINE OF PEELER STREET, A 53-FOOT WIDE PUBLIC ROW AT THIS POINT, FORMERLY DEDICATED AS A 50-FOOT WIDE ROW IN DEED TO THE CITY OF DALLAS RECORDED IN VOLUME 2831, PAGE 560 (DRDCT) SAID POINT BEING THE NORTH CORNER OF LOT 3, BLOCK 1/5717 OF THE FINAL PLAT OF PARK PLACE BODYWERKS, AN ADDITION TO THE CITY OF DALLAS RECORDED IN INSTRUMENT NUMBER 201200278262 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (OPRDCT);

THENCE, SOUTH 46 DEGREES 11 MINUTES 29 SECONDS EAST, SAID SOUTHWEST ROW LINE AND THE NORTHEAST LINE OF SAID LOT 3, A DISTANCE OF 364.70 FEET TO AN X-CUT SET AT THE EAST CORNER OF SAID LOT 3, THE NORTH CORNER OF SAID THREE BIRDS TRACT AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 46 DEGREES 11 MINUTES 29 SECONDS EAST, CONTINUING ALONG SAID SOUTHWEST ROW LINE AND THE NORTHEAST LINE OF SAID THREE BIRDS TRACT, A DISTANCE OF 315.00 FEET TO AN X-CUT SET FOR THE EAST CORNER OF SAID THREE BIRDS TRACT, THE EAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE NORTH CORNER OF LOT 1, BLOCK B/5717 ACCORDING TO THE PLAT OF PRESCOTT INTERESTS 6007 PEELER STREET ADDITION, AN ADDITION TO THE CITY OF DALLAS RECORDED IN INSTRUMENT NUMBER 200900094685 (OPRDCT);

THENCE, SOUTH 43 DEGREES 59 MINUTES 33 SECONDS WEST, DEPARTING SAID SOUTHWEST LINE OF TRACT 1, SAID NORTHEAST LINE OF THE BCW TRACT, TRACT AND THE NORTHWEST LINE OF SAID LOT 1, BLOCK B/5717, PASSING AT A DISTANCE OF 445.81 AN X-CUT FOUND FOR THE EAST CORNER OF SAID TRACT 1 AND THE SOUTH CORNER OF SAID THREE BIRDS TRACT, CONTINUING IN ALL A TOTAL DISTANCE OF 485.81 FEET TO AN X-CUT FOUND FOR THE SOUTH CORNER OF SAID TRACT 1, THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK B/5717 AND BEING IN THE NORTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN SUBSTITUTE TRUSTEES DEED TO BCW WAREHOUSE LEASING, LP RECORDED IN VOLUME 96066, PAGE 3006 (DRDCT);

THENCE, NORTH 46 DEGREES 11 MINUTES 19 SECONDS WEST, ALONG SAID NORTHEAST LINE OF THE BCW TRACT AND THE SAID SOUTHWEST LINE OF TRACT 1, A DISTANCE OF 315.00 FEET TO A 1/2-INCH IRON ROD SET WITH AN ORANGE CAP STAMPED U.S. PLUS SURVEY SET AT THE WEST CORNER OF SAID TRACT 1, THE HEREIN DESCRIBED TRACT AND BEING THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN QUITCLAIM AND RELEASE OF EASEMENT TO BCW WAREHOUSE LEASING, LP RECORDED IN INSTRUMENT NUMBER 20080054380 (OPRDCT);

THENCE, NORTH 43 DEGREES 59 MINUTES 33 SECONDS EAST, DEPARTING SAID SOUTHWEST LINE OF TRACT 1, SAID SOUTHWEST LINE OF SAID BCW TRACT, ALONG THE SOUTHEAST LINE OF SAID BCW TRACT AND THE NORTHWEST LINE OF SAID THREE BIRDS TRACT, PASSING AT A DISTANCE OF 21.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.513 ACRES OF LAND OR 153,028 SQUARE FEET OF LAND MORE OR LESS.

FILE NAME: S:\20806\PLAT.DWG
DATE PLOTTED: 11/05/2020 10:05:00 AM
LAST MODIFIED BY: JEFF MONTANYA
LAST MODIFIED ON: 10/29/2020 2:17 PM
PLOTTED ON: 11/05/2020 10:05:00 AM