



LEGEND

○ 1/2" IRF	1/2" IRON ROD FOUND
○ 5/8" IRF	5/8" IRON ROD FOUND
● BCS	5/8" IRON ROD WITH 3" BRASS CAP SET STAMPED "P75-4125"
(CM)	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER

Scale: 1" = 10'

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PERRY LOTS, LLC, ACTING BY AND THROUGH IT'S DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PERRY HIGHWAY 75 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 THE _____ DAY OF _____, 2017.

PERRY LOTS, LLC

BY: _____

STATE OF TEXAS]
COUNTY OF DALLAS]

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR
STATE OF TEXAS

FINAL PLAT
PERRY HIGHWAY 75 ADDITION
LOT 1, BLOCK E/7762
BEING A 0.599 ACRE TRACT OF LAND
PART OF CITY BLOCK 7762
CHARLES H. DURGIN SURVEY, ABSTRACT NO. 416
CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO.: SXXX-XXX

SURVEYOR: WEBB SURVEYING, INC.
3401 Custer Road, Suite 139
Plano, TX 75023
Phone: 972-599-2300
Fax: 972-599-2302

OWNER: PERRY LOTS, LLC
Attn: P.O. BOX 600477
Dallas, TX 75360
Phone: (xxx) xxx-xxxx

Date: 4/20/16
SHEET 1 OF 1

OWNER'S CERTIFICATE

STATE OF TEXAS]
COUNTY OF DALLAS]

WHEREAS, THE PERRY LOTS, LLC, IS THE OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE CHARLES H. DURGIN SURVEY, ABSTRACT NO. 416, CITY OF DALLAS, DALLAS COUNTY, TEXAS, ALSO BEING SITUATED IN OFFICIAL CITY OF DALLAS BLOCK NO. 7762, AND BEING OUT OF AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO PERRY LOTS, LLC, BY WARRANTY DEED DATED MAY 17, 2017, AND RECORDED IN INSTRUMENT NO. 201700148849, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF SAID PERRY LOTS, LLC, TRACT, SAME BEING THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK B/7761, SALTGRASS-GOLDMARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2000243, PAGE 17, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 75 (RIGHT-OF-WAY VARIES);

THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 75, SOUTH 45 DEGREES 46 MINUTES 07 SECONDS WEST, A DISTANCE OF 320.61 FEET TO A 5/8" IRON ROD SET IN CONCRETE WITH BRASS CAP MARKED "P75-4125" FOR THE MOST SOUTHERLY CORNER OF SAID PERRY LOTS, LLC, TRACT, SAME BEING THE MOST EASTERLY SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GOLD TREASURE (USA), INC., BY SPECIAL WARRANTY DEED DATED APRIL 10, 1996, AND RECORDED IN VOLUME 96072, PAGE 2695, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG THE WEST LINE OF SAID PERRY LOTS, LLC, TRACT, SAME BEING THE EAST LINE OF SAID GOLD TREASURE (USA), INC., TRACT, NORTH 01 DEGREES 21 MINUTES 37 SECONDS WEST, A DISTANCE OF 222.23 FEET TO A 5/8" IRON ROD SET IN CONCRETE WITH BRASS CAP MARKED "P75-4125" FOR THE NORTHWEST CORNER OF SAID PERRY LOTS, LLC, TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GOLD TREASURE (USA), INC., AND BEING ON THE SOUTH LINE OF SAID LOT 1, BLOCK B/7761, SALTGRASS-GOLDMARK ADDITION;

THENCE ALONG THE NORTH LINE OF SAID PERRY LOTS, LLC, TRACT, SAME BEING THE SOUTH LINE OF SAID LOT 1, BLOCK B/7761, SALTGRASS-GOLDMARK ADDITION, NORTH 89 DEGREES 38 MINUTES 19 SECONDS EAST, A DISTANCE OF 235.01 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.599 ACRES OR 26,109 SQUARE FEET OF LAND, MORE OR LESS.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
2. NO BUILDING OR STRUCTURE SHALL CROSS ANY LOT LINES OR PROPERTY LINES.
3. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
4. BEARINGS SHOWN HEREON ARE BASED ON GRID BEARINGS, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011), CONVERGENCE ANGLE: σ 57" 03".
5. COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011), GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

SURVEYOR'S STATEMENT:

I, KURTIS R. WEBB, 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-2.617 (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 _____, 2017.

KURTIS R. WEBB
Texas Registered
Professional Land Surveyor No. 4125

STATE OF TEXAS]
COUNTY OF COLLIN]

BEFORE ME, the undersigned authority, on this day personally appeared Kurtis R. Webb, 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 consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2017.

Notary Public in and for State of Texas

S 178-042