



OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS LG Abrams & Forest, LLC is the owner of part of Lot 1-A, Block 8417 of CHEVRON ADDITION NO. 1, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 88150, Page 1968 of the Map Records of Dallas County, Texas, and being situated in the B. J. Prigmore Survey, Abstract No. 1159 and the B. F. Hall Survey, Abstract No. 660, and all of that same tract of land described in Special Warranty Deed to LG Abrams & Forest, LLC, recorded in Instrument No. 201500117562 of the Deed Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the southernmost corner of a corner cutoff line at the present intersection of the north R.O.W. line of Forest Lane (a variable width R.O.W.) with the east R.O.W. line of Abrams Road (a variable width R.O.W.); said point being S 89°41'26" W, 10.00' from a found 3" aluminum disk;

THENCE N 45°23'02" W, 14.16' along said cut-off line to a 3/8" iron rod found for corner in the east line of Abrams Road;

THENCE N 00°27'30" W along the east line of Abrams Road, at 10.00' passing a found 3" aluminum disk and continuing along said east line a total distance of 104.26' to a 3" aluminum disk found for corner and the beginning of a curve to the right having a central angle of 03°58'51" and a radius of 911.13' (Chord bearing N 05°02'43" E, 63.29');

THENCE around said curve and along the east line of Abrams Road a distance of 63.30' to a 5/8" iron rod found for corner in the south line of Lot 1, Block 8417 of 8417 Subdivision, an addition to the City of Dallas, Texas, recorded in Volume 75121, Page 2437 of the Map Records of Dallas County, Texas;

THENCE N 89°22'00" E, 46.93' along the south line of said Lot 1 to a cross found at the northwest corner of that same tract of land described in deed to McDonald's Real Estate Company, recorded in Instrument No. 201200073155 of the Deed Records of Dallas County, Texas;

THENCE S 00°38'00" E, 22.00' along the west line of said McDonald's Real Estate Company property to a cross found for corner;

THENCE N 89°22'00" E, 146.93' along the south line of said McDonald's Real Estate Company property to a 1/2" iron rod found for corner in the west line of Lot 2, Block 8417 of 8417 Subdivision, Phase II, an addition to the City of Dallas, Texas, recorded in Volume 76250, Page 2738 of the Map Records of Dallas County, Texas;

THENCE S 00°27'30" E, 156.37' along the west line of said Lot 2 to a 3/8" iron rod found for corner in the north line of Forest Lane;

THENCE S 89°41'26" W, 190.00' along the north line of Forest Lane to the Point of Beginning and containing 32,109.72 square feet or 0.7371 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LG Abrams & Forest, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **EL POLLO LOCO FOREST AND ABRAMS**, 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 ____ 2016.

LG Abrams & Forest, LLC

Will Tolliver, Managing Director

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Will Tolliver, 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.

GIVEN under my hand and seal of office, this the ____ day of ____ 2016.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

SCOTT DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.

GIVEN under my hand and seal of office, this the ____ day of ____ 2016.

Notary Public in and for the State of Texas.

LEGEND

R.O.W.	RIGHT-OF-WAY
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.	INSTRUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
(CM)	CONTROLLING MONUMENT
FD.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
MON.	3" ALUMINUM DISK FOUND
REM.	REMAINDER
SQ. FT.	SQUARE FEET

NOTES:

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

BENCHMARK: CITY OF DALLAS STD. WDBM ON NORTHEAST CORNER OF OVERPASS ON ABRAMS RD. AND I.H. 635.
ELEV. 599.72

BENCHMARK: 3" ALUMINUM DISK FOUND AT THE PROPOSED SOUTH CORNER CLIP AT THE NORTHEAST CORNER OF ABRAMS RD. AND FOREST LN.
ELEV. 594.41

- GENERAL NOTES:**
- REFERENCE BEARING FOR THE NORTH R.O.W. LINE OF FOREST LANE, S 89°41'26" W, PER PLAT RECORDED IN VOLUME 88150, PAGE 1968 M.R.D.C.T.
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM AN EXISTING PARTIAL LOT.
 - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - EXISTING STRUCTURE TO BE REMOVED.

PRELIMINARY PLAT
EL POLLO LOCO FOREST AND ABRAMS
LOT 4, BLOCK 8417

A REPLAT OF PART OF LOT 1-A, BLOCK 8417 OF CHEVRON ADDITION NO. 1, SITUATED IN THE B. J. PRIGMORE SURVEY, ABSTRACT NO. 1159 AND THE B. F. HALL SURVEY, ABSTRACT NO. 660, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 156-162

OWNER	DEVELOPER
LG ABRAMS & FOREST, LLC 2301 CEDAR SPRINGS #200 DALLAS, TX 75201 PH: 214-865-8090 EMAIL: will@econcipitalgroup.com	ICON CONSULTING ENGINEERS INC. 2840 W. SOUTHLAKE BLVD., STE. 110 SOUTHLAKE, TEXAS 76092 PH: 817-552-6210 EMAIL: dgregory@icon-engineers.com

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228

DATE: 4/4/16
JOB NO. 15097A