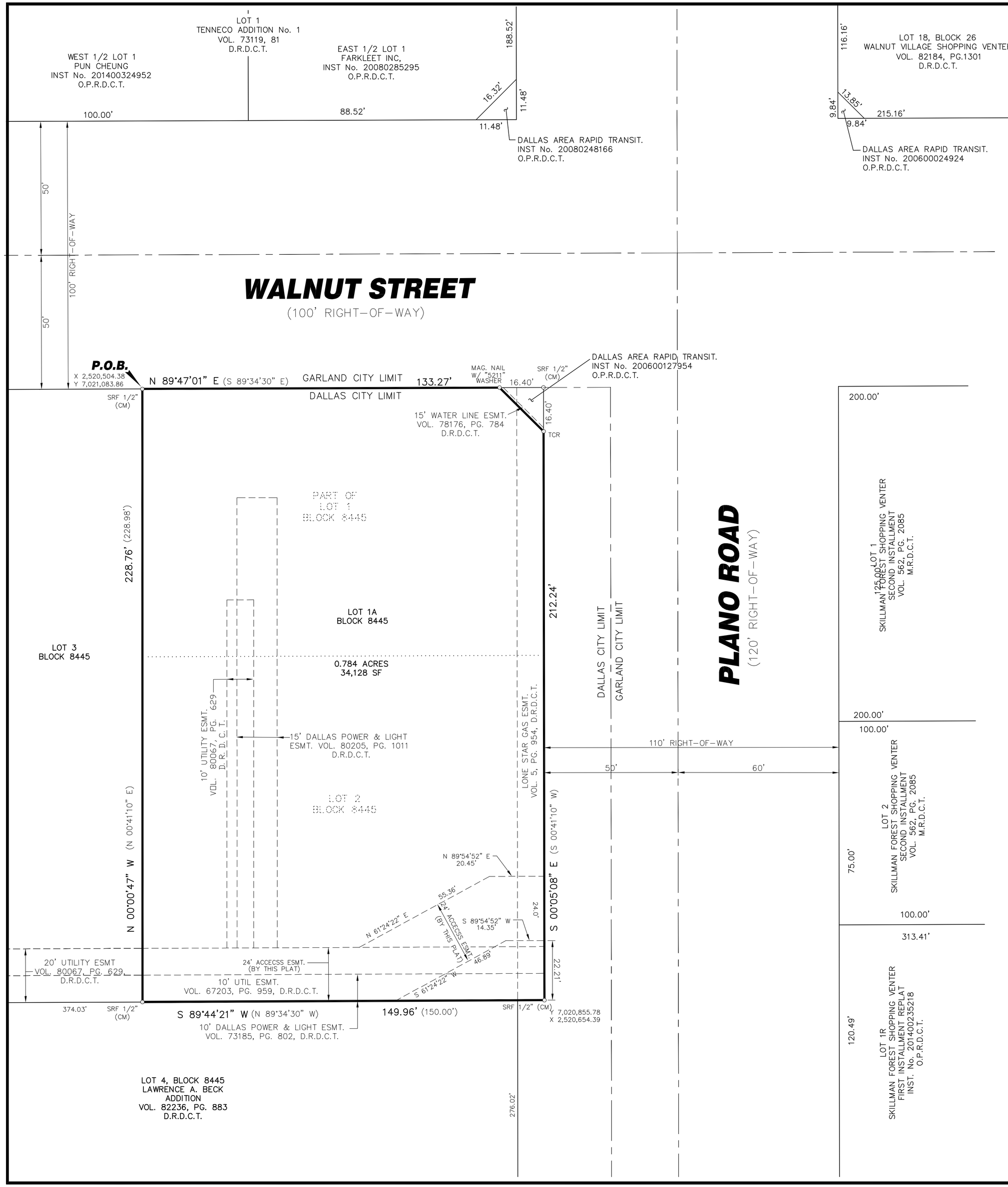

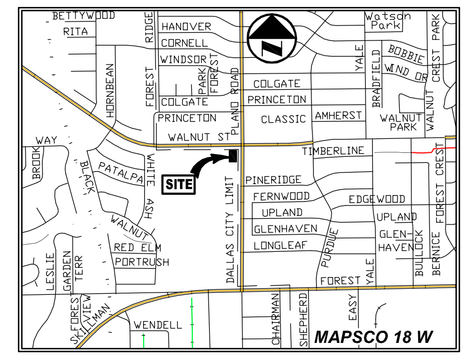

VICINITY MAP

N

LEGEND

P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY,
CSRF	CAPPED STEEL ROD FOUND
CM	CONTROLING MONUMENT
P.O.B.	POINT OF BEGINNING
TCR	5/8-INCH STEEL ROD W/ "TERRACORP" CAP RECOVERED
VOL.	VOLUME
PG.	PAGE
( )	DEED CALL

20 0 20
Scale 1" = 20'

SURVEYOR'S STATEMENT:

I, Neil D. Culver, 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_____, 2015

_____
Neil D. Culver
Registered Professional Land Surveyor No. 5211

STATE OF TEXAS §
§
COUNTY OF DALLAS §

PRELIMINARY, NOT TO FILED FOR ANY PURPOSE

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Neil D. Culver, 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 and considerations therein expressed.

Given under my hand and seal of office, this ___day of _____, 2015.

_____
Notary Public in and for the state of Texas

NOTES

1. Bearings shown hereon are based on NAD83(CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Geoshack "GeoNet" RTK GPS Network.
2. No lot to lot drainage is not permitted without Engineering Section approval.
3. The purpose of this plat is to plat is to create 1 Lot from existing 2-Lots.
4. Coordinates shown based on Texas Coordinate System of 1983, North Central Zone (4202) North American Datum 1983 on grid coordinate values, no scale and no projection.

OWNER
Pop Holdings, LP
3318 Forest Land, Ste. 200
Dallas, TX 75234
Contact Gillermo Perales
Ph: 972-620-2287

OWNERS CERTIFICATE

STATE OF TEXAS §
§
COUNTY OF DALLAS §

WHEREAS Pop Holdings is the owner of a 0.784 acre tract of land situated in the McKinney & Williams Survey Abstract No. 1001, said tract being Lots 1 & 2, Block 8445 of Walnut Convenience Center No. 1, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 80067, Page 629 of the Deed Records of Dallas County, Texas, SAVE AND ACCEPT: That portion of Lot 1 thereof conveyed from AFC Enterprises, Inc. to Dallas Area Rapid Transit by instrument recorded under Instrument No. 200600127954 of the Official Public Records of Dallas County, Texas and being the same tract conveyed in Special Warranty Deed, dated November 10, 2014 by Popeyes Louisiana Kitchen, Inc. to Pop Holdings, L.P. recorded in Instrument No. 201400289989 of the Official Public Records of Dallas County, Texas. resulting tract being more particularly described as follows;

BEGINNING at a 1/2 inch steel rod found in the South right-of-way Line of Walnut Street (a 100 Foot wide right-of-way), said point being the Northwest corner of said Lot 1 and being the Northeast corner of Lot 3, Block 8445 of said Walnut Convenience Center No. 1;

THENCE North 89°47'01" East, (South 89°34'30" East, plat) with said South right-of-way line of Walnut Street, for a distance of 133.27 feet to a Mag Nail with "5211" washer recovered at the Northwest corner of a 135 square foot tract of land conveyed in Special Warranty Deed, dated February 2, 2006 by AFC Enterprises Inc. to Dallas Area Rapid Transit, recorded in Instrument No. 200600127954 of the Official Public Records of Dallas County, Texas;

THENCE South 45°09'04" East, with the Southwest line of said Dallas Area Rapid Transit tract for a distance of 23.17 feet to a 5/8 inch steel rod with "TERRACORP" cap recovered at the South corner of said Dallas Area Rapid Transit tract and being in the West right-of-way line of Plano Road (a 100 foot wide right-of-way);

THENCE South 00°05'08" East, (South 01°04'30" West, plat) with the said West right-of-way line of Plano Road for a distance of 212.24 feet to a 1/2 inch steel rod found at the Southeast corner of said Lot 2;

THENCE South 89°44'21" West, (North 89°34'30" West, plat) departing said West right-of-line of Plano Road, passing at a distance of 10.00 Feet the Northeast corner of Lot 4, Block 8445, Lawrence A. Beck Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 82236, Page 883 of the Deed Records of Dallas County, Texas, then continuing with the North line of said Lot 4, for a total distance of 149.96 Feet to a 1/2 inch steel rod found at the Southeast corner of the aforementioned Lot 3;

THENCE North 00°00'47" West, (North 01°04'30" East, plat) departing said North line of Lot 4 and with the East line of said Lot 3, for a distance of 228.76 feet to the POINT OF BEGINNING and containing 34,128 square feet or 0.784 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Pop Holdings, Inc., acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as **WALNUT/PLAND ADDITION, LOT 1, BLOCK 8445**, an addition to the City of Dallas, Denton County, Texas and do hereby dedicate, in fee simple, to the public use forever any streets and alleys 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 accomodation 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.

WITNESS, my hand at Dallas, Texas, this the___day of _____, 2015.

Pop Holdings, Inc.

_____
Name: Guillermo Perales
Title: Manager,

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Guillermo Perales, 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 and considerations therein expressed.

Given under my hand and seal of office, this ___day of _____, 2015.

_____
Notary Public in and for the state of Texas

PRELIMINARY/FINAL PLAT
OF
WALNUT/PLANO ADDITION
LOTS 1A, BLOCK 8445

BEING A REPLAT
LOTS 1 AND 2, BLOCK 8442
WALNUT CONVENIENCE CENTER No. 1
VOLUME 80067, PAGE 629, D. R. D. C. T.
MCKINNEY & WILLIAMS SURVEY ABSTRACT No. 1001
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN No. S145-179

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Garland, TX 75043
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www.terracorpsurvey.com TBPLS Reg No. 101858-00

DRAWING TX12435 Plano Rd Plat.dwg