



**LEGEND**

MAG SET	MAGNETIC NAIL w/ WASHER STAMPED
MON SET	"PARKWAY CORNERS SC RPLS 5119" SET
"X" FND	3" ALUMINUM DISC STAMPED
"X" SET	"PARKWAY CORNERS SC RPLS 5199" SET
"X" SET	CUT "X" IN CONCRETE FOUND
"X" SET	CUT "X" IN CONCRETE SET
(CM)	CONTROLLING MONUMENT
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
I.R.F.	IRON ROD FOUND
LF	LIGHT POLE
M.R.C.C.T.	MAP RECORDS, COLLIN, COUNTY, TEXAS
NTS	NOT TO SCALE
OE	OVERHEAD ELECTRIC
PG.	PAGE
P.O.B.	POINT OF BEGINNING
PP	POWER POLE
R.O.W.	RIGHT-OF-WAY
USS	UNDERGROUND SANITARY SEWER
UST	UNDERGROUND STORM SEWER
UN	UNDERGROUND WATER
VOL.	VOLUME
WM	WATER METER
WW	WATER VALVE
---	BOUNDARY LINE (SUBJECT PROPERTY)
---	BOUNDARY LINE (OFF SITE)
---	EASEMENT LINE
N 45°00'00" E 1000.00'	BOUNDARY DIMENSIONS
100.00'	LOT DIMENSIONS
100.00'	EASEMENT DIMENSIONS

**GENERAL NOTES**

1. The fire wall between the buildings of proposed Lots 55-B1 and 55-D1 shall not have any openings or penetrations.
2. The fire wall shall have a minimum rating of 2 hours.
3. No Lot to Lot drainage will be permitted without Engineering Section approval.
4. The purpose of this plat is to create two lots out of one existing lot.
5. The bearings shown hereon are based on the plat of Parkway Corners Shopping Center, recorded in Cabinet K, Slide 459, Map Records, Collin County, Texas, being the west line of said addition, held as South 00 degrees 44 minutes 55 seconds West.
6. Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83) on Grid Coordinate Values, No Scale and No Projection.

City Plan File No. S156-247

PRELIMINARY PLAT  
**PARKWAY CORNERS SHOPPING CENTER ADDITION**  
**LOT 55-B1 & LOT 55-D1, BLOCK B/8705**  
BEING A REPLAT OF LOT 55D, BLOCK B/8705  
PARKWAY CORNERS SHOPPING CENTER ADDITION  
(CABINET K, SLIDE 459, M.R.C.C.T.)  
4.9048 ACRES OUT OF THE  
GEORGE D. DRAKE SURVEY, ABSTRACT No. 273  
CITY OF DALLAS, COLLIN COUNTY, TEXAS

**OWNER/APPLICANT:**  
GREENWAY-PARKWAY CORNERS, L.P.  
2808 Fairmont St.  
Suite 100  
Dallas, Texas 75201  
(214) 880-9009

**ENGINEER:**  
URBAN ENGINEERS GROUP, INC.  
167 Turtle Creek Blvd.  
Suite A  
Dallas, Texas 75207  
(214) 252-1600

**PROJECT INFORMATION**  
Original Survey Date: 06/30/2016  
Job Number: 1616411  
Drawn By: A.L.B.  
Date of Drawing: 07/20/2016  
File: 1616411 Plat-Prelim.Dwg  
**SHEET 1 OF 2**

**SCI**  
Survey Consultants, Inc.  
903 N. Bowser Road, Suite 240  
Richardson, Texas 75081  
(972) 424-7002 Voice  
(972) 633-1702 Fax  
WWW.SurveyConsultantsInc.Com  
TBPLS Firm No. 10139600

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, Greenway-Parkway Corners, L.P., is the owner of a tract of land located in the City of Dallas, Collin County, Texas, a portion of the George D. Drake Survey, Abstract No. 273, being part of that tract of land described in deed to Greenway-Parkway Corners, L.P. as recorded as Instrument No. 20150325000314400, Official Public Records, Collin County, Texas, being all of Lot 55D, Block B/8705, Parkway Corners Shopping Center, an addition to the City of Dallas, Collin County, Texas, according to the plat thereof recorded in Cabinet K, Slide 459, Map Records, Collin County, Texas, and being more particularly described as by metes and bounds as follows:

**BEGINNING** at a cut "X" in concrete found for the most southerly southeast corner of said Lot 55D, being the southwest corner of Lot 55C, Block B/8705, NWC Trinity Mills & Dallas Pkwy. Addition, an addition to the City of Dallas, Collin County, Texas, as recorded in Cabinet I, Slide 668, Map Records, Collin County, Texas, lying in the north right-of-way line of Trinity Mills Road (100' R.O.W.), said point bears South 79 degrees 32 minutes 05 seconds West, a distance of 203.81 feet from the west right-of-way line of Dallas Parkway (variable width R.O.W.);

**THENCE**, along the north right-of-way line of said Trinity Mills Road and the south line of said Lot 55D as follows:

South 79 degrees 32 minutes 05 seconds West, a distance of 25.76 feet to a 3 inch aluminum disk stamped "Parkway Corners SC RPLS 5199" set, the beginning of a curve to the right;

Along said curve to the right, through a central angle of 09 degrees 40 minutes 23 seconds, a radius of 952.62 feet, an arc length of 160.83 feet, a chord bearing of South 84 degrees 22 minutes 17 seconds West and a chord distance of 160.64 feet to a "MAG-Nail" with washer stamped "Parkway Corners SC RPLS 5199" set;

South 89 degrees 12 minutes 28 seconds West, a distance of 140.49 feet to a 3 inch aluminum disk stamped "Parkway Corners SC RPLS 5199" set for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 06 degrees 34 minutes 25 seconds, a radius of 1050.00 feet, an arc length of 120.47 feet, a chord bearing of South 85 degrees 55 minutes 16 seconds West and a chord distance of 120.40 feet to a "MAG-Nail" with washer stamped "Parkway Corners SC RPLS 5199" set for the southwest corner of said Lot 55D, same being the southeast corner of Lot 55A, Block B/8705, said NWC Trinity Mills & Dallas Pkwy. Addition;

**THENCE**, departing the north right-of-way line of said Trinity Mills Road, along the west line of said Lot 55D and the east line of said Lot 55A, North 00 degrees 47 minutes 32 seconds West, a distance of 256.91 feet to a 3 inch aluminum disk stamped "Survey Marker" found for the northwest corner of said Lot 55D and the northeast corner of said Lot 55A, same being in the south right-of-way line of a 15 feet wide alley as shown on the Revised Plat of Bent Tree West Phase 1, as recorded in Cabinet B, Slide 52, Map Records, Collin County, Texas;

**THENCE**, along the north line of said Lot 55D and the south line of said alley, North 89 degrees 12 minutes 28 seconds East, a distance of 185.09 feet to a 1/2 inch iron rod found for the most southerly southeast corner of said Revised Plat of Bent Tree West Phase 1 addition and an inside "ell" corner of said Lot 55D;

**THENCE**, along the southerly east line of said Revised Plat of Bent Tree West Phase 1 addition, same being the east right-of-way line of a 15 feet wide alley and the west line of said Lot 55D, North 00 degrees 47 minutes 32 seconds West, a distance of 239.00 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 55D, same being the southwest corner of Lot 55E, Block B/8705, said Parkway Corners Shopping Center Addition, from which a 1/2 inch iron rod found for the northwest corner of said Lot 55E bears, North 00 degrees 47 minutes 32 seconds West, a distance of 199.00 feet;

**THENCE**, departing the southerly east line of said Revised Plat of Bent Tree West Phase 1 addition, along the north line of said Lot 55D and the south line of said Lot 55E, North 89 degrees 12 minutes 28 seconds East, a distance of 430.02 feet to 5/8 inch iron rod found for the northeast corner of said Lot 55D and the southeast corner of said Lot 55E, same being in the west right-of-way line of said Dallas Parkway;

**THENCE**, along the east line of said Lot 55D and the west right-of-way line of said Dallas Parkway as follows:

South 00 degrees 20 minutes 18 seconds East, a distance of 86.87 feet to a 3 inch aluminum disk stamped "Parkway Center SC RPLS 5199" set for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 05 degrees 00 minutes 50 seconds, a radius of 1744.96 feet, an arc length of 152.70 feet, a chord bearing of South 02 degrees 50 minutes 43 seconds East and a chord distance of 152.65 feet to a 3 inch aluminum disk stamped "Parkway Center SC RPLS 5199" set for the most easterly southeast corner of said Lot 55D and the northeast corner of said Lot 55C;

**THENCE**, departing the west right-of-way line of said Dallas Parkway, along the easterly south line of said Lot 55D and the north line of said Lot 55C, South 89 degrees 12 minutes 28 seconds West, a distance of 173.73 feet to a cut "X" in concrete found for the northwest corner of said Lot 55C, same being an inside "ell" corner of said Lot 55D;

**THENCE**, along the southerly east line of said Lot 55D and the west line of said Lot 55C, South 00 degrees 47 minutes 32 seconds East, a distance of 231.72 feet to the **POINT OF BEGINNING**, and containing 213,655 square feet or 4.9048 acres of land, more or less.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GREENWAY-PARKWAY CORNERS, L.P., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **PARKWAY CORNERS SHOPPING CENTER ADDITION, LOT 55-B1 & LOT 55-D1, BLOCK B/8705**, 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.

**GREENWAY-PARKWAY CORNERS, L.P.**, a Texas limited partnership

By: Parkway GP, LLC, a Texas limited liability company, its general partner

By: Todd Petty, Vice-President

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared **TODD PETTY**, known to me to be the person whose name is subscribed to the forgoing 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, Douglas S. Loomis, 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 7/21/2016 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Douglas S. Loomis  
Texas Registered Professional Land Surveyor No. 5199

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Douglas S. Loomis, known to me to be the person whose name is subscribed to the forgoing 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

City Plan File No. S156-247

PRELIMINARY PLAT  
**PARKWAY CORNERS SHOPPING CENTER ADDITION  
LOT 55-B1 & LOT 55-D1, BLOCK B/8705**

BEING A REPLAT OF LOT 55D, BLOCK B/8705  
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4.9048 ACRES OUT OF THE

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CITY OF DALLAS, COLLIN COUNTY, TEXAS

**OWNER/APPLICANT:**  
GREENWAY-PARKWAY  
CORNERS, L.P.  
2808 Fairmount St.  
Suite 100  
Dallas, Texas 75201  
(214) 880-9009

**ENGINEER:**  
URBAN ENGINEERS  
GROUP, INC.  
167 Turtle Creek Blvd.  
Suite A  
Dallas, Texas 75207  
(214) 252-1600

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**SHEET 2 OF 2**



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