



**PROPERTY DESCRIPTION:**

BEING A 0.546 ACRE TRACT OF LAND SITUATED IN THE ABRAM BLEDSOE SURVEY, ABSTRACT NO. 88, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 18, LOT 19, & LOT 20, CITY BLOCK 3/5695, GREENWAY CREST NO. 3, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME (VOL.) 11, PAGE (PG.) 377, MAP RECORDS, DALLAS COUNTY, TEXAS (M.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID LOT 20, SAID POINT LYING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF DRUID LANE (A 50-FOOT PUBLIC RIGHT-OF-WAY) AND THE WEST RIGHT-OF-WAY LINE OF EASTERN AVENUE (A 50-FOOT PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 00 DEGREES 19 MINUTES 56 SECONDS EAST, WITH THE WEST RIGHT-OF-WAY LINE OF SAID EASTERN AVENUE, PASSING AT A DISTANCE OF 59.50 FEET, A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 20, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 19, AND CONTINUING IN TOTAL A DISTANCE OF 119.00 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR THE SOUTHEAST CORNER OF SAID LOT 19, SAID POINT LYING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID EASTERN AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF A 15-FOOT ALLEY AS DEPICTED IN SAID GREENWAY CREST NO. 3 ADDITION;

THENCE SOUTH 89 DEGREES 40 MINUTES 04 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID 15-FOOT ALLEY, A DISTANCE OF 200.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR THE SOUTHWEST CORNER OF SAID LOT 18, SAME BEING THE SOUTHEAST CORNER OF LOT 17 OF SAID CITY BLOCK 3/5695, AND FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 17 OF SAID CITY BLOCK 3/5695, BEARS SOUTH 89 DEGREES 40 MINUTES 04 SECONDS WEST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 56 SECONDS WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID 15-FOOT ALLEY, WITH THE WEST LINE OF SAID LOT 18, SAME BEING THE EAST LINE OF SAID LOT 17, A DISTANCE OF 119.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID LOT 18, SAME BEING THE NORTHEAST CORNER OF SAID LOT 17, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID DRUID LANE, AND FROM SAID POINT A 1/2-INCH IRON ROD FOUND BEARS NORTH 14 DEGREES 47 MINUTES WEST, A DISTANCE OF 0.4 FEET ;

THENCE NORTH 89 DEGREES 40 MINUTES 04 SECONDS EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID DRUID LANE, PASSING AT A DISTANCE OF 65.00 FEET A 1" IRON PIPE FOUND ON LINE, AND CONTINUING IN TOTAL A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 23,800 SQUARE FEET OR 0.546 ACRES OF LAND, MORE OR LESS.

**SURVEYOR'S CERTIFICATE:**

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCRoACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON.  
DATE OF PLAT OR MAP: \_\_\_\_\_

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 2/4/2026

MARK N. PEEPLES  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6443  
STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §  
CITY OF \_\_\_\_\_ §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, 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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: \_\_\_\_\_

**OWNER'S DEDICATION:**

STATE OF TEXAS §  
COUNTY OF DALLAS §  
CITY OF DALLAS §

THAT RALPH C & ELIZABETH PERRY-MILLER LP, BEING THE OWNER OF THE HERINAFTER DESCRIBED PROPERTY DOES HEREBY ADOPT THIS MAP AS CORRECTLY REPRESENTING OUR PLAN TO CONVEY THE HEREIN DESCRIBED PROPERTY AND DOES DESIGNATE SAME AS LOT 18A, CITY BLOCK 3/5695, DRUID TOWNHOME ADDITION, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

BY: RALPH PERRY-MILLER

SIGNATURE

NAME AND TITLE

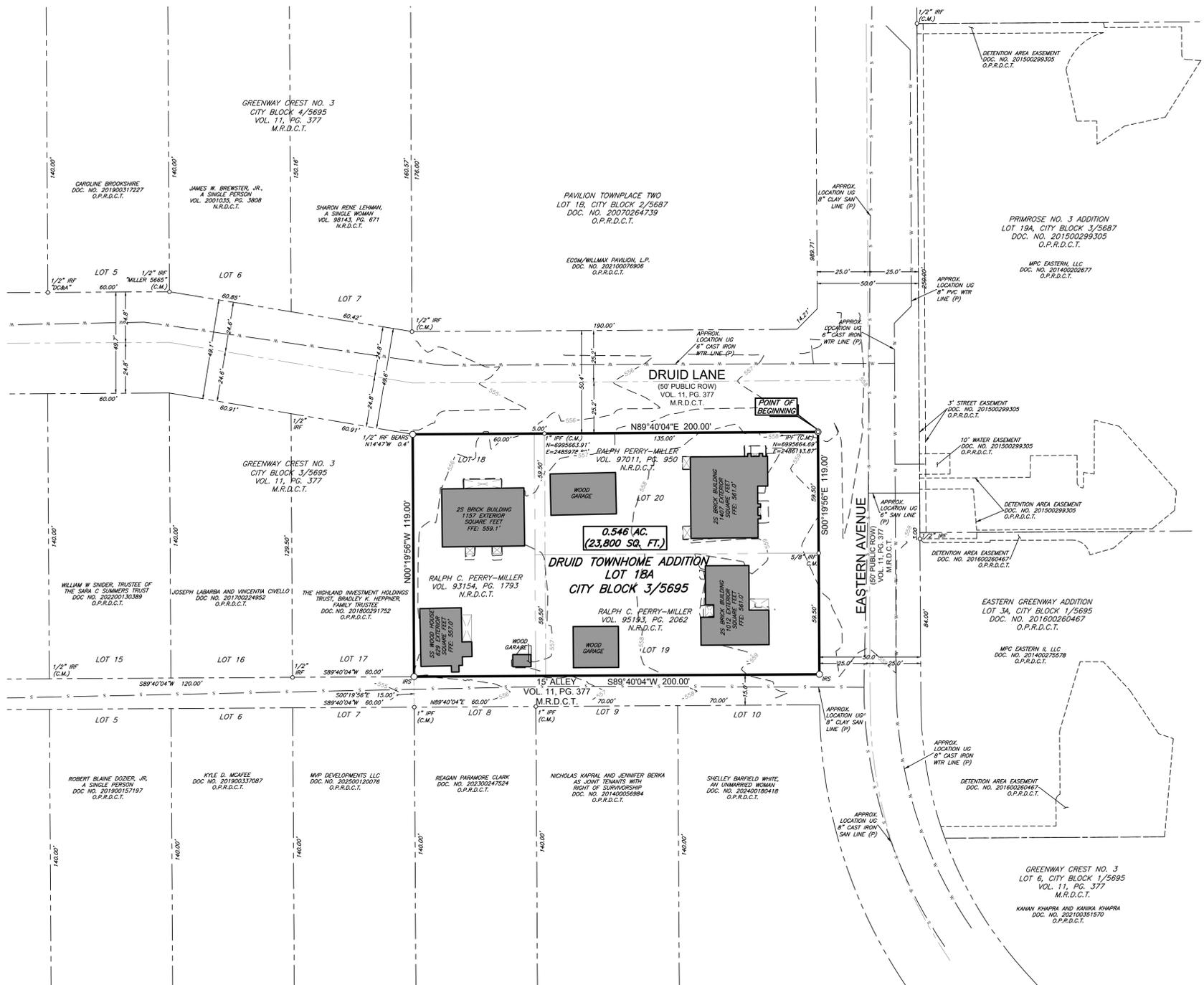
STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §  
CITY OF \_\_\_\_\_ §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, 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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: \_\_\_\_\_



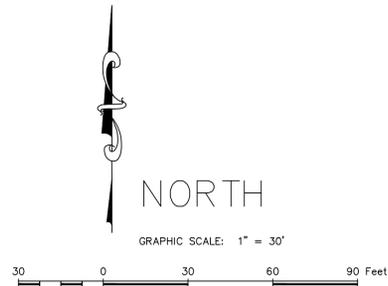
**GENERAL NOTES:**

1. BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000120.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM THREE PLATTED LOTS FOR DEVELOPMENT.
4. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ALL EXISTING STRUCTURES ON SITE TO BE DEMOLISHED.

**LEGEND OF ABBREVIATIONS**

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- N.R.D.C.T. NAMED RECORDS, DALLAS COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 5/8 INCH CAPPED IRON ROD STAMPED "FLANAGAN 6443" SET
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- C.M. CONTROLLING MONUMENT
- B.T.P. BY THIS PLAT
- (P) PER PLANS

**LINETYPE LEGEND**



OWNER:  
RALPH C & ELIZABETH PERRY-MILLER FAMILY LP  
CONTACT: RALPH PERRY-MILLER  
PHONE: (214) 499-6650  
DALLAS, TEXAS 75219

SURVEYOR:  
FLANAGAN LAND SURVEYING  
CONTACT: MARK PEEPLES, RPLS  
PHONE: (817) 704-0480  
306 W 7TH ST. SUITE 303  
FORT WORTH, TEXAS 76102

**PLACE COUNTY  
RECORDING LABEL HERE**

**CERTIFICATE OF APPROVAL**

I, \_\_\_\_\_, Chairperson or  
I, \_\_\_\_\_, Vice Chairperson  
of the City Plan Commission of the City of Dallas, State of  
Texas, hereby certify that the attached plat was duly filed  
for approval with the City Plan Commission of the City of  
Dallas on the \_\_\_\_\_ day of \_\_\_\_\_ A.D.  
20\_\_\_\_ and same was duly approved on the  
\_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ by  
said Commission.

Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest:

Secretary



Fort Worth, Texas | P:817.704.0480 | flanagan-lls.com | TPELS Firm No. 10194766  
Contact: Mark Peeples, R.P.L.S.

**PRELIMINARY PLAT  
DRUID TOWNHOME ADDITION  
LOT 18A, CITY BLOCK 3/5695**

REPLAT  
OF  
LOT 18, LOT 19, & LOT 20, CITY BLOCK 3/5695  
GREENWAY CREST NO. 3  
ABRAM BLEDSOE SURVEY  
ABSTRACT NO. 88  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO.: PLAT-26-000030

FILED BY: BW	CHECKED BY: MNP	JOB NO. 6117
DRAWN BY: NCR	DATE: 01/28/2026	SHEET NO. 1 OF 1