



LEGEND

| | | |
|------------------------------|--------------------------------|--------------------------------|
| ☐ ROOF DRAIN | ☐ MAIL BOX | ☐ SANITARY SEWER CLEAN OUT |
| ☐ CABLE TV BOX | ☐ SANITARY SEWER MANHOLE | ☐ SANITARY SEWER MARKER SIGN |
| ☐ CABLE TV MANHOLE | ☐ SANITARY SEWER MARKER SIGN | ☐ SANITARY SEWER MARKER SIGN |
| ☐ CABLE TV MARKER SIGN | ☐ SANITARY SEWER SEPTIC TANK | ☐ SANITARY SEWER SEPTIC TANK |
| ☐ CABLE TV VAULT | ☐ STORM SEWER BOX | ☐ STORM SEWER VAULT |
| ☐ COMMUNICATIONS BOX | ☐ STORM SEWER MANHOLE | ☐ STORM SEWER VAULT |
| ☐ COMMUNICATIONS HANDHOLE | ☐ STORM SEWER VAULT | ☐ STORM SEWER VAULT |
| ☐ COMMUNICATIONS MARKER SIGN | ☐ STORM SEWER VAULT | ☐ STORM SEWER VAULT |
| ☐ COMMUNICATIONS MARKER SIGN | ☐ TRAFFIC BARRIER | ☐ TRAFFIC BARRIER |
| ☐ COMMUNICATIONS VAULT | ☐ TRAFFIC ISLAND | ☐ TRAFFIC ISLAND |
| ☐ ELEVATION BENCHMARK | ☐ TRAFFIC SIGN | ☐ TRAFFIC SIGN |
| ☐ FIBER OPTIC BOX | ☐ CROSS WALK SIGNAL | ☐ CROSS WALK SIGNAL |
| ☐ FIBER OPTIC HANDHOLE | ☐ TRAFFIC HANDHOLE | ☐ TRAFFIC HANDHOLE |
| ☐ FIBER OPTIC MANHOLE | ☐ TRAFFIC MANHOLE | ☐ TRAFFIC MANHOLE |
| ☐ FIBER OPTIC MARKER SIGN | ☐ TRAFFIC MARKER SIGN | ☐ TRAFFIC MARKER SIGN |
| ☐ FIBER OPTIC MARKER SIGN | ☐ TRAFFIC MARKER SIGN | ☐ TRAFFIC MARKER SIGN |
| ☐ FIBER OPTIC VAULT | ☐ TRAFFIC VAULT | ☐ TRAFFIC VAULT |
| ☐ MONITORING WELL | ☐ UNIDENTIFIED BOX | ☐ UNIDENTIFIED BOX |
| ☐ GAS MANHOLE | ☐ UNIDENTIFIED HANDHOLE | ☐ UNIDENTIFIED HANDHOLE |
| ☐ GAS METER | ☐ UNIDENTIFIED METER | ☐ UNIDENTIFIED METER |
| ☐ GAS MANHOLE | ☐ UNIDENTIFIED MANHOLE | ☐ UNIDENTIFIED MANHOLE |
| ☐ GAS MARKER FLAG | ☐ UNIDENTIFIED MARKER FLAG | ☐ UNIDENTIFIED MARKER FLAG |
| ☐ GAS SIGN | ☐ UNIDENTIFIED MARKER SIGN | ☐ UNIDENTIFIED MARKER SIGN |
| ☐ GAS TANK | ☐ UNIDENTIFIED POLE | ☐ UNIDENTIFIED POLE |
| ☐ GAS VAULT | ☐ UNIDENTIFIED VAULT | ☐ UNIDENTIFIED VAULT |
| ☐ GAS VALVE | ☐ UNIDENTIFIED VALVE | ☐ UNIDENTIFIED VALVE |
| ☐ TELEPHONE BOX | ☐ UNIDENTIFIED VALVE | ☐ UNIDENTIFIED VALVE |
| ☐ TELEPHONE HANDHOLE | ☐ TREE | ☐ TREE |
| ☐ TELEPHONE MANHOLE | ☐ WATER BOX | ☐ WATER BOX |
| ☐ TELEPHONE MARKER SIGN | ☐ FIRE DEPT CONNECTION | ☐ FIRE DEPT CONNECTION |
| ☐ TELEPHONE VAULT | ☐ WATER HAND HOLE | ☐ WATER HAND HOLE |
| ☐ PIPELINE MARKER SIGN | ☐ FIRE HYDRANT | ☐ FIRE HYDRANT |
| ☐ ELECTRIC BOX | ☐ WATER METER | ☐ WATER METER |
| ☐ FLOOD LIGHT | ☐ WATER MARKER FLAG | ☐ WATER MARKER FLAG |
| ☐ GUY ANCHOR | ☐ WATER MARKER SIGN | ☐ WATER MARKER SIGN |
| ☐ GUY ANCHOR POLE | ☐ WATER VAULT | ☐ WATER VAULT |
| ☐ ELECTRIC HANDHOLE | ☐ WATER VALVE | ☐ WATER VALVE |
| ☐ LIGHT STANDARD | ☐ AIR RELEASE VALVE | ☐ AIR RELEASE VALVE |
| ☐ ELECTRIC METER | ☐ WATER WELL | ☐ WATER WELL |
| ☐ ELECTRIC MARKER SIGN | ☐ 5/8" IRON ROD WITH CAP FOUND | ☐ 5/8" IRON ROD WITH CAP FOUND |
| ☐ ELECTRIC MARKER SIGN | ☐ PK NAIL SET | ☐ PK NAIL SET |
| ☐ UTILITY POLE | ☐ PK NAIL FOUND | ☐ PK NAIL FOUND |
| ☐ ELECTRIC TRANSFORMER | ☐ IRF IRON ROD FOUND | ☐ IRF IRON ROD FOUND |
| ☐ ELECTRIC VAULT | ☐ IPF IRON PIPE FOUND | ☐ IPF IRON PIPE FOUND |
| ☐ HANDICAPPED PARKING | ☐ ALUMINUM DISK FOUND | ☐ ALUMINUM DISK FOUND |
| ☐ SIGN | ☐ "X" CUT IN CONCRETE SET | ☐ "X" CUT IN CONCRETE SET |
| ☐ MARQUEE/BILLBOARD | ☐ "X" CUT IN CONCRETE FOUND | ☐ "X" CUT IN CONCRETE FOUND |
| ☐ SORE LOCATION | ☐ P.O.B. POINT OF BEGINNING | ☐ P.O.B. POINT OF BEGINNING |
| ☐ FLAG POLE | ☐ P.O.C. POINT OF COMMENCING | ☐ P.O.C. POINT OF COMMENCING |
| ☐ GREASE TRAP | | |

LINE TYPE LEGEND

| | |
|-------|----------------------------|
| — | BOUNDARY LINE |
| - - - | ADJACENT PROPERTY LINE |
| — | EASEMENT LINE |
| — | WATER LINE |
| — | SANITARY SEWER LINE |
| — | STORM SEWER LINE |
| — | UNDERGROUND GAS LINE |
| — | OVERHEAD UTILITY LINE |
| — | UNDERGROUND ELECTRIC LINE |
| — | UNDERGROUND TELEPHONE LINE |
| — | FENCE |
| — | CONCRETE PAVEMENT |
| — | ASPHALT PAVEMENT |

SURVEYOR'S STATEMENT

I, David J. De Weirtd, 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 Engineers and Land Surveyors, 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 _____, 20__.

David J. De Weirtd
Registered Professional
Land Surveyor No. 5066
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
PH. (972) 770-1300
david.deweirtd@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY
PURPOSE AND SHALL NOT
BE USED OR VIEWED OR
RELIED UPON AS A FINAL
SURVEY DOCUMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David J. De Weirtd 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 20__.

Notary Public in and for the State of Texas

NOTES:

- The purpose of this plat is to create one (1) lot from a previously unplatted tract of land for development.
- Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage section approval.
- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202.
- The grid coordinates shown are based upon the Texas Coordinate System of 1983, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, BWINGRAM, LTD., acting by and through their duly authorized agent, does hereby adopt this plat, designating the herein described property as **ONE EIGHTY ONE PLEASANT** 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 ___ day of _____, 20__.

BWINGRAM, LTD.

By: _____
Name: Blake Ingram
Title: President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Blake Ingram, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 20__.

Notary Public in and for the State of _____

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, BWINGRAM, LTD. is the owner of a 4.2870 acre (186,740 square foot) tract of land situated in City of Dallas Block 6362, in the Sarah Perry Survey, Abstract No. 1164, City of Dallas, Dallas County, Texas, being a portion of a called 9.577 acre tract of land described in the General Warranty Deed to Bwingram, Ltd. recorded in Instrument No. 201000195128 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1-inch pipe found for the northeast corner of said 9.577 acre tract, said point being in the west right-of-way line of South Pleasant Drive (a 60-foot wide right-of-way dedicated in Volume 1892, Page 203 of the Deed Records of Dallas County, Texas)(formerly Dowdy Ferry Road) and the southwest line of a tract of land described in Deed to Dallas Area Rapid Transit recorded in Volume 88083, Page 4905 of the Deed Records of Dallas County, Texas;

THENCE South 1°03'47" East, with said west right-of-way line of South Pleasant Drive, a distance of 253.08 feet to a 3/4-inch iron rod found for the most easterly southeast corner of said 9.577 acre tract and the northeast corner of a called 1.0000 acre tract of land described in the Warranty Deed with Vendor's Lien to Hugo Martinez and Diana A. Martinez recorded in Instrument No. 201300341897 of the Official Public Records of Dallas County, Texas;

THENCE South 88°58'37" West, with the common line of said 9.577 acre tract and said 1.0000 acre tract, a distance of 300.00 feet to a 3/4-inch aluminum disk stamped "KHA - 181" affixed to a 5/8-inch iron rod (hereafter referenced as "KHA - 181" set) for the northwest corner of said 1.0000 acre tract;

THENCE over and across said 9.577 acre tract, the following courses and distances:

North 1°05'34" West, a distance of 260.47 feet to a 3/4-inch aluminum disk stamped "KHA - 181" set for corner;

North 17°08'14" East, a distance of 22.13 feet to a 3/4-inch aluminum disk stamped "KHA - 181" set for corner;

North 1°25'37" West, a distance of 61.33 feet to a 3/4-inch aluminum disk stamped "KHA - 181" set for corner;

South 88°59'43" West, a distance of 262.80 feet to a 3/4-inch aluminum disk stamped "KHA - 181" set for corner in the east line of a called 2.17 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Vaquero Buckner Partners, LP recorded in Instrument No. 201600337150 of the Official Public Records of Dallas County, Texas;

THENCE North 1°14'52" West, with a west line of said 9.577 acre tract and the common east line of said 2.17 acre tract, the east line of a called 1.54 acre tract of land described in Special Warranty Deed to 212 South Buckner LLC recorded in Instrument No. 201900289770 of the Official Public Records of Dallas County, Texas and the east line of a called 2.149 acre tract of land designated as Tract I in the Special Warranty Deed with Vendor's Lien to James P. Milligan and Barbara J. Milligan, Trustees of the James P. Milligan and Barbara J. Milligan Revocable Living Trust recorded in Instrument No. 20080086317 of the Official Public Records of Dallas County, Texas, a total distance of 393.10 feet to a 3/4-inch aluminum disk stamped "KHA - 181" set for the most northerly northwest corner of said 9.577 acre tract and the northeast corner of said 2.149 acre tract and in said southwest line of the Dallas Area Rapid Transit tract;

THENCE South 50°08'56" East, with the common line of said 9.577 acre tract of land and said Dallas Area Rapid Transit tract, a distance of 737.97 feet to the **POINT OF BEGINNING** and containing a computed area of 4.2870 acres or 186,740 square feet of land.

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or _____, 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

PRELIMINARY PLAT
LOT 1, BLOCK A/6362
ONE EIGHTY ONE PLEASANT
BEING A PORTION OF CITY BLOCK NO. 6362
SITUATED IN THE
SARAH PERRY SURVEY,
ABSTRACT NO. 1164
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-029
ENGINEERING PLAN NO. 311T-

Kimley»Horn

| | | | | | |
|--|----------|-----------------|-----------|--|-----------|
| 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 | | FIRM # 10115500 | | Tel. No. (972) 770-1300 Fax No. (972) 239-3620 | |
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| 1" = 50' | CM | DJD | Nov. 2024 | 060025100 | 1 OF 1 |