



LOT 1
BLOCK A/1379
MINYARD
ADDITION NO. 2
 V. 94215, P. 2148
 D.R.D.C.T.
 462.8'

DALLAS AREA
RAPID TRANSIT
 V. 2003007, P. 8707
 O.P.R.D.C.T.

LOT 5A, BLOCK 1350
STATE FARM/FAIR PARK
 V. 90225, P. 3559
 D.R.D.C.T.

LOT 1350
CHAMBERLAIN'S ADDITION
 V. 152, P. 181
 D.R.D.C.T.

LOT 15A, BLOCK 1/1349
KEEN BRYANT ADDITION NO. 2
 V. 283, P. 81
 D.R.D.C.T.

LOT 4A, BLOCK 1/1349
MCDUGALLS SUBDIVISION NO. 2
 INST. NO. 20120016532
 O.P.R.D.C.T.

LOT 17
BLOCK 9/1361
WINCHESTER PLACE
 V. I, P. 294
 D.R.D.C.T.

LOT 15A, BLOCK 1/1349
KEEN BRYANT ADDITION NO. 2
 V. 283, P. 81
 D.R.D.C.T.

LOT 15A, BLOCK 1/1349
KEEN BRYANT ADDITION NO. 2
 V. 283, P. 81
 D.R.D.C.T.

LOT 15A, BLOCK 1/1349
KEEN BRYANT ADDITION NO. 2
 V. 283, P. 81
 D.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, Resources Assistant Corp. is the owner of a 0.721 acre tract of land situated in the Thomas Lagow Survey, Abstract No. 739, Dallas County, Texas and being part of Lot 1B, Block 4/1354, Martin Luther King, Jr. Station, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in County Clerk's Instrument No. 20100026170, Official Public Records, Dallas County, Texas and being part of Lot 1, Block 1/1349 and all of Lots 2-3, 15, Block 1/1349, McDougalls Subdivision, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 283, Page 81, Deed Records, Dallas County, Texas; also being all of that tract of land conveyed to Resources Assistant Corp. by Warranty Deed with Vendor's Lien recorded in Volume 2002/23, Page 4968, Official Public Records, Dallas County, Texas; also being all of that tract of land conveyed to Resources Assistant Corp. by General Warranty Deed recorded in County Clerk's Instrument No. 200900272850, Official Public Records, Dallas County, Texas; also being all of that tract of land conveyed to Resources Assistant Corp. by Deed without Warranty recorded in County Clerk's Instrument No. 202300076035, Official Public Records, Dallas County, Texas; said 0.721 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, of a 3-1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 2, GSES, INC., TX RPLS 4804" set at the south corner of said 0.721 acre tract; said point also being the south corner of said Lot 3, Block 1/1349; said point also being the east corner of Lot 4A, Block 1/1349, McDougalls Subdivision No. 2, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in County Clerk's Instrument No. 20120016532, Official Public Records, Dallas County, Texas; said point also being on the northwest right-of-way of Martin Luther King Jr. Boulevard (previously Forest Avenue) (110 feet wide);

THENCE, North 48 degrees 16 minutes 39 seconds West, leaving said northwest right-of-way line and with the common line of said Lot 3, Block 1/1349 and Lot 4A, Block 1/1349, a distance of 127.02 feet to a 3-1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 2, GSES, INC., TX RPLS 4804" set at the west corner of said Lot 3, Block 1/1349; said point also being the north corner of said Lot 4A, Block 1/1349; said point also being on the southeast line of a 15-foot alley;

THENCE, North 42 degrees 39 minutes 26 seconds East, with said southeast line, a distance of 59.82 feet to a 3-1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 2, GSES, INC., TX RPLS 4804" set on the northwest line of said Lot 2, Block 1/1349;

THENCE, North 48 degrees 19 minutes 44 seconds West, leaving said southeast line, passing at a distance of 15 feet a 1/2-inch iron rod found at the south corner of said Lot 15, Block 1/1349; said point also being the east corner of Lot 14, Block 1/1349 of said McDougalls Subdivision; said point also being on the northwest line of said 15-foot alley; continuing, with the common line of said Lots 14 and 15, Block 1/1349, a total distance of 142.06 feet to a 3-1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 2, GSES, INC., TX RPLS 4804" set at the west corner of said Lot 15, Block 1/1349; said point also being the north corner of said Lot 14, Block 1/1349; said point also being on the southeast right-of-way of South Boulevard (60 feet wide);

THENCE, with the southeast right-of-way of said South Boulevard, the following metes and bounds;

North 42 degrees 40 minutes 45 seconds East, a distance of 50.00 feet to a 3-1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 2, GSES, INC., TX RPLS 4804" set at the north corner of said Lot 15, Block 1/1349; said point also being an interior corner of said Lot 1B, Block 4/1354;

North 48 degrees 19 minutes 44 seconds West, a distance of 6.31 feet to a 3-1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 2, GSES, INC., TX RPLS 4804" set at the beginning of a curve to the left having a radius of 89.71 feet;

Northeasterly, through a central angle of 14 degrees 24 minutes 33 seconds, an arc distance of 22.56 feet (chord bears North 08 degrees 20 minutes 35 seconds East, 22.50 feet) to a 3-1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 2, GSES, INC., TX RPLS 4804" set at the end of said curve;

THENCE, with the northeast line of said 0.721 acre tract, the following metes and bounds;

South 48 degrees 26 minutes 39 seconds East, leaving said southeast right-of-way, a distance of 21.85 feet to a 3-1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 2, GSES, INC., TX RPLS 4804" set for corner;

North 40 degrees 29 minutes 55 seconds East, a distance of 9.80 feet to a 3-1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 2, GSES, INC., TX RPLS 4804" set for corner;

South 48 degrees 26 minutes 39 seconds East, a distance of 12.67 feet to a 3-1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 2, GSES, INC., TX RPLS 4804" set for corner;

North 41 degrees 40 minutes 20 seconds East, a distance of 10.18 feet to a 3-1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 2, GSES, INC., TX RPLS 4804" set for corner;

South 48 degrees 26 minutes 39 seconds East, a distance of 235.60 feet to a 3-1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 2, GSES, INC., TX RPLS 4804" set for corner;

South 40 degrees 46 minutes 27 seconds West, a distance of 9.85 feet to a 3-1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 2, GSES, INC., TX RPLS 4804" set for corner;

South 48 degrees 26 minutes 39 seconds East, a distance of 11.87 feet to a 3-1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 2, GSES, INC., TX RPLS 4804" set for corner;

South 40 degrees 51 minutes 56 seconds West, a distance of 6.60 feet to a 3-1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 2, GSES, INC., TX RPLS 4804" set for corner;

South 48 degrees 19 minutes 21 seconds East, a distance of 6.10 feet to a 3-1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 2, GSES, INC., TX RPLS 4804" set at the east corner of said 0.721 acre tract; said point also being on the southeast line of said Lot 1B, Block 4/1354; said point also being on the said northwest right-of-way of Martin Luther King Jr. Boulevard;

THENCE, South 42 degrees 39 minutes 26 seconds West, with said northwest right-of-way, a distance of 132.84 feet to the POINT OF BEGINNING;

CONTAINING, 31,400 square feet or 0.721 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RESOURCES ASSISTANT CORP. acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as KEEN BRYANT ADDITION NO. 2, 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 buildings, 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 of 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 _____, 2024.

RESOURCES ASSISTANT CORP.

GENERAL NOTES

- Bearings are based on the southwest line of Lot 1B, Block 4/1354, Martin Luther King, Jr. Station bearing South 48 degrees 18 minutes 26 seconds East.
- Lot to lot drainage will not be allowed without City of Dallas paving and drainage engineering section approval.
- The purpose of this plat is to create 1 lot out of part of 2 lots and all of 2 lots.
- Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Existing building to be removed.

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- D.R.D.C.T.
- M.R.D.C.T.
- O.P.R.D.C.T.
- INST. NO.
- V.
- P.
- CM
- Sq. ft.
- AMS
- DEED RECORDS, DALLAS COUNTY, TEXAS
- MAP RECORDS, DALLAS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INSTRUMENT NUMBER
- VOLUME
- PAGE
- CONTROLLING MONUMENT
- SQUARE FEET
- 3-1/4" ALUMINUM DISK STAMPED "KEEN BRYANT ADDITION NO. 2, GSES, INC., TX RPLS 4804"

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, 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

OF

KEEN BRYANT ADDITION NO. 1

LOT 15A, BLOCK 1/1349

PART OF LOT 1B, BLOCK 4/1354
 MARTIN LUTHER KING, JR. STATION
 INSTRUMENT NO. 20100026170, O.P.R.D.C.T.

PART OF LOT 1 & ALL LOTS 2-3, & 5, BLOCK 1/1349
 MCDUGALLS SUBDIVISION
 V. 283, P. 81, D.R.D.C.T.

THOMAS LAGOW SURVEY, ABSTRACT NO. 759
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-139
 ENGINEERING NO. DP24-XXXX

Gonzalez & Schneeberg
 engineers & surveyors
 801 East Campbell Road
 Suite 330, Richardson, Texas
 75081 - (972) 516-8855
 TX ENGINEERING FIRM REG. NO. F-3576 TX SURVEYING FIRM REG. NO. 100752-00
 SCALE 1" = 40'
 DATE JUNE, 2024
 PROJ. NO. 7543-24-01-15
 DWG. NO. 7543 pre-plat.dwg

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	14°24'33"	69.71'	11.34'	22.56'	22.50'	N 08°20'35" E

LINE TABLE

LINE	DISTANCE	BEARING
L1	42.28'	S 48°22'56" E
L2	56.00'	N 42°40'45" E
L3	42.80'	N 48°22'56" W
L4	40.48'	N 43°20'06" W
L5	59.82'	N 42°39'26" E
L6	50.00'	N 42°40'45" E
L7	6.31'	N 48°19'44" W
L8	21.85'	S 48°26'39" E
L9	9.80'	N 40°29'55" E
L10	12.67'	S 48°26'39" E
L11	10.18'	N 41°40'20" E
L12	9.85'	S 40°46'27" W
L13	11.87'	S 48°26'39" E
L14	6.60'	S 40°51'56" W
L15	6.10'	S 48°19'21" E

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Dennis Bryant, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

OWNER:
 TEXAS POUNCEY PROPERTIES, LLC
 TEXAS KEEN FINANCE, LLC
 P.O. BOX 631477
 IRVING, TX 75063
 DENNIS BRYANT

ENGINEER - SURVEYOR:
 Robert Schneeberg, P.E., R.P.L.S.
 robert.schneeberg@gs-engineers.com
 GONZALEZ & SCHNEEBERG,
 ENGINEERS & SURVEYORS, INC.
 2100 Lakeside Boulevard, Suite 200
 Richardson, Texas 75082
 Phone: 972-516-8855

Scale in Feet
 1" = 40'