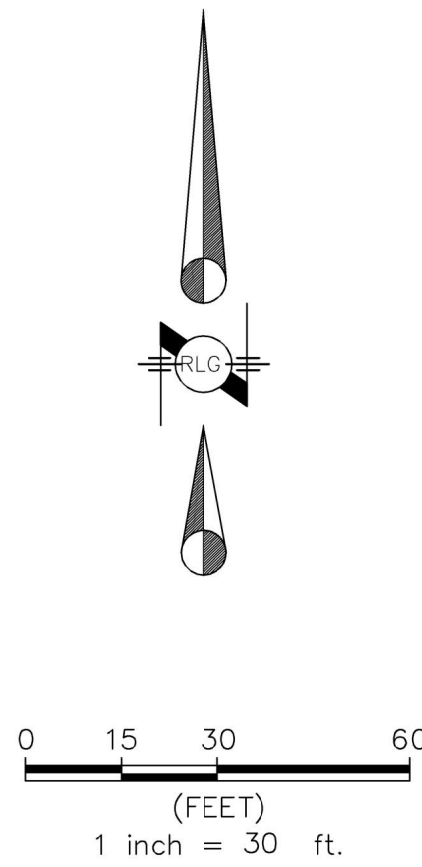


VICINITY MAP
NOT TO SCALE



U.S. HIGHWAY No. 75 (VARIABLE WIDTH RIGHT-OF-WAY) ESTABLISHED BY CITY OF DALLAS DEEDS RECORDED IN VOLUME 9217, PAGE 208; VOLUME 3175, PAGE 549; VOLUME 243 AND VOLUME 281, PAGE 108; VOLUME 280, PAGE 44; VOLUME 303, PAGE 438; VOLUME 287, PAGE 237; AND VOLUME 280, PAGE 196, DEED RECORDS, DALLAS COUNTY, TEXAS.

$\Delta=0^{\circ}50'32''$
 $R=955.37'$
 $L=14.04'$
 $CB=N17^{\circ}28'56''E$
 $CD=14.04'$

$N17^{\circ}03'50''E$
 $65.38'$

$\Delta=5^{\circ}43'31''$
 $R=955.37'$
 $L=95.47'$
 $CB=N20^{\circ}27'24''E$
 $CD=95.43'$

PFC, BDF "TXDOT" BEARS
 $S14^{\circ}02'42''W$, 0.64'

PFC, BDF "TXDOT" BEARS
 $S11^{\circ}21'24''W$, 1.18'

$N45^{\circ}41'46''W$
 $21.68'$

10' WATER & WASTEWATER EASEMENT
VOL. 92184, PG. 3371
D.R.D.C.T.

LEGEND

---	PROPERTY LINE	---	OVERHEAD POWER
---	EASEMENT LINE	---	GAS LINE
---	BUILDING	---	SEWER LINE
---	ASPHALT	---	STORM SEWER LINE
---	CONCRETE	---	WATER LINE
---	FENCE LINE	---	EXISTING CONTOUR LINE
---	LIGHT STANDARD	---	EXISTING SPOT ELEVATION
---	LIGHT SOLLARD	---	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
---	BOLLARD	---	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
---	WATER VALVE	---	IRON ROD FOUND
---	WATER METER	---	MAG NAIL SET / FOUND
---	FIRE HYDRANT	---	CHISELED "S" SET / FOUND
---	STAND PIPE	---	PK NAIL SET / FOUND
---	CLEAN OUT	---	CONTROLLING MONUMENT
---	IRRIGATION BOX	---	MAP RECORDS, DALLAS COUNTY, TX
---	TELEPHONE PEDESTAL	---	DEED RECORDS, DALLAS COUNTY, TX
---	POWER POLE	---	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
---	POWER POLE WITH U/G CONDUIT	---	VOLUME, PAGE
---	GUY WIRE	---	AREA DRAIN & SIZE IN INCHES
---	SAINTARY SEWER MANHOLE	---	ROOF DRAIN
---	STORM SEWER MANHOLE	---	CURB DRAIN
---	GAS MANHOLE	---	PULL BOX
---	TELEPHONE MANHOLE	---	PULL BOX ELECTRIC
---	ELECTRIC MANHOLE	---	PULL BOX TELEPHONE
---	FIBER OPTIC MANHOLE	---	PULL BOX FIBER OPTIC
---	COMMUNICATIONS MANHOLE	---	CREPE MYRTLE
---	ELECTRIC BOX	---	TREE
---	ELECTRIC METER		
---	TRAFFIC SIGNAL		
---	TRAFFIC SIGNAL BOX		
---	POST INDICATOR VALVE		

GENERAL NOTES:

1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
2. CONTROLLING MONUMENTS: AS SHOWN
3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
4. STRUCTURES TO REMAIN.
5. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM SEVEN EXISTING LOTS.

OWNER:
SOUTHERN METHODIST UNIVERSITY
6425 BOAZ LANE
DALLAS, TX 75205
214-768-3249
R. CERALD TURNER

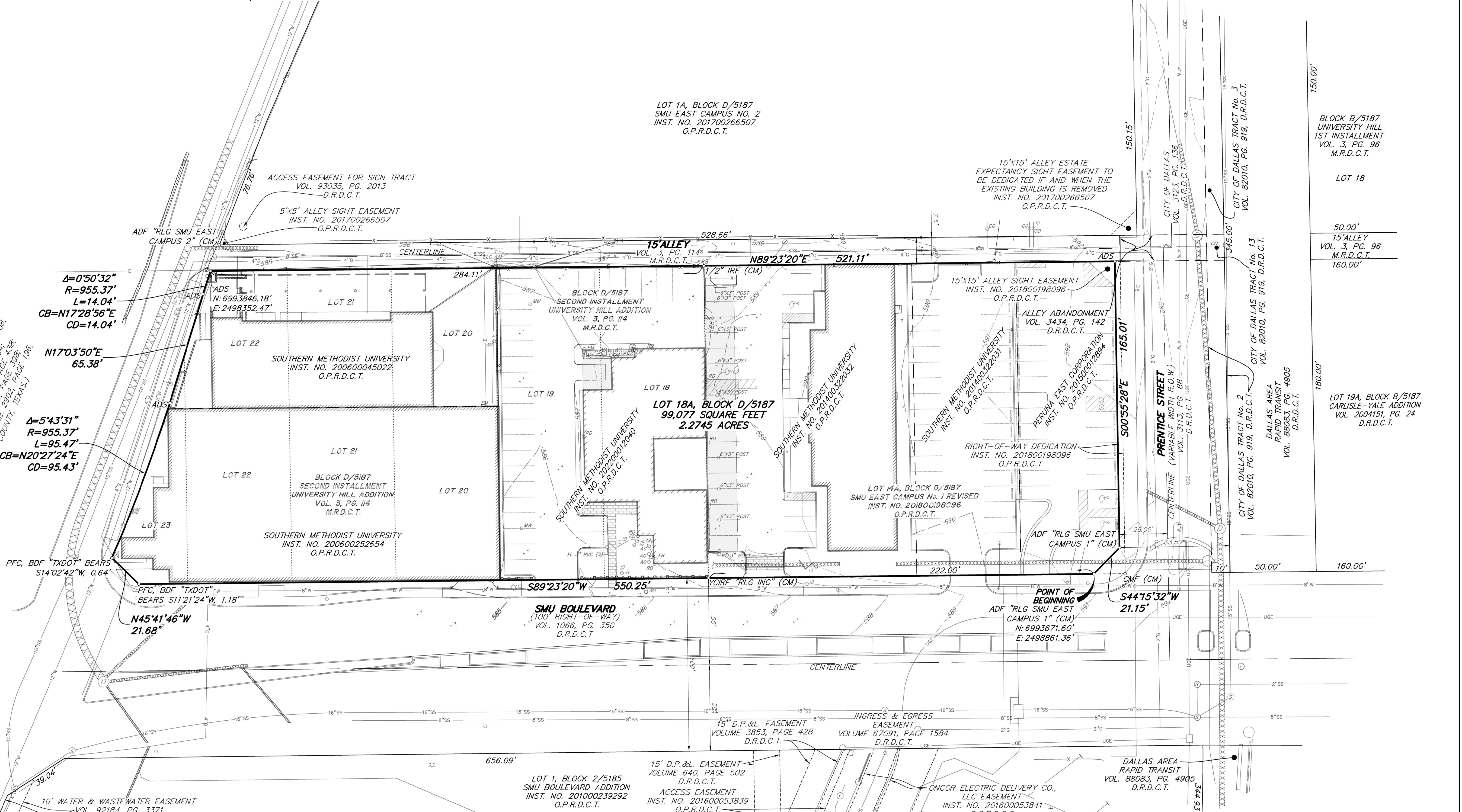
OWNER:
PERUNA EAST CORPORATION
6425 BOAZ LANE
DALLAS, TX 75205
214-768-3249
CHRIS REGIS

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
1201 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REG #1-489
TBPELS REG #100341-00

RECORDED	INST#	-	JOB NO.	2411.067	E-FILE	2411.067PP	DWG NO.	28,629W
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PRELIMINARY PLAT
OF
SMUEC1R ADDITION
LOT 18A, BLOCK D/5187
REPLAT
OF
SMU EAST CAMPUS NO. 1 REVISED ADDITION
AND
SECOND INSTALLMENT UNIVERSITY HILL ADDITION
LOTS 18-23, BLOCK D/5187
JOEL SYKES SURVEY, ABSTRACT NO. 1338
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-109
ENGINEERING NO. DP-____

SCALE: 1" = 30'
DATE: FEBRUARY 2025



LOT 1A, BLOCK D/5187
SMU EAST CAMPUS NO. 2
INST. NO. 201700266507
O.P.R.D.C.T.

15'X15' ALLEY ESTATE
EXPECTANCY SIGHT EASEMENT TO
BE DEDICATED IF AND WHEN THE
EXISTING BUILDING IS REMOVED
INST. NO. 201700266507
O.P.R.D.C.T.

BLOCK B/5187
UNIVERSITY HILL
1ST INSTALLMENT
VOL. 3, PG. 96
M.R.D.C.T.

LOT 18

50.00'
15' ALLEY
VOL. 3, PG. 96
M.R.D.C.T.
160.00'

LOT 19A, BLOCK B/5187
CARLISLE-YALE ADDITION
VOL. 2004151, PG. 24
D.R.D.C.T.

50.00'
160.00'

50.00'
160.00'

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160.00'

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160.00'

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Southern Methodist University, acting by and through its duly authorized agent, R. Gerald Turner, does hereby adopt this plat, designating the herein described property as Lot 18A, Block D/5187, SMUEC1R Addition, 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 _____, 2025.

Southern Methodist University

By:

R. Gerald Turner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared R. Gerald Turner, 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2025.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Peruna East Corporation, acting by and through its duly authorized agent, Chris Regis, does hereby adopt this plat, designating the herein described property as Lot 18A, Block D/5187, SMUEC1R Addition, 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 _____, 2025.

Peruna East Corporation

By:

Chris Regis

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared R. Gerald Turner, 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2025.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Gary Shidd, 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

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Southern Methodist University and Peruna East Corporation, are the sole owners of a 99,077 square foot (2.2745 acre) tract of land situated in the Joel Sykes Survey, Abstract No. 1338, City of Dallas, Dallas County, being all of Lot 14A, Block D/5187, SMU East Campus No. 1 Revised Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 201800198096, Official Public Records, Dallas County, Texas, and being all of Lots 18-21, and a portion of Lots 22 and 23, Block D/5187, Second Installment University Hill Addition, an addition to the City of Dallas according to the plat recorded in Volume 3, Page 114, Map Records, Dallas County, Texas, and being all a tract of land described in a Special Warranty Deed to Peruna East Corporation, recorded in Instrument No. 201500012894, Official Public Records, Dallas County, Texas, and being all of multiple tracts of land described in multiple Special Warranty Deeds to Southern Methodist University, recorded in Instrument No.'s 200600045022, 200600252654, 202200012040, 201400322032, and 201400322031, all in the Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3-1/4" Aluminum Disk stamped "RLG SMU EAST CAMPUS 1" found at the southerly corner of a corner clip at the intersection of the north right-of-way line of SMU Boulevard (a 100' right-of-way) and the west right-of-way line of Prentice Street (a variable width right-of-way) for the southerly southeast corner of said Lot 14A;

THENCE South 89°23'20" West, along the common line between said SMU Boulevard and said Lot 14A, at 222.00 feet passing a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the southwest corner of said Lot 14A and the southeast corner of said Lot 18, and continuing a total distance of 550.25 feet to a point in the south line of said Lot 23, from which a found brass disk stamped "TXDOT" bears South 11°21'24" West, a distance of 1.18 feet;

THENCE North 45°41'46" West, along the north line of said SMU Boulevard, a distance of 21.68 feet to a point in the southeast right-of-way line of Central Expressway / U.S. Highway No. 75 (a variable width right-of-way), for the beginning of a non-tangent curve to the left, from which a found brass disk stamped "TXDOT" bears South 14°02'42" West, a distance of 0.64 feet;

THENCE along the southeast right-of-way of said U.S. Highway No. 75, the following bearings and distances:

In a northeasterly direction along said non-tangent curve to the left, whose chord bears North 20°27'24" East for a distance of 95.43 feet, having a radius of 955.37 feet, a central angle of 05°43'31", and an arc length of 95.47 feet to a 3-1/4" aluminum disk stamped "RLG & SMUEC1R" set at the end of said non-tangent curve to the left;

North 17°03'50" East, a distance of 65.38 feet to a 3-1/4" aluminum disk stamped "RLG & SMUEC1R" set for the beginning of a tangent curve to the left;

In a northeasterly direction along said tangent curve to the left, whose chord bears North 17°28'56" East for a distance of 14.04 feet, having a radius of 955.37 feet, a central angle of 00°50'32", and an arc length of 14.04 feet to a 3-1/4" aluminum disk stamped "RLG & SMUEC1R" set at the end of said tangent curve to the left in the north line of said Lot 22 at the intersection of the southeast right-of-way line of said U.S. Highway 75 and the south right-of-way line of a 15' Alley;

THENCE North 89°23'20" East, along the common line between said 15' Alley and said Lot 22, at 284.11 feet passing a 1/2" iron rod found for the northwest corner of said Lot 14A and the northeast corner of said Lot 18, and continuing a total distance of 521.11 feet to a 3-1/4" aluminum disk stamped "RLG & SMUEC1R" set at the intersection of the south right-of-way line of said 15' Alley and the west right-of-way line of said Prentice Street, for the northeast corner of said Lot 14A;

THENCE Along the common line between said Lot 14A and said Prentice Street, the following bearings and distances:

South 00°55'28" East, a distance of 165.01 feet to a 3-1/4" Aluminum Disk stamped "RLG SMU EAST CAMPUS 1" found for the northerly southeast corner of said Lot 14A;

South 44°15'32" West, a distance of 21.15 feet to the POINT OF BEGINNING containing 99,077 square feet or 2.2745 acres of land, more or less.

SURVEYOR'S STATEMENT

I, BRIAN R. WADE, 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 _____, 2025.

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.

Brian R. Wade
Texas Registered Professional
Land Surveyor No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN R. WADE, 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2025.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
OF
SMUEC1R ADDITION
LOT 18A, BLOCK D/5187
REPLAT
OF
SMU EAST CAMPUS NO. 1 REVISED ADDITION
LOT 14A, BLOCK D/5187
AND
SECOND INSTALLMENT UNIVERSITY HILL ADDITION
LOTS 18-23, BLOCK D/5187
JOEL SYKES SURVEY, ABSTRACT NO. 1338
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-109
ENGINEERING NO. DP-____

SCALE: 1" = 30' DATE: FEBRUARY 2025

OWNER: SOUTHERN METHODIST UNIVERSITY
6425 BOAZ LANE
DALLAS, TX 75205
214-768-8100
R. GERALD TURNER
OWNER: PERUNA EAST CORPORATION
6425 BOAZ LANE
DALLAS, TX 75205
214-768-3249
CHRIS REGIS
SURVEYOR: RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REG #100341-00
TX PE REC #100341-00

Table with 10 columns: RECORDED, INST#, JOB NO., 2411.067, E-FILE, 2411.067PP, DWG NO., SHEET, 2 OF 2, 28,629W