



GENERAL NOTES:

1. Basis of Bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment realization 2011.
2. Controlling Monuments: As Shown.
3. Lot-to-lot drainage is not permitted without engineering approval.
4. The purpose of this plat is to combine 4 existing platted lots into 1 proposed lot.
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. Existing structure on site to remain.

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	BUILDING
	BUILDING OVERHANG/COVER
	ASPHALT
	CONCRETE
	FENCE LINE
	LIGHT STANDARD
	LIGHT BOLLARD
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	STAND PIPE
	CLEAN OUT
	IRRIGATION BOX
	TELEPHONE PEDESTAL
	POWER POLE
	POWER POLE WITH U/G CONDUIT
	OUT WIRE
	SIGN
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	GAS MANHOLE
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	FIBER OPTIC MANHOLE
	COMMUNICATIONS MANHOLE
	ELECTRIC BOX
	ELECTRIC METER
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	POST INDICATOR VALVE
	OVERHEAD POWER
	GAS LINE
	SEWER LINE
	STORM SEWER LINE
	WATER LINE
	EXISTING CONTOUR LINE
	EXISTING SPOT ELEVATION

OWNER:
PERUNA EAST COPORATION
P.O. BOX 750132
DALLAS, TX 75275-0132
214-768-3233
Chris Regis - President

OWNER:
SOUTHERN METHODIST UNIVERSITY
P.O. BOX 750510
DALLAS, TX 75275-1510
214-768-1555
T. Gerald Turner - President

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REG #F-493
TBPELS REG #100341-00

**PRELIMINARY PLAT
OF
NCE ADDITION
LOT 1A, BLOCK C/5187
REPLAT
OF
UNIVERSITY HILLS 2ND INSTALLMENT
LOT 1, 2 & 3, BLOCK C/5187
AND
SMU CAMPUS NO. 3
LOT 4A, BLOCK C/5187
JOEL SYKES SURVEY, ABSTRACT NO. 1338
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-184
ENGINEERING NO. DP-____**

SCALE: 1" = 40' **DATE: 08/05/2024**

RECORDED	INST#	-	JOB NO.	2413.087.100	E-FILE	2413.087.100PP	DWG NO.	28.454W
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OWNER'S DEDICATION

COUNTY OF DALLAS §
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, PERUNA EAST CORPORATION and SOUTHERN METHODIST UNIVERSITY, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as Lot 1A, Block C/5187, N.C.E. 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 _____, 2024.

By: _____
Chris Regis, President, Peruna East Corporation

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 Chris Regis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____ 2024.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2024.

By: _____
Brad Cheves, Vice President, Peruna East Corporation

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 Brad Cheves, 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 _____ 2024.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2024.

By: _____
R. Gerald Turner, President, Southern Methodist University

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 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 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 _____, 2024.

Notary Public in and for the State of Texas

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 _____, 2024.

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 RPLS No. 6098
Date: XX/XX/2024

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 _____, 2024.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Southern Methodist University and Peruna East Corporation are the sole owners of a 83,455 square foot (1.9159 acre) tract of land situated in the Joel Sykes Survey, Abstract No. 1338, City of Dallas, Dallas County, Texas, being a part of Lots 1 and 2 and all of Lot 3, Block C/5187, University Hills 2nd Installment, 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 of tract of land described in a General Warranty Deed to Southern Methodist University, recorded in Instrument Number 202200092442, Official Public Records, Dallas County, Texas, being all of Lot 4A, Block C/5187, SMU Campus No. 3, an addition to the City of Dallas, according to the plat recorded in Instrument Number 201700266508, Official Public Records, Dallas County, Texas, being all of a tract of land described in a Deed Without Warranty to Southern Methodist University, recorded in Instrument Number 201700045852, Official Public Records, Dallas County, Texas, being all of a tract of land described in a Special Warranty Deed to Peruna East Corporation, recorded in Instrument Number 201200357244, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a MAG nail with washer stamped "RLG INC" found at the intersection of the north right-of-way line of Dyer Street (50' right-of-way, recorded in said Volume 3, Page 114) and the cut-off line between the north right-of-way line of said Dyer Street and the east right-of-way line of North Central Expressway, U.S. Highway 75 (variable width right-of-way, U.S. Highway No. 75 established by Deed to State of Texas Recorded in Volume 92117, Page 238, Deed Records, Dallas County, Texas, City of Dallas Deeds Recorded in Volume 2823, Page 108; Volume 3175, Page 549; Volume 2867, Page 584; Volume 3687, Page 243 and Volume 3971, Page 438; Volume 2860, Page 434; Volume 3033, Page 398; Volume 2972, Page 257; and Volume 2902, Page 196) for the southwest corner of said Southern Methodist University tract;

THENCE North 36° 40' 54" West, along said cut-off line, a distance 10.64 feet to a MAG nail with washer stamped "RLG INC" found at the intersection of said cut-off line and the east right-of-way line of said North Central Expressway for the east corner of said Southern Methodist University tract, from which a found "X" in concrete bears North 37° 37' 25" East, a distance of 0.73 feet;

THENCE North 23° 18' 35" East, along the east right-of-way line of said North Central Expressway, a distance 198.37 feet to an aluminum disk stamped "Monument Number 4063" found at the intersection of the east right-of-way line of said North Central Expressway and the south line of a 15' alley for the northwest corner of said Southern Methodist University Tract

THENCE North 89° 26' 34" East, along the south line of said 15' alley (recorded in said Volume 3, Page 114), passing at a distance of 57.55 feet to a 60D nail found for the northeast corner of said Southern Methodist University tract and the northwest corner of said Lot 4A, and continuing for a total distance of 372.02 feet to a 3–1/2" aluminum disk stamped "RLG INC" on a 1/2" iron rod set for corner at the northwest corner of a tract of land conveyed to Dallas Area Rapid Transit (DART) by General Warranty Deed recorded in Volume 94140, Page 1296, Deed Records, Dallas County, Texas;

THENCE along the common line of said Lot 4A and said DART tract, the following bearing and distances:

South 60° 30' 59" East, a distance of 18.12 feet to a 3–1/2" aluminum disk stamped "RLG INC" on a 1/2" iron rod set for corner;

South 41° 20' 36" East, a distance of 18.06 feet to a 3–1/2" aluminum disk stamped "RLLG INC" on a 1/2" iron rod set for corner on the west line of a tract of land conveyed to Dallas Area Rapid Transit (Tract 4) by Special Warranty Deed recorded in Volume 92042, Page 3001, Deed Records, Dallas County, Texas, being the south corner of said DART Tract One and being in a non-tangent curve to the left;

THENCE along the common line of said Lot 4A and said Tract 4, the following bearing and distances:

In a southeasterly direction along said non-tangent curve to the left whose chord bears South 00° 12' 18" East a distance of 160.38 feet, having a radius of 6,905.55 feet, a central angle of 01° 19' 51" and an arc length of 160.38 feet to a 3–1/2" aluminum disk stamped "RLG 1 NC" on a 1/2" iron rod found for corner and the end of said non-tangent curve to the left;

South 00° 52' 13" East, a distance of 6.88 feet to a 3–1/2" aluminum disk stamped "RLG INC" on a 1/2" iron rod found for corner on the north right-of-way line of said Dyer Street, said disk being the southwest corner of said Tract 4 and the southeast corner of said Lot 4A;

THENCE South 89° 26' 48" West along the north right-of-way line of said Dyer Street, passing at a distance of 340.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found on the north right-of-way line of said Dyer Street for the southeast corner of said Southern Methodist University tract and the southwest corner of said Lot 4A, and continuing for a total distance of 472.55 feet to the POINT OF BEGINNING, containing 83,455 square feet or 1.9159 acre, more or less.

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REPLAT
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UNIVERSITY HILLS 2ND INSTALLMENT
LOT 1, 2 & 3, BLOCK C/5187
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