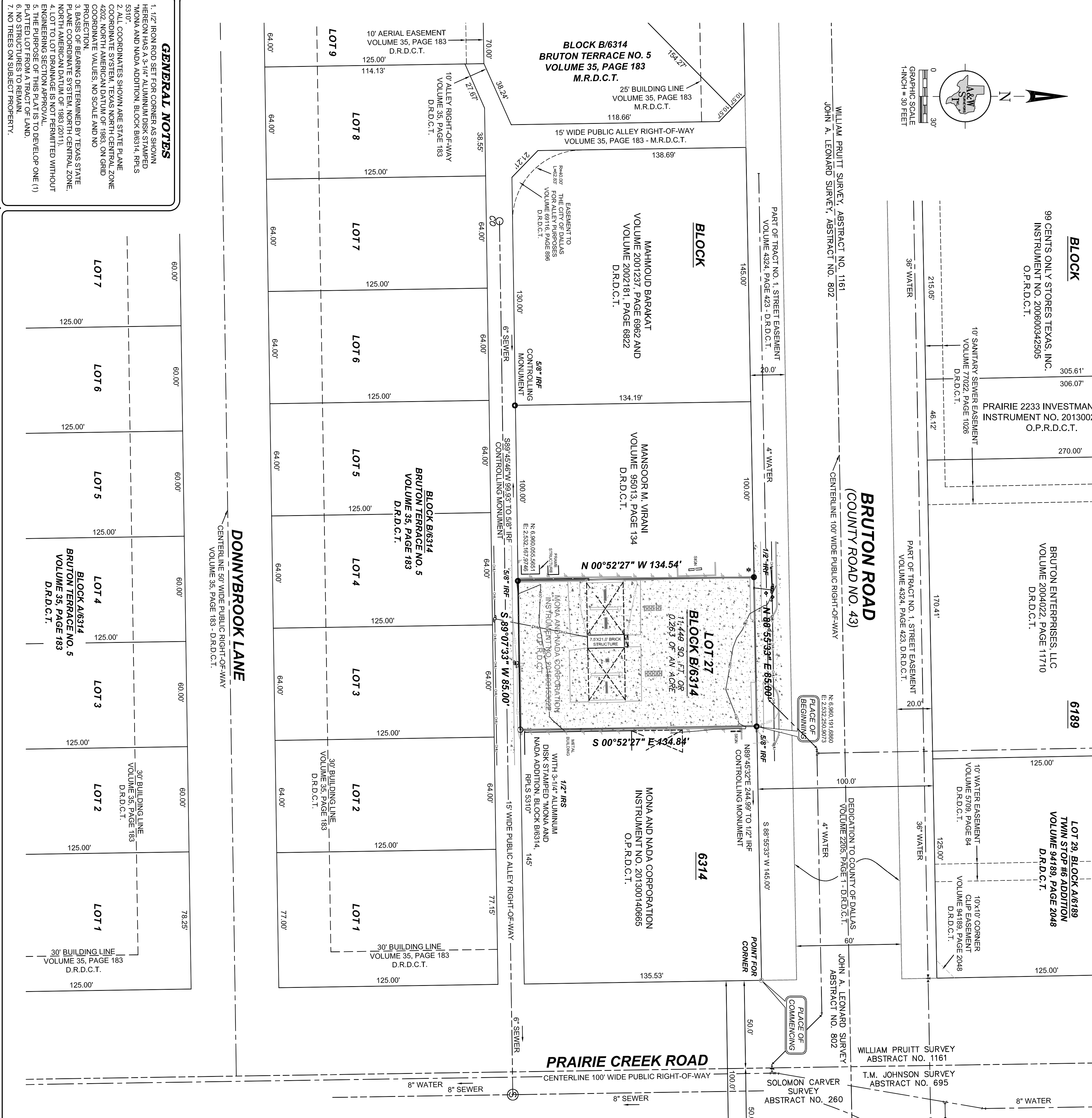


**LEGEND**

①	1" = 20' SCALE	①	1" = 20' SCALE
②	2" = 40' SCALE	②	2" = 40' SCALE
③	3" = 60' SCALE	③	3" = 60' SCALE
④	4" = 80' SCALE	④	4" = 80' SCALE
⑤	5" = 100' SCALE	⑤	5" = 100' SCALE
⑥	6" = 120' SCALE	⑥	6" = 120' SCALE
⑦	7" = 140' SCALE	⑦	7" = 140' SCALE
⑧	8" = 160' SCALE	⑧	8" = 160' SCALE
⑨	9" = 180' SCALE	⑨	9" = 180' SCALE
⑩	10" = 200' SCALE	⑩	10" = 200' SCALE



**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Mona and Nada Corporation is the sole owner of a tract of land located in the JOHN A. LEONARD SURVEY, Abstract No. 802, City of Dallas, Dallas County, Texas, being in City Block 6314 and being the same tract of land described in deed to Mona and Nada Corporation, recorded in Instrument No. 201500153622, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Commencing at a point for corner at the intersection of the South line of Bruton Road, a 100' wide public right-of-way with the West line of Prairie Creek Road, a 100' wide public right-of-way, same being the Northeast corner of a tract of land described in deed to Mona and Nada Corporation, recorded in Instrument No. 201500153622, Official Public Records, Dallas County, Texas;

Thence South 88°55'53" West, along the said South line of Bruton Road, a distance of 143.00' to a 5/8" iron rod found at the Northwest corner of said Mona and Nada Corporation and the PLACE OF BEGINNING of the herein described tract of land;

Thence South 00°52'27" East, a distance of 134.54' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "MONA AND NADA ADDITION, BLOCK B/6314, RPLS 5310" set in the North line of a 15' wide public alley right-of-way at the Southwest corner of said Mona and Nada Corporation;

Thence South 89°07'33" West, along said North line, a distance of 85.00' to a 5/8" iron rod found at the Southeast corner of a tract of land described in deed to Mansoor M. Virani, recorded in Volume 99013, Page 134, Deed Records, Dallas County, Texas;

Thence North 00°52'27" West, a distance of 134.54' to a 1/2" iron rod found in the said South line of Bruton Road, at the Northeast corner of said Virani tract;

Thence North 88°55'53" East, along said South line, a distance of 85.00' to the PLACE OF BEGINNING and containing 11,449 square feet or 0.263 of an acre of land.

**SURVEYORS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

I, John S. Turner, 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 Land Surveying, 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 accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PRELIMINARY RELEASED 07-18-2018 FOR REVIEW/PURPOSES ONLY.  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner  
Texas Registered Professional Land Surveyor No. 5310  
COUNTY OF DALLAS

STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared John S. 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 \_\_\_\_\_, 20\_\_\_\_.

My commission expires: \_\_\_\_\_

**OWNERS DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Mona and Nada Corporation, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **MONA AND NADA ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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 line 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 paying on the utility and the 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 and 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 provided 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 \_\_\_\_\_, 20\_\_\_\_.

By: Mona and Nada Corporation  
XXXXXXXXXXXXXXXXXXXX  
President, Mona and Nada Corporation

**PRELIMINARY PLAT**

**MONA AND NADA ADDITION  
LOT 27, BLOCK B/6314**

BEING OUT OF THE JOHN A. LEONARD SURVEY, ABSTRACT NO. 802  
11,449 SQUARE FEET OR 0.263 ACRES OF LAND  
THE CITY OF DALLAS,  
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-315

**A&W SURVEYORS, INC.**  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4854  
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 9180 Bruton Road ~  
~ 3906 S. Buckner Boulevard, Dallas, TX 75227 ~  
~ 214-453-6990 ~

~ PROFESSIONAL COMPANY OPERATING IN YOUR BEST INTEREST ~

BEING OUT OF THE JOHN A. LEONARD SURVEY, ABSTRACT NO. 802  
11,449 SQUARE FEET OR 0.263 ACRES OF LAND  
THE CITY OF DALLAS,  
DALLAS COUNTY, TEXAS

**GENERAL NOTES**

1. 1/2" IRON ROD SET FOR CORNERS AS SHOWN.
2. ALL COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO CORNER VALUES.
3. BASIS OF BEARING DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
4. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO DEVELOP ONE (1) TRACT OF LAND.
6. NO STRUCTURES TO REMAIN.
7. NO TREES ON SUBJECT PROPERTY.