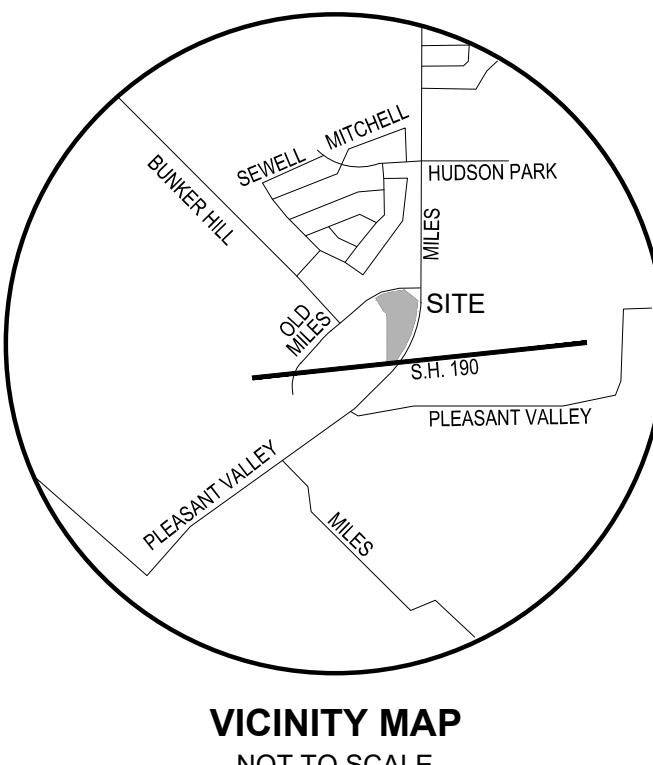
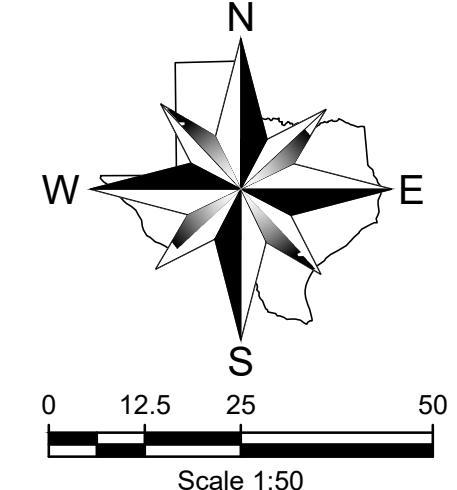


R. DEFINITION  
INSTRUMENT NUMBER  
IRON ROD FOUND WITH CAP  
IRON ROD SET W/CAP STAMPED "W.A.I.  
5714"  
CONTROLLING MONUMENT  
IRON ROD FOUND  
IRON PIPE FOUND  
"X" CUT IN CONCRETE FOUND



## Notes

- 1) Preliminary Plat-For inspection purposes only and in no way official or approved for record purposes.
- 2) Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.
- 3) The purpose of this plat is to divide the Lot into 2 Lots and add necessary easements for development.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N03°56'43"W	2.22'
L2	N77°40'46"W	32.34'
L3	S86°03'17"W	23.69'
L4	S21°11'59"W	3.82'
L5	S21°11'59"W	3.82'
L6	N86°48'41"E	55.24'
L7	S86°48'41"W	49.61'
L8	S48°11'19"E	15.33'
L9	S41°48'41"W	21.58'
L10	N48°11'19"W	7.69'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	74°00'15"	30.00'	38.75'	36.11'	S56°56'35"E
C2	90°00'00"	2.00'	3.14'	2.83'	N41°03'17"E
C3	75°15'28"	30.00'	39.40'	36.63'	S41°34'26"E
C4	16°15'56"	30.00'	8.52'	8.49'	N85°48'45"W
C5	90°00'00"	30.00'	47.12'	42.43'	S41°03'17"W
C6	25°08'41"	60.00'	26.33'	26.12'	N08°37'38"E
C7	64°51'19"	60.00'	67.92'	64.35'	N53°37'38"E
C8	90°00'00"	60.00'	94.25'	84.85'	S48°56'43"E
C9	15°59'45"	30.00'	8.38'	8.35'	N11°56'35"W
C10	90°00'00"	30.00'	47.12'	42.43'	N41°03'17"E
C11	90°00'00"	30.00'	47.12'	42.43'	S48°56'43"E
C12	85°13'11"	30.00'	44.62'	40.62'	S38°39'53"W
C13	85°13'11"	54.00'	80.32'	73.12'	S38°39'53"W
C14	25°08'41"	36.00'	15.80'	15.67'	S08°37'38"W
C15	64°51'19"	36.00'	40.75'	38.61'	S53°37'38"W
C16	90°00'00"	36.00'	56.55'	50.91'	N48°56'43"W

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Plat Start Date : 07-14-2020

Submission Date : 08-17-2020		PRELIMINARY PLAT	
Scale : 1:50		<b>TRULL CENTER</b>	
File : 43510.0D - PPLT		LOTS 1 & 2, BLOCK A	
Project No. : 43510.0D			
<b>Sheet No. 1</b> <b>1 of 1</b>			

PRELIMINARY PLAT  
**TRULL CENTER**

LOTS 1 & 2, BLOCK A  
2 ACRES (171,703 SQUARE FEET) OUT OF THE  
CULLOUGH SURVEY, ABSTRACT NO. 928, ALL OF  
LOT A, TRULL ADDITION, CITY OF SACHSE, DALLAS  
COUNTY, TEXAS

**OWNER:**  
THE TRULL FOUNDATION  
R. Scott Trull  
104 FORTH STREET  
PALACIOS, TEXAS 77465  
619-972-5241

**EEER:**  
us Design  
North Highway 360.  
40  
Prairie, Texas 7050  
5-0367  
[cumulusdesign.net](http://cumulusdesign.net)

<b>SET</b>	File : 43510.0
	Project No. : 43510.0

## OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, THE TRULL FOUNDATION, is the sole owner of a tract of land situated in the ROBERT MCCULLOUGH SURVEY, ABSTRACT NO. 928, in the City of Sachse, Dallas County, Texas, and being all of Lot 1, Block A, Trull Addition, an addition to the City of Sachse, Dallas County, Texas, as recorded in Volume \_\_\_, Page \_\_\_, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for a Northeasterly corner of said Lot 1 and at the intersection of the Southwesterly line of a tract of land described in a deed to PMB Station Developer LLC as recorded in County Clerk's Instrument Number 201900240016, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and the Westerly right-of-way line of Miles Road, a 100' right-of-way, as dedicated to the City of Sachse in Volume 94047, Page 2537, D.R.D.C.T., said iron rod being the beginning of a curve to the right having a radius of 1,450.00 feet, a central angle of 20 deg 42 min 10 sec, a chord bearing of South 13 deg 28 min 30 sec West and a chord length of 521.09 feet;

THENCE along the Westerly right-of-way line of said Miles Road, the Easterly line of said Lot 1, and along said curve to the right, an arc distance of 523.93 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Southwesterly corner of said Lot 1, said iron rod being situated at the intersection of the Northerly right-of-way line of State Highway 190 (President George Bush Turnpike), a variable width right-of-way, and the Westerly right-of-way of said Miles Road;

THENCE South 86 deg 03 min 11 sec West, departing the Westerly right-of-way line of said Miles Road and along the Northerly right-of-way line of said State Highway 190 and the Southerly line of said Lot 1, a distance of 169.20 feet, to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Southwesterly corner of said Lot 1 and the Southeasterly corner of Lot 2, Block A, said Trull Addition;

THENCE departing the Northerly right-of-way of said State Highway 190 and along the Westerly line of said Lot 1 and the Easterly line of said Lot 2 the following:

North 03 deg 56 min 49 sec West, a distance of 463.48 to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner, said iron rod being the beginning of a curve to the left, with a radius of 165.00 feet, a central angle of 15 deg 59 min 39 sec, a chord bearing of North 11 deg 56 min 38 sec West, and a chord length of 45.91 feet;

Along said curve to the left, an arc distance of 46.06 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

North 19 deg 56 min 28 sec West, a distance of 109.45 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northerly corner of said Lot 1 and the Northeasterly corner of said Lot 2, said iron rod being situated in the Southerly right-of-way of Bunker Hill Road, a 90-foot right-of-way, as dedicated by County Clerk's Instrument Number 201200120737, Official Public Records, Dallas County, Texas, and being the beginning of a non-tangent curve to the right, with a radius of 755.00 feet, a central angle of 17 deg 03 min 56 sec, a chord bearing of North 88 deg 12 min 07 sec East, and a chord length of 224.05 feet;

THENCE along said non-tangent curve to the right, the Southerly right-of-way of said Bunker Hill Road, and the Northerly line of said Lot 1, an arc distance of 224.88 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

THENCE North 88 deg 44 min 05 sec East, continuing along the Northerly line of said Lot 1 and the Southerly right-of-way of said Bunker Hill Road, a distance of 43.98 feet to a 5/8-inch iron rod with yellow plastic cap stamped "TNP" found for a Northeasterly corner of said Lot 1 and the Northwest corner of said PMB Station Developer LLC tract;

THENCE South 38 deg 31 min 23 sec East, departing the Southerly right-of-way of said Bunker Hill Road and along the Southwesterly line of said PMB Station Developer LLC tract and the Northeasterly line of said Lot 1, a distance of 167.30 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 3.942 acres or 171,703 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 18th day of November, 2019, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the City of Garland GPS Station Nos. 151 and 53.

## OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, THE TRULL FOUNDATION, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **TRULL CENTER**, Lots 1 & 2, Block A, an addition to the City of Sachse, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interferes with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

Witness our hands at Sachse, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2020.

Owner(s)

THE TRULL FOUNDATION

By: \_\_\_\_\_  
R. Scott Trull  
Chairman of the BoardSTATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared R. Scott Trull, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

## PRELIMINARY PLAT

Approved for preparation of final plat for the subdivision shown on this plat.

APPROVED BY: Planning and Zoning Commission  
City of Sachse

Chairman, Planning and Zoning Commission

Date \_\_\_\_\_

ATTEST:

Signature \_\_\_\_\_

Date \_\_\_\_\_

Name &amp; Title \_\_\_\_\_

APPROVED BY: City Council  
City of Sachse

Mayor \_\_\_\_\_

Date \_\_\_\_\_

ATTEST:

City Secretary \_\_\_\_\_

Date \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Sachse Planning and Zoning Commission.

**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.**

Leonard J. Lueker  
Registered Professional Land Surveyor  
Texas Registration No. 5714  
Winkelmann & Associates, Inc.  
6750 Hillcrest Plaza Drive, Suite 215  
Dallas, Texas 75230 Phone: (972) 490-7090

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, 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 and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

## CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Director of Development Services of the City of Sachse, Texas, in accordance with the City of Sachse Subdivision Ordinance, Review & Approval Procedures.

The Director of Development Services of the City of Sachse, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the City of Sachse Code of Ordinances and with engineering construction standards and processes adopted by the City of Sachse, Texas as to which his/her approval is required.

Director of Development Services \_\_\_\_\_ Date \_\_\_\_\_

ATTEST:

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name &amp; Title \_\_\_\_\_

1	08-17-2020	1st CITY SUBMITTAL	LJL	APPROV
No.	DATE	REVISION		

ROBERT MCCULLOUGH SURVEY, ABSTRACT NO. 928 AND THE DANIEL CRIST SURVEY, ABSTRACT NO. 226 CITY OF SACHSE, DALLAS COUNTY, TEXAS	THE TRULL FOUNDATION 404 FORTH STREET PALACIOS, TEXAS 77405
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PRELIMINARY PLAT <b>TRULL CENTER</b> LOTS 1 & 2, BLOCK A
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Submission Date : 08-17-2020	Scale : N/A	Project No. : 43510.00
File : 43510-D - PPLT	Engineer: Cumulus Design Contact: R. Scott Trull 6750 Hillcrest Plaza Drive Suite 240 Dallas, Texas 75230 pht 972-490-7090 l.lueker@winkelmann.com	
SHEET <b>2</b> OF <b>2</b>	SURVEYOR: Winkelmann & Associates, Inc. 2080 North Highway 360. Suite 215 Dallas, Texas 75230 214-235-0367 Paul@cumulusdesign.net	

PRELIMINARY PLAT  
**TRULL CENTER**

LOTS 1 &amp; 2, BLOCK A

BEING 3.942 ACRES (171,703 SQUARE FEET) OUT OF THE  
ROBERT MCCULLOUGH SURVEY, ABSTRACT NO. 928, ALL OF  
LOT 1, BLOCK A, TRULL ADDITION, CITY OF SACHSE, DALLAS  
COUNTY, TEXAS