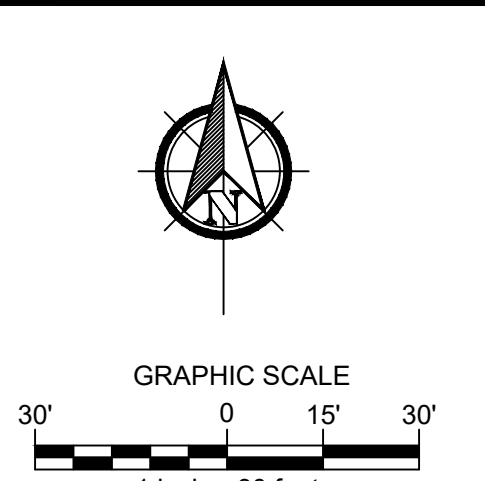
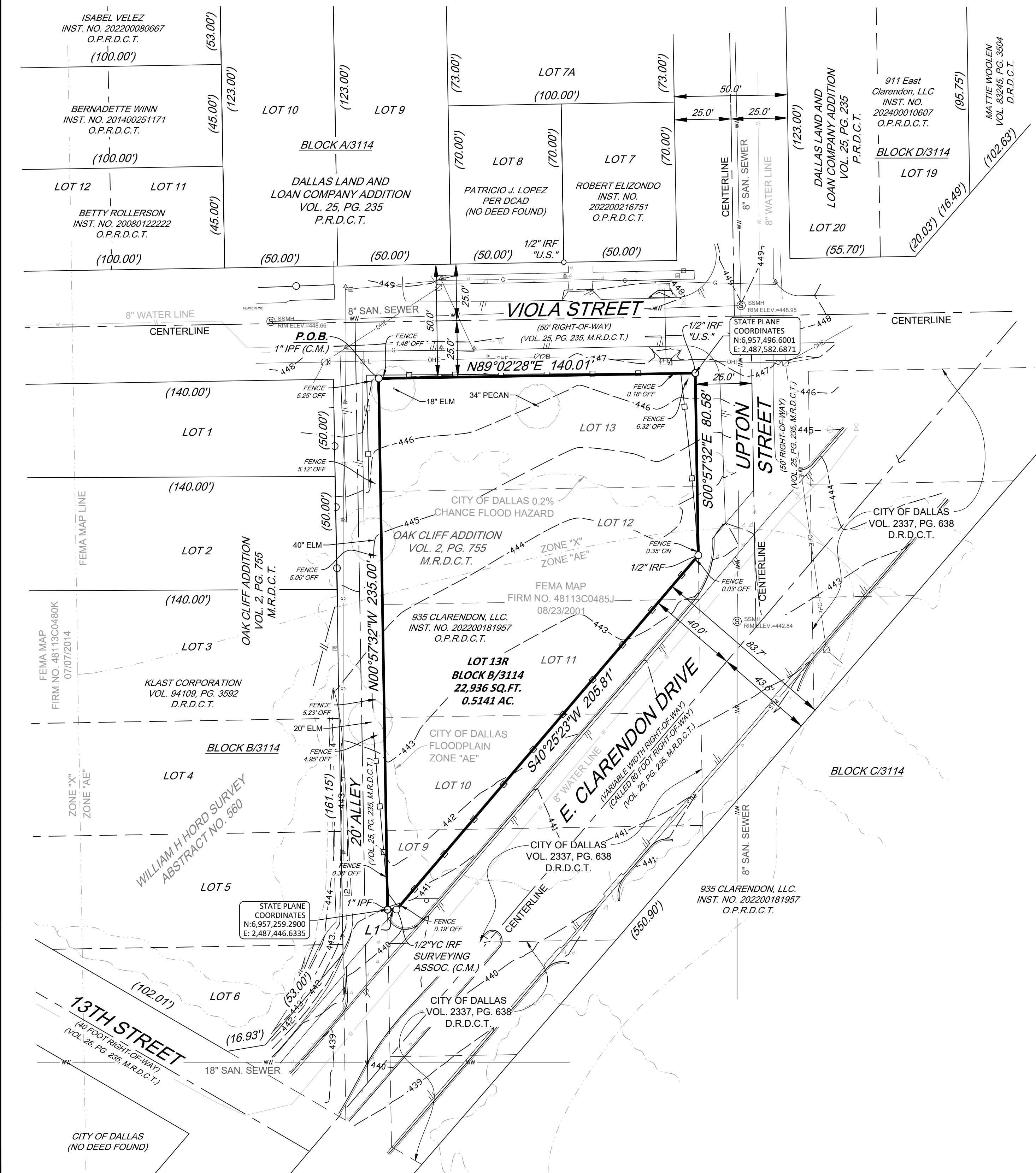


VICINITY MAP  
(NOT TO SCALE)



Line Table		
Line #	Direction	Length
L1	S 89°02'28" W	3.95'

- ABBREVIATIONS**
- INST. NO. INSTRUMENT NUMBER
  - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
  - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
  - VOL. VOLUME
  - PG. PAGE
  - P.O.B. POINT OF BEGINNING
  - (C.M.) CONTROLLING MONUMENT
  - U.S. IRON ROD FOUND w/ ORANGE CAP STAMPED
  - IRF IRON ROD FOUND
  - IPF IRON PIPE FOUND
- LEGEND**
- BOUNDARY/LOT CORNER
  - EASEMENT CORNER
  - ⊕ POWER POLE
  - ⊕ POWER POLE w/ XFORMER
  - ⊕ GUY WIRE
  - ⊕ GAS VALVE
  - ⊕ GAS MARKER
  - ⊕ SIGN
  - ⊕ TREE
  - ⊕ SANITARY SEWER MANHOLE
- LINETYPES**
- STREET CENTERLINE
  - ASPHALT
  - OVERHEAD ELECTRIC LINE
  - SANITARY SEWER
  - WATER LINE
  - GAS LINE
  - WROUGHT-IRON FENCE
  - CHAINLINK FENCE



**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, 935 Clarendon, LLC, acting by and through their duly authorized agent, \_\_\_\_\_, do hereby adopt this plat, designating the herein described property as CLARENDON 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 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 paving on the utility and fire line 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 and upon 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, Texas.

935 CLARENDON, LLC  
a Texas limited liability company

Witness my hand this \_\_\_ day of \_\_\_\_\_, 2024.

\*\*\*REPRESENTATIVE\*\*\*

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 2024.

Notary signature in and for the State of Texas

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

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

I, Trevor Joshua Cheramie, 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 \_\_\_ day of \_\_\_\_\_, 2024.

TREVOR JOSHUA CHERAMIE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6560  
O'NEAL SURVEYING COMPANY, LLC  
205 WINDCO CIR., STE 100, WYLLIE, TX 75098  
PHONE: (214)396-2339  
TBPELS FIRM NO. 10194132

**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.**

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Trevor Joshua Cheramie, 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 therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, in and for the State of Texas

**GENERAL NOTES**

- Basis of Bearing is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- Coordinates shown hereon and the basis of bearing hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202 (GRID), NAD83 (2011) EPOCH 2010.00. Derived by Global Navigation Satellite Systems observations utilizing Alterra RTKnet network.
- Not all lot lines outside of the boundary of the subject property shown hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps only.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map No. 48113C0485J, dated 08/23/2001 for Dallas County, Texas, a portion of this property is located in Zone A, determined to be a special flood hazard areas without base flood elevation (BFE), and a portion of the property falls in non-shaded Zone X, determined to be minimal flood hazard. By scaling and graphical plotting. The surveyor makes no guaranty of accuracy of that map.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section Approval.
- Property is vacant.

**PURPOSE NOTE:**  
The purpose of this plat is to create one (1) lot from the remainder of five (5) existing lots.

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS 935 Clarendon, LLC is the sole owner of a 22,936 square foot or 0.5141 of an acre tract of land situated in the William H. Hord Survey, Abstract No. 560, City of Dallas, Dallas County, Texas, being all of Lot 13 and the remainder of Lots 9, 10, 11 and 12, Block B/3114, Dallas Land & Loan Companies Subdivision of Block No. 130 of Oak Cliff, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 2, Page 755, Map Records Dallas County, Texas (M.R.D.C.T.), being a tract of land described to 935 Clarendon, LLC, by Special Warranty Deed recorded in Instrument Number 20220181957, Official Public Records Dallas, County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

**BEGINNING** at a 1 inch iron pipe found at the northwest corner of said Clarendon tract, same being the intersection of the east Right-of-Way (R.O.W.) line of a 20 foot Alley, according to plat recorded in Volume 25, Page 235, M.R.D.C.T., and the south R.O.W. line of Viola Street, a 50 foot R.O.W., according to said Volume 25, Page 235, M.R.D.C.T.;

**THENCE** North 89 degrees 02 minutes 28 seconds East, with the south line R.O.W. of said Viola Street, a distance of 140.10 feet, to a 1/2 inch iron rod with orange plastic cap stamped "URBAN STRATEGY" found for the intersection of the south R.O.W. line of said Viola Street, and the west R.O.W. line of Upton Street, a variable width R.O.W., called 50 foot R.O.W., according to said Volume 25, Page 235, M.R.D.C.T.;

**THENCE** South 00 degrees 57 minutes 32 seconds East, with the west R.O.W. line of said Upton Street, a distance of 80.58 feet to a 1/2 inch iron rod found for the intersection of the west R.O.W. line of said Upton Street, and the northwest R.O.W. line of East Clarendon Drive, a variable width R.O.W., called 80 foot ROW, according to said Volume 25, Page 235, M.R.D.C.T.;

**THENCE** South 40 degrees 25 minutes 23 seconds West, with the northwest R.O.W. line of said East Clarendon Drive, a distance of 205.81 feet to a 1/2 inch iron rod with yellow plastic cap stamped "SURVEYING ASSOC." found for the most southerly southeast corner of said Clarendon tract;

**THENCE** South 89 degrees 02 minutes 28 seconds West, with the north line of said East Clarendon Drive, a distance of 3.95 feet, to a 1/2 inch iron pipe found for the intersection of the north R.O.W. line of said East Clarendon Drive, and the east R.O.W. line of said 20 foot Alley;

**THENCE** North 00 degrees 57 minutes 32 seconds West, with the east R.O.W. line of said 20 foot Alley, a distance of 235.00 feet, to the **POINT OF BEGINNING**, and containing 22,936 square feet or 0.5141 acres of land.

**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



1100 E. Campbell Road, Suite 210, Richardson, Texas 75081  
Firm Registration #10194132, 214-396-2339  
www.urbanstrategy.us

**PRELIMINARY PLAT**

**CLARENDON ADDITION**  
**LOT 13R, BLOCK B/3114**  
0.5141 ACRES / 22,936 SQUARE FEET  
REPLAT OF LOT 13 AND PART OF LOTS 9, 10, 11 AND 12,  
BLOCK B/3114, OAK CLIFF ADDITION  
RECORDED IN VOL. 2, PG. 755, IN THE  
MAP RECORDS OF DALLAS COUNTY, TEXAS  
OUT THE WILLIAM H HORD SURVEY, ABSTRACT NO. 560  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE No. S234-197  
ENGINEERING PLAN No. DP\_\_\_\_\_