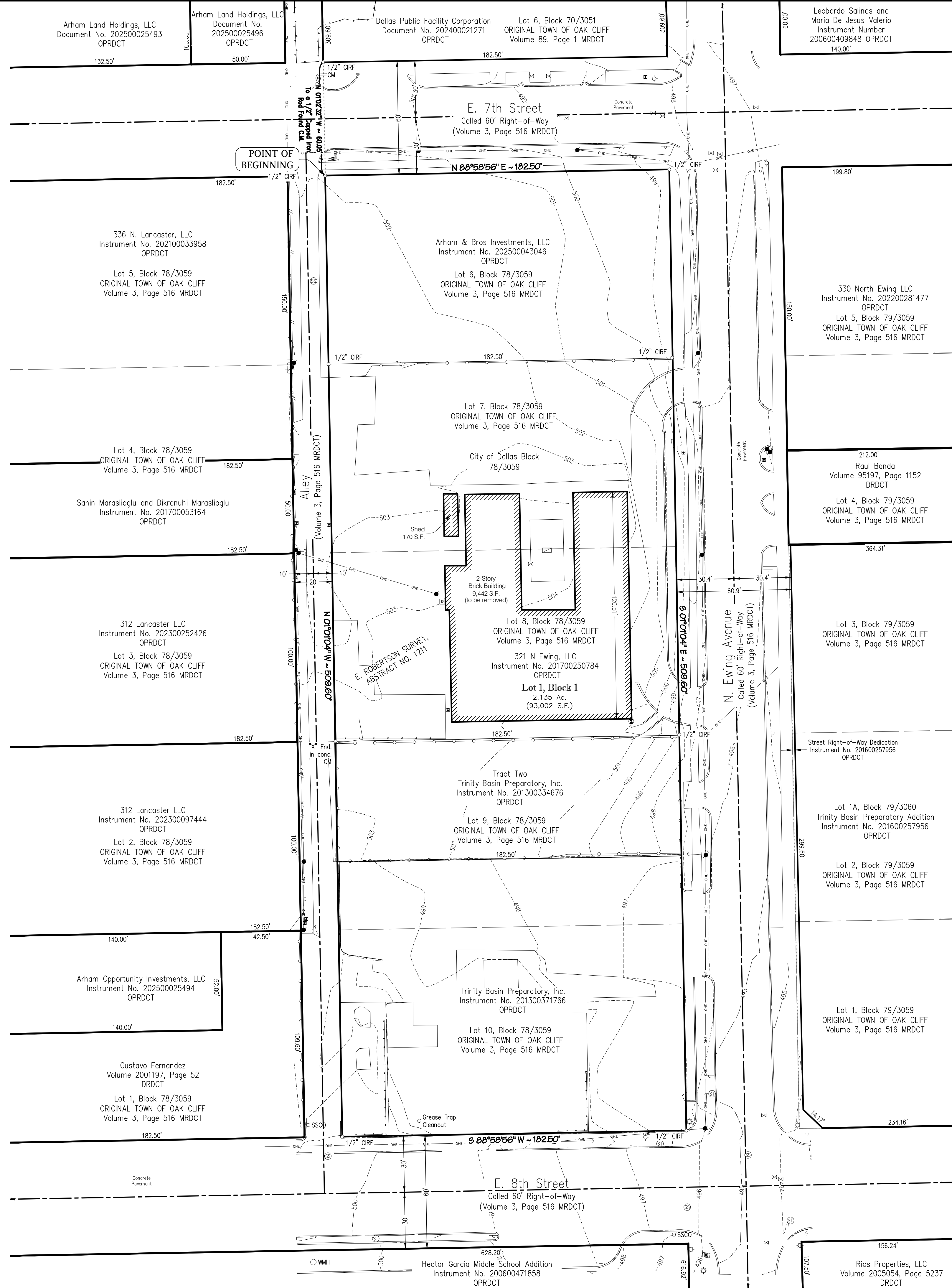


LOCATION MAP
N.T.S.

LEGEND	
CRF	CAPPED IRON ROD FOUND
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDC	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



NOTES:

1. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
2. Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. The purpose of this plat is to create one lot out of 5 platted lots.

OWNER / APPLICANT
TRINITY BASIN PREPARATORY, INC.
 2730 N Hwy 360
 Grand Prairie, Texas 75050
 Telephone (469) 310-1403
 Contact: Bradley Olmstead

OWNER / APPLICANT
321 N EWING, LLC
 6060 N Central Expressway, Suite 770
 Dallas, Texas 75206
 Telephone (469) 310-1403
 Contact: Bradley Olmstead

OWNER / APPLICANT
ARHAM & BROS INVESTMENTS, LLC
 6060 N Central Expressway, Suite 770
 Dallas, Texas 75206
 Telephone (469) 310-1403
 Contact: Bradley Olmstead

ENGINEER / SURVEYOR
Spars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPELS No. F-2121 and No. F-10043100
 Contact: Jamie Gallagher

PRELIMINARY PLAT
EWING ADDITION
 LOT 1, BLOCK 1
 BEING ALL OF LOTS 6-10, CITY OF DALLAS BLOCK 78/3059
 ORIGINAL TOWN OF OAK CLIFF
 AND BEING ALL OF THE
 TRINITY BASIN PREPARATORY, INC. TRACT,
 321 N EWING, LLC. TRACT AND THE
 ARHAM & BROS INVESTMENTS, LLC TRACT
 IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
 2.135 ACRES
 CITY PLAN FILE NO. PLAT-26-000148
 ENGINEER NO. _____

Drawing: C:\2025\085125-264\Trinity Basin 8th Street\SURVEY\DWG\25-264 Preliminary Plat.dwg, Saved By: Benjamin Randall, Save Time: 5/28/2026 4:56:14 PM Plotted by: benjamin.randall Plot Date: 5/28/2026 4:56 PM

Drawing: C:\2025_085125-264_Trinity Basin 8th Street\SR\CD\DWG\25-264_Preliminary Plat.dwg, Saved By: Benjamin Randall, Save Time: 5/28/2026 4:36:14 PM, Plotted by: Benjamin Randall, Plot Date: 5/28/2026 4:36 PM

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Arham & Bros Investments, LLC, 321 N Ewing, LLC, and Trinity Basin Preparatory, Inc. are the owners of a tract of land situated in the E. Robertson Survey, Abstract No. 1211, City of Dallas, Dallas County, Texas, being all of Lots 6-10, City Block 78/3059, Original Town of Oak Cliff, an addition to the City of Dallas according to the plat recorded in Volume 3, Page 516, of the Map Records of Dallas County, Texas, and being a tract conveyed to Arham & Bros Investments, LLC, by deed recorded in Instrument No. 202500043046 of the Official Public Records of Dallas County, Texas, being a tract of land conveyed to 321 N Ewing, LLC, by deed recorded in Instrument No. 201700250784, of said Official Public Records, and being a tract of land conveyed to Trinity Basin Preparatory, Inc., by deed recorded in Instrument No. 201300371766, of said Official Public Records, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod found at the intersection of the south right-of-way line of E.7th Street, a called 60' right-of-way and the east line of a 20' alley;

THENCE N 88°58'56" E, 182.50 feet, with said south line of E. 7th Street, to a 1/2" capped iron rod found at the intersection of said south line of E. 7th Street and the west line of N. Ewing Avenue, a called 60' right-of-way;

THENCE S 01°01'04" E, 509.60 feet, with said west line of N. Ewing Avenue, to a 1/2" capped iron rod found at the intersection of said west line of N. Ewing Avenue and the north line of E. 8th Street, a called 60' right-of-way;

THENCE S 88°58'56" W, 182.50 feet, with said north line of E. 8th Street, to a 1/2" capped iron rod found at the intersection of said north line of S. 8th Street and the east line of a 20' alley;

THENCE N 01°01'04" W, 509.60 feet, with said east line of a 20' alley, to the POINT OF BEGINNING with the subject tract containing 93,002 square feet or 2.135 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **Trinity Basin Preparatory, Inc.**, do hereby adopt this plat designating the hereinabove described property as **EWING ADDITION** an Addition to the City of Dallas, and do hereby dedicate to the public use forever the streets and alleys 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 which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and 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 _____, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2026.

Trinity Basin Preparatory, Inc.

By: _____
SIGNER'S NAME, TITLE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **321 N Ewing, LLC**, do hereby adopt this plat designating the hereinabove described property as **EWING ADDITION** an Addition to the City of Dallas, and do hereby dedicate to the public use forever the streets and alleys 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 which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and 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 _____, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2026.

321 N Ewing, LLC

By: _____
SIGNER'S NAME, TITLE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

Notary Public, State of Texas

NOTES:

- 1. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
- 2. Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- 3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- 4. The purpose of this plat is to create one lot out of five platted lots.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **Arham & Bros Investments, LLC**, do hereby adopt this plat designating the hereinabove described property as **EWING ADDITION** an Addition to the City of Dallas, and do hereby dedicate to the public use forever the streets and alleys 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 which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and 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 _____, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2026.

Arham & Bros Investments, LLC

By: _____
SIGNER'S NAME, TITLE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Darren K. Brown, 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 _____, 2026.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer 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.

Given under my hand and seal of office this the _____ day of _____, 2026.

Notary Public, State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or 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

PRELIMINARY PLAT

EWING ADDITION

LOT 1, BLOCK 1
BEING ALL OF LOTS 6-10, CITY OF DALLAS BLOCK 78/3059
ORIGINAL TOWN OF OAK CLIFF
AND BEING ALL OF THE
TRINITY BASIN PREPARATORY, INC. TRACT,
321 N EWING, LLC. TRACT AND THE
ARHAM & BROS INVESTMENTS, LLC TRACT
IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
2.135 ACRES
CITY PLAN FILE NO. PLAT-26-000148
ENGINEER NO. _____

OWNER / APPLICANT
TRINITY BASIN PREPARATORY, INC.
2730 N Hwy 360
Grand Prairie, Texas 75050
Telephone (469) 225-5876
Contact: Randy Shaffer

OWNER / APPLICANT
ARHAM & BROS INVESTMENTS, LLC
6060 N Central Expressway, Suite 770
Dallas, Texas 75206
Telephone (469) 310-1403
Contact: Bradley Olmstead

OWNER / APPLICANT
321 N EWING, LLC
6060 N Central Expressway, Suite 770
Dallas, Texas 75206
Telephone (469) 310-1403
Contact: Bradley Olmstead

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Mike Martine