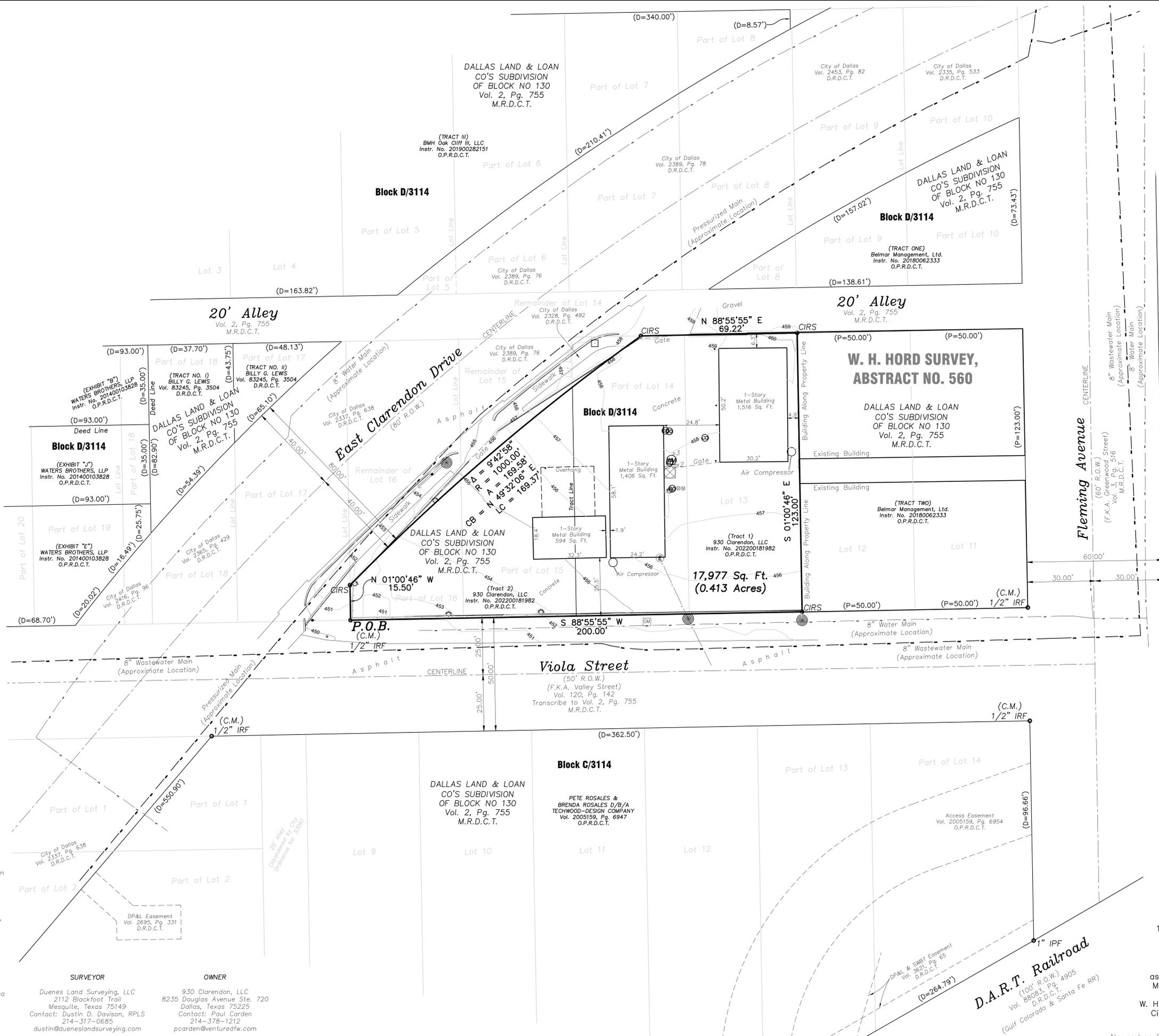


- LEGEND**
- property corner
 - gas meter
 - ⊗ A/C
 - ⊕ water meter
 - ⊖ electric meter
 - ⊙ grease trap
 - ⊗ water manhole
 - ⊕ fire hydrant
 - ⊖ light pole
 - ⊙ guy wire
 - ⊕ gas valve
 - ⊖ power pole
 - ⊙ sign
 - ⊕ clean out
 - ⊖ wrought-iron fence
 - ⊙ chainlink fence
 - ⊖ overhead electric line

- LEGEND:**
- P.O.B. = Point of Beginning
 - IRF = iron rod found
 - (C.M.) = Controlling Monument
 - (P=) = Plat Distance
 - (D=) = Deed Distance
 - R.O.W. = right-of-way
 - Instr. No. = Instrument Number
 - O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
 - Vol., Pg. = Volume, Page
 - D.R.D.C.T. = Deed Records, Dallas County, Texas
 - M.R.D.C.T. = Map Records, Dallas County, Texas
 - Sq. Ft. = Square Feet
 - F.K.A. = Formerly Known As

- GENERAL PLAT NOTES:**
- The purpose of this plat is to create one (1) Lot from existing Lots.
 - Lot-to-lot drainage is not permitted without Engineering Section approval.
 - Basis of Bearings: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
 - COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.
 - No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0340 J, dated August 23, 2001. Property is in zone X.
 - Existing structures to remain.



SURVEYOR
 Duenes Land Surveying, LLC
 2112 Blackfoot Trail
 Mesquite, Texas 75149
 Contact: Dustin D. Davison, RPLS
 214-317-0685
 dustin@dueneslandsurveying.com

OWNER
 930 Clarendon, LLC
 8235 Douglas Avenue Ste. 720
 Dallas, Texas 75225
 Contact: Paul Carden
 214-378-1212
 pcarden@venturedfw.com

PRELIMINARY PLAT
CARDEN ADDITION
LOT 1A, BLOCK D/3114
 Being a Replat of
 17,977 Square Feet, 0.413 Acres
 All of Lot 13, & Part of Lots
 14, 15, & 16, Block D/3114,
 of DALLAS LAND & LOAN CO'S
 SUBDIVISION OF BLOCK NO 130
 as recorded in Volume 2, Page 755
 Map Records, Dallas County, Texas
 AND BEING OUT OF THE
 W. H. HORD SURVEY, ABSTRACT NO. 560
 City of Dallas, Dallas County, Texas
 CITY PLAN FILE NO. S234-018

November 09, 2023 SHEET 1 OF 2

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 930 Clarendon, LLC, acting by and through its duly authorized agent, Paul Carden does hereby adopt this plat, designating the herein described property as CARDEN 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 _____, 2023.

By: 930 Clarendon, LLC

Paul Carden
Manager

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Paul Carden known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2023.

NOTARY PUBLIC in and for the State of Texas

GENERAL PLAT NOTES:

- 1. The purpose of this plat is to create one (1) Lot from existing Lots.
2. Lot-to-lot drainage is not permitted without Engineering Section approval.
3. Basis of Bearings: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
4. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.
5. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0340 J, dated August 23, 2001. Property is in zone X.
6. Existing structures to remain.

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS, 930 Clarendon, LLC, is the owner of a 17,977 square foot (0.413 acre) tract of land situated in the W. H. HORD ABSTRACT, NO. 560, City of Dallas, Dallas County, Texas, some being all of Lot 13, and part of lots 14, 15, and 16, Block D/3114, of DALLAS LAND & LOAN CO'S SUBDIVISION OF BLOCK NO 130, an Addition to the City of Dallas, Dallas County, Texas, by Plat recorded in Volume 2, Page 755, Map Records, Dallas County, Texas, further being that certain Tracts 1 & 2 of land conveyed to 930 Clarendon, LLC, by Special Warranty Deed with vendor's lien recorded in Instrument Number 202200181982, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the southeasterly right-of-way line of East Clarendon Drive (80' R.O.W.) and the north right-of-way line of Viola Street (50' R.O.W.), same being the southwest corner of said Lot 16;

THENCE North 01 degrees 00 minutes 46 seconds West, departing said north right-of-way line, for a distance of 15.50 feet to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set for the beginning of a curve to the right, having a radius of 1000.00 feet and a chord which bears North 49 degrees 32 minutes 06 seconds East, for 169.37 feet;

THENCE Northeasterly, along said curve to the right and along the southeasterly right-of-way line of aforementioned East Clarendon Drive, through a central angle of 09 degrees 42 minutes 58 seconds, for an arc length of 169.58 feet to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set at the intersection of said southeasterly right-of-way line and the south line of a 20' Alley;

THENCE North 88 degrees 55 minutes 55 seconds East, departing said southeasterly right-of-way line, along said south line, for a distance of 69.22 feet to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set, same being the northeast corner of aforementioned Lot 13 and being the northwest corner of Lot 12 of the aforementioned Addition;

THENCE South 01 degrees 00 minutes 46 seconds East, departing said south line, along the common line of said Lots 12 and 13, for a distance of 123.00 feet to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the aforementioned north right-of-way line of Viola Street, same being the southwest corner of said Lot 12 and being the southeast corner of said Lot 13;

THENCE South 88 degrees 55 minutes 55 seconds West, along said north right-of-way line, for a distance of 200.00 feet to the POINT OF BEGINNING and containing 17,977 square feet or 0.413 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Dustin D. Davison, 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 from 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 the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the ____ day of _____, 2023.

PRELIMINARY
RELEASED 11/09/23 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____ 2023.

NOTARY PUBLIC in and for the State of Texas

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shidd, 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

PRELIMINARY PLAT
CARDEN ADDITION
LOT 1A, BLOCK D/3114
Being a Replat of
17,977 Square Feet, 0.413 Acres
All of Lot 13, & Part of Lots
14, 15, & 16, Block D/3114,
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AND BEING OUT OF THE
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City of Dallas, Dallas County, Texas
CITY PLAN FILE NO. S234-018

OWNER
930 Clarendon, LLC
8235 Douglas Avenue Ste. 720
Dallas, Texas 75225
Contact: Paul Carden
*Phone No. *
pcarden@venturedfw.com

SURVEYOR
Duenes Land Surveying, LLC
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin D. Davison, RPLS
214-317-0685
dustin@duenestandsurveying.com

Plotted by JF. Reborn