

**AREA NOTE:**

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

**FLOOD ZONE NOTE:**

This Surveyor has reviewed Flood Insurance Rate Map No. 48113C0465L (effective date March 21, 2019) published by the Federal Emergency Management Administration for Dallas County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

**GENERAL NOTES:**

- The bearings shown hereon are geodetic and are based upon the Texas State Plane Coordinate System, NAD 83, North Central Zone (4202).
- The purpose of this plat is to record 6.178 acre of un-platted land as a platted addition to add easements for future development.
- The maximum number of lots permitted by this plat is one (1).
- Lot to lot drainage will not be allowed without proper City of Dallas Engineering Department approval.
- The coordinates shown hereon are of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, on Grid Coordinate Values, No Scale and No Projection.

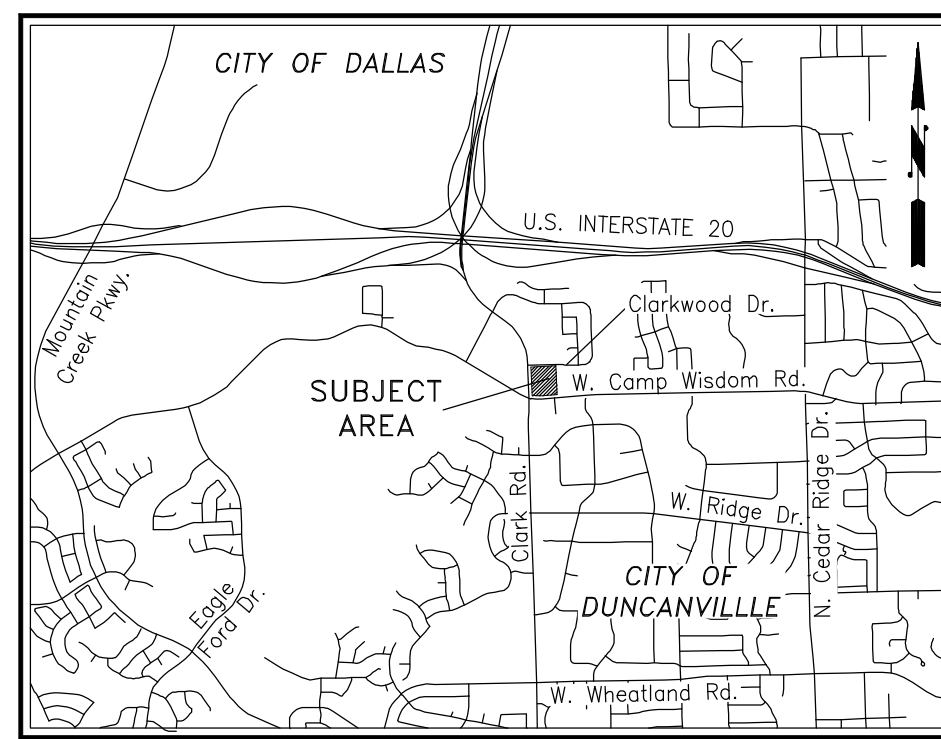
**LEGEND**

- FIRE HYDRANT
- WATER VALVE
- 4" WATER VENT PIPE
- WATER MANHOLE
- ELECTRIC BOX
- POWER POLE
- GUY ANCHOR
- LIGHT STANDARD
- ELECTRIC CONDUIT
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL LIGHT
- UTILITY MARKER (Labeled)
- TELEPHONE RISER
- TELEPHONE BOX
- FIBER OPTIC CABLE BOX
- SANITARY SEWER MANHOLE
- ROAD SIGN
- 3" METAL POST
- 6" WOOD POST
- BUS STOP BENCH
- BRICK PAVEMENT
- STONE WALL
- CONCRETE PAVEMENT
- CONCRETE WALL
- PROPERTY CORNER

**BOUNDARY LINE**

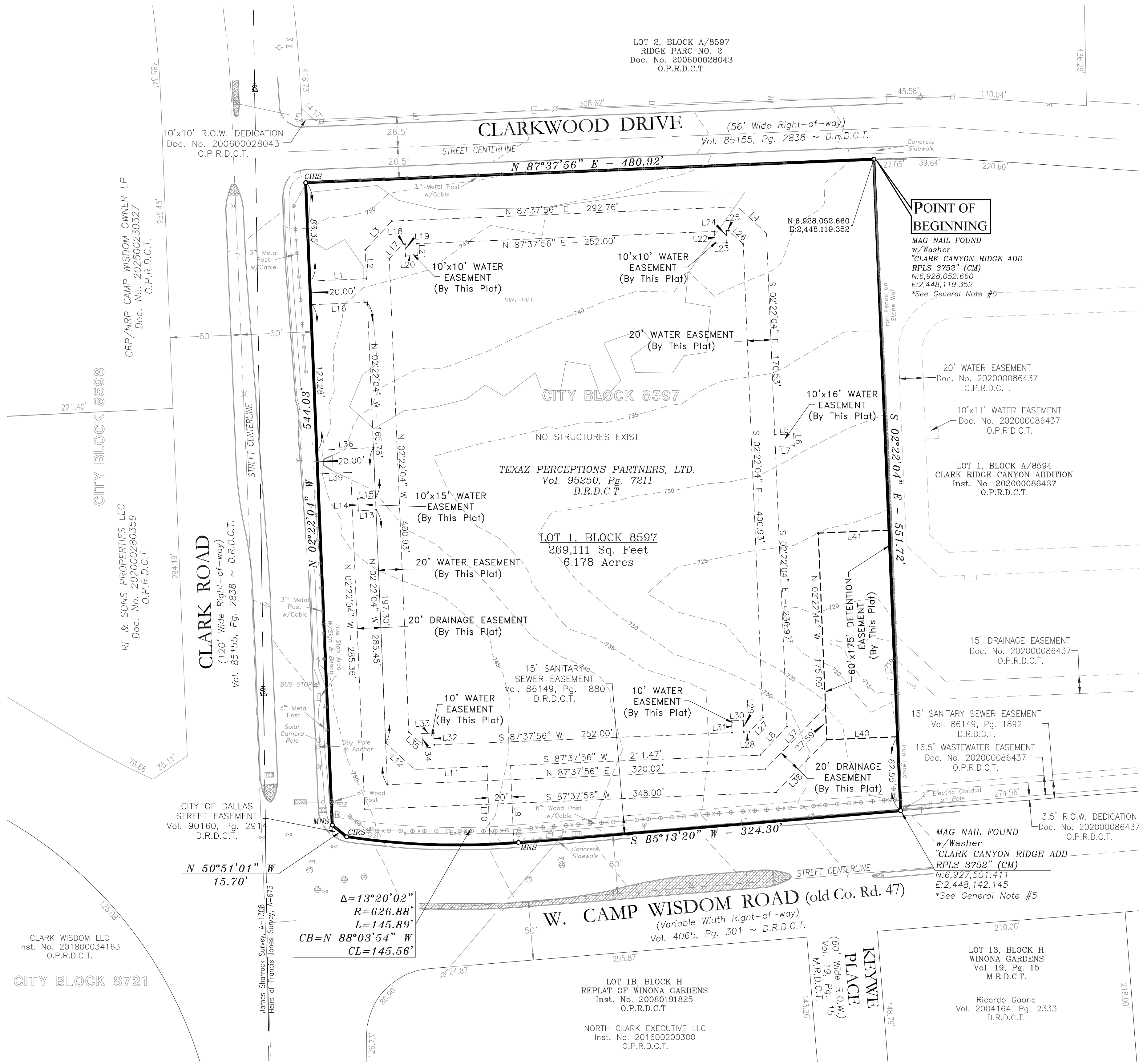
- ADJOINER BOUNDARY LINE
- EXISTING EASEMENTS LINE
- PROPOSED EASEMENTS LINE
- CENTERLINE OF ROAD
- SURVEY ABSTRACT LINE
- SANITARY SEWER LINE
- STORM SEWER LINE (Labeled)
- FENCE LINE (Labeled)

**VICINITY MAP**  
Not To Scale



**ABBREVIATIONS**

- Vol. = Volume
- Pg. = Page
- Co. = County
- Rd. = Road
- D.R.D.C.T. = Deed Records, Dallas County, Texas
- O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
- CM = Controlling Monument
- IRP = Iron Rod Pound
- CIRS = 1/2" Iron Rod Set, topped with a red plastic cap, stamped "RPLS 4701".
- MNS = Mag Nail Set with steel washer, stamped "Ringley & Assoc. - RPLS 4701".
- RPLS = Registered Professional Land Surveyor



**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 87°37'56" E	48.00'
L2	N 02°22'04" W	24.42'
L3	N 42°37'56" E	33.14'
L4	S 47°22'04" E	33.14'
L5	N 87°38'30" W	16.00'
L6	S 02°22'04" E	10.00'
L7	S 87°38'30" W	16.00'
L8	N 42°37'56" E	33.14'
L9	S 02°22'04" E	65.73'
L10	N 02°22'04" W	66.01'
L11	S 87°37'56" W	61.29'
L12	N 47°22'04" W	33.14'
L13	S 87°38'20" W	15.00'
L14	N 02°22'04" W	10.00'
L15	N 87°38'20" E	15.00'
L16	S 87°37'56" W	48.00'
L17	N 42°37'56" E	16.57'
L18	N 87°37'56" E	2.10'
L19	S 02°22'04" E	10.00'
L20	N 87°37'56" E	10.00'
L21	N 02°22'04" W	10.00'
L22	S 02°22'04" W	10.00'
L23	N 87°37'56" E	10.00'
L24	N 02°22'04" W	10.00'
L25	N 87°37'56" E	2.10'
L26	S 47°22'04" E	16.57'
L27	S 42°37'56" W	16.57'
L28	S 87°37'56" W	4.91'
L29	N 02°21'32" W	10.00'
L30	S 87°37'56" W	10.00'
L31	S 02°21'32" E	10.00'
L32	N 02°21'32" W	10.00'
L33	S 87°38'28" W	10.00'
L34	S 02°21'32" E	9.28'
L35	N 47°22'04" W	15.55'
L36	N 87°22'32" E	46.42'
L37	N 44°05'15" E	72.97'
L38	S 44°05'15" W	61.96'
L39	S 87°22'32" W	26.33'
L40	S 87°37'16" W	60.00'
L41	N 87°37'16" E	60.00'

**PRELIMINARY**  
RELEASED 03/24/26 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED IN RELIED UPON AS A FINAL SURVEY DOCUMENT.

**PRELIMINARY PLAT**

**TEXAZ ADDITION**  
**LOT 1, BLOCK 8597**  
269,111 Square Feet/6.178 Acres  
situated in the  
Heirs of Francis Jones Survey, Abstract No. 673  
City of Dallas, Dallas County, Texas

City Plan File Number: PLAT-26-000095

**OWNER:**  
TEXAZ PERCEPTIONS PARTNERS, LTD.  
Contact: Michelle St. Clair  
4801 W. Lovers Lane  
Dallas, Texas 75209  
214-532-8105  
michelle@parliamentgroup.com

**SURVEYOR:**  
RINGLEY & ASSOCIATES, INC.  
Contact: Lawrence H. Ringley  
701 S. Tennessee Street  
McKinney, Texas 75069  
972-542-1266  
LHR@Ringley.com

**RINGLEY & ASSOCIATES, INC.**  
SURVEYING • MAPPING • PLANNING  
Texas Firm Registration No. 10061300  
701 S. Tennessee - McKinney, Texas 75069  
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	03/23/2026	1" = 50'	2025-075	2025-075-PP.DWG	1 of 2

OWNER'S DEDICATION

OWNER'S CERTIFICATE

WHEREAS, TEXAZ PERCEPTIONS PARTNER, LTD. is the owner of that certain tract of land situated in the City of Dallas Block 8597, in the Heirs of Francis Jones Survey, Abstract No. 673 and being all of that certain called 6.1906 acre tract of land described in a Limited Warranty Deed to Texaz Perceptions Partners, Ltd., recorded in Volume 95250, Page 7211, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a mag nail with a steel washer, stamped "Clark Canyon Ridge Add. - RPLS 3752" found at the south right-of-way line of Clarkwood Drive (56' wide right-of-way ~ Volume 85155, Page 2838) for the northeast corner of the above described 6.1906 acre Texaz Perceptions tract and same being the northwest corner of Lot 1, Block A/8594 of Clark Ridge Canyon Addition, an addition to the City of Dallas according to the plat thereof, recorded in Instrument No. 202000086437, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.);

THENCE: South 02 deg. 22 min. 04 sec. East, departing from said Clarkwood Drive, along the common line of said Texaz Perceptions tract and said Lot 1, Block A/8594, a distance of 551.72 feet to a mag nail with a steel washer, stamped "Clark Canyon Ridge Add. - RPLS 3752" found in a concrete sidewalk on the north right-of-way line of W. Camp Wisdom Road (old County Road 47, a variable width right-of-way ~ Volume 4065, Page 301), for the southeast corner of said Texaz Perceptions tract and the southwest corner of said Lot 1, Block A/8594;

THENCE: South 85 deg. 13 min. 20 sec. West, along the common line of said Texaz Perceptions tract and W. Camp Wisdom Road, a distance of 324.30 feet to a mag nail with a steel washer, stamped "Ringley & Assoc. - RPLS 4701", set in concrete sidewalk for corner at the beginning of a non-tangent curve to the right, having a radius of 626.88 feet, a central angle of 13 deg. 20 min. 02 sec. and a chord that bears North 88 deg. 03 min. 54 sec. West - 145.56 feet;

THENCE: Continuing along said common line and with said curve to the right, an arc distance of 145.89 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the end of said curve;

THENCE: North 50 deg. 51 min. 01 sec. West, continuing along said common line, a distance of 15.70 feet to a mag nail with a steel washer, stamped "Ringley & Assoc. - RPLS 4701", set in concrete sidewalk for corner on the west line of said Texaz Perceptions tract and the east right-of-way line of Clark Road (120' wide right-of-way ~ Volume 85155, Page 2838);

THENCE: North 02 deg. 22 min. 04 sec. West, along the common line of said Texaz Perceptions tract and said Clark Road, a distance of 544.03 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northwest corner of said Texaz Perceptions tract at the intersection of the east right-of-way line of Clark Road and the south right-of-way line of the above described Clarkwood Drive;

THENCE: North 87 deg. 37 min. 56 sec. East, along the common line of said Texaz Perceptions tract and said Clarkwood Drive, a distance of 480.92 feet to the POINT OF BEGINNING and containing 269,111 square feet or 6.178 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TEXAS PERCEPTIONS PARTNERS, LTD., acting by and through its duly authorized agents does hereby adopt this plat, designating the herein described property as LOT 1 BLOCK 8597, TEXAZ 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 \_\_\_\_\_, 2026.

Michelle St. Clair
Owner Representative
Texaz Perceptions Partners, Ltd.

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 MICHELLE ST. CLAIR known to me to the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose, and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

I, Lawrence H. Ringley, 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 file accompanying this plat is a precise representation of this Signed Final Plat.

DATED this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PRELIMINARY

RELEASED 03/24/26 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley
Texas Registered Professional
Land Surveyor No. 4701

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, known to me to the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose, and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL
I, \_\_\_\_\_, Chairperson or
I, \_\_\_\_\_, 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

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Table with 6 columns: Drawn by, Date, Scale, Job, Title, Sheet