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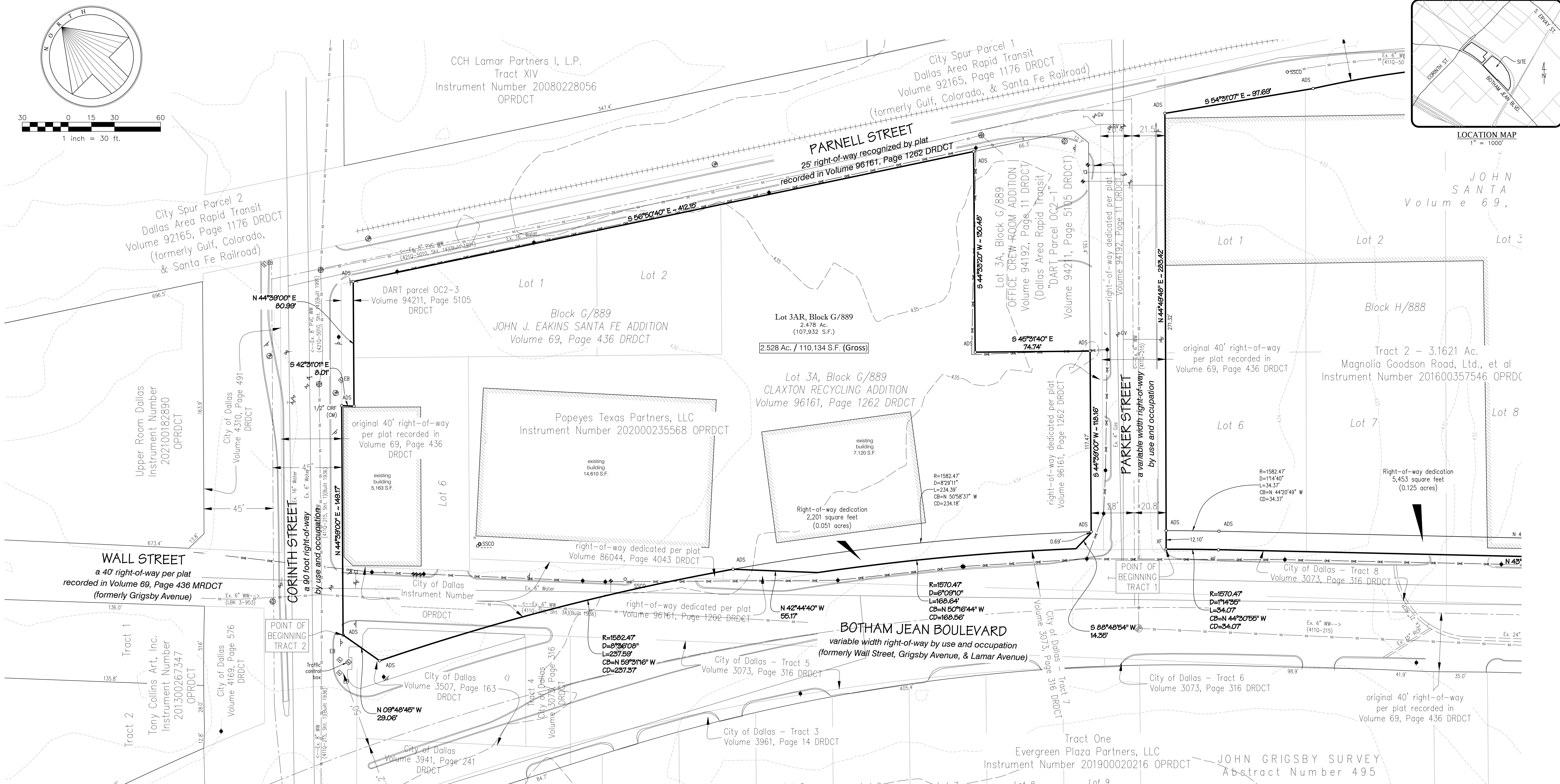
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Drawing: C:\2023_JOBS\22-136_Lamar Corinth SPTA\CAD\Preliminary\22-136 Preliminary Plat-Well.dwg Saved By: Berman Save Time: 2/2/2023

NOTES:

1. Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
3. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
4. The purpose of this plat is to create one lot.
5. All existing buildings to be demolished.

LEGEND	
ADS	3-1/4" ALUMINUM DISC STAMPED "CC ADDITION SPARSING RPLS 5252" SET
BWS	2" BRASS WASHER STAMPED "LWC ADDITION SPARSING RPLS 5252" SET WITH A MAG MAIL
IRF	IRON ROD WITH PLASTIC CAP FOUND
CRF	IRON ROD WITH PLASTIC CAP FOUND
XF	"X" FOUND IN CONCRETE
CM	CONTROL MONUMENT
DRCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



PRELIMINARY PLAT

LARKSPUR CORINTH ADDITION

LOT 3AR, BLOCK G/889
LOTS 1, 2, AND 6, BLOCK G/889,
JOHN J. EAKINS SANTA FE ADDITION,
AND LOT 3A, BLOCK G/889,
CLAXTON RECYCLING ADDITION,
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TOTAL AREA - 2.528 ACRES
CITY PLAN FILE NO. S223-071
CITY ENGINEER PLAN FILE NO. DP__-__

APPLICANT
Popeyes Texas Partners, LLC
940 Emmett Ave, Suite 200
Belmont, CA 94002
Telephone: (415) 227-2261
Contact: Debra L. Perry

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Kevin Wier

Scale: 1" = 30' February, 2023 SEI Job No. 22-136

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a 110,134 square feet or 2.528 acres tract of land situated in the John Grigsby Survey, Abstract Number 495, in the City of Dallas, Dallas County, Texas, in City Block G/889, being part of Lot 1 and part of Lot 6, and all of Lot 2, Block G, of the John J. Eakins Santa Fe Addition, according to the plat thereof recorded in Volume 69, Page 436, Deed Records, Dallas County, Texas (DRDCT), being all of Lot 3A, Block G/889, Claxton Recycling Addition, according to the plat thereof recorded in Volume 96161, Page 1262 DRDCT, as conveyed by a general warranty deed (cash) to Popeyes Texas Partners, LLC, recorded in Instrument Number 202000235568, Official Public Records, Dallas County, Texas (OPRDCT), and being all of that portion of Wall Street abandoned by the City of Dallas by Instrument Number _____ OPRDCT, with the subject tract being more particularly described as follows:

BEGINNING at a 3-1/4" aluminum disc stamped "CC ADDITION SPIARSEN RPLS 5252" set for the north end of a corner clip being the intersection of the north line of Botham Jean Boulevard, a variable width right-of-way by use and occupation (formerly known as Wall Street, Grigsby Avenue, and Lamar Avenue), with the southeast line of Corinth Street, a recognized 90-foot-wide right-of-way by use and occupation, for the upper west corner of said right-of-way abandonment;

THENCE N 44°39'00" E, 149.17 feet along the southeast line of Corinth Street and the northwest line of said abandonment and Lot 6, and same for said Popeyes tract, to a 1/2" iron rod with plastic cap found for the west corner of a tract conveyed as "DART Parcel OC2-3", to Dallas Area Rapid Transit, recorded in Volume 94211, Page 5105 DRDCT;

THENCE S 42°31'01" E, 8.01 feet departing Corinth Street, along the southwest line of Parcel OC2-3 to a 3-1/4" aluminum disc stamped "CC ADDITION SPIARSEN RPLS 5252" set for the south corner thereof, being an inset corner of said Popeyes tract;

THENCE N 44°39'00" E, 80.99 feet along the southeast line of Parcel OC2-3, and along a northwesterly line of said Popeyes tract to a 3-1/4" aluminum disc stamped "CC ADDITION SPIARSEN RPLS 5252" set on the south line of Parnell Street, a 25-foot-wide right-of-way, recognized as such by said plat of Claxton Recycling Addition, for the north corner of said Popeyes tract and the east corner of Parcel OC2-3, and being the north line of Lot 1, Block G, John J. Eakins Addition;

THENCE S 56°50'40" E, 412.15 feet along the south line of Parnell Street and the north line of Lots 1 and 2, Block G, and Lot 3A, Block G/889, Claxton Recycling Addition, and same for said Popeyes tract, to a 3-1/4" aluminum disc stamped "CC ADDITION SPIARSEN RPLS 5252" set for the most northerly east corner of Lot 3A, Block G/889, Claxton Recycling Addition, and same for said Popeyes tract, being the north corner of Lot 3A, Block G/889, Office Crew Room Addition, recorded in Volume 94192, Page 11 DRDCT (also being "Dart Parcel OC2-1, in deed recorded above);

THENCE S 44°33'20" W, 130.48 feet along the upper southeast line of Lot 3A, Block G/889, Claxton Recycling Addition, and same for said Popeyes tract, and along the northwest line of Lot 3A, Block G/889, Office Crew Room Addition, to a 3-1/4" aluminum disc stamped "CC ADDITION SPIARSEN RPLS 5252" set for a common corner thereof;

THENCE S 45°31'40" E, 74.74 feet along the lower northeast line of Lot 3A, Block G/889, Claxton Recycling Addition, and same for said Popeyes tract, and along the southwest line of Lot 3A, Block G/889, Office Crew Room Addition, to a 3-1/4" aluminum disc stamped "CC ADDITION SPIARSEN RPLS 5252" set on the northwest line of Parker Street, originally a 40-foot-wide right-of-way created by said plat of John J. Eakins Addition, being variable width by use and occupation, being the west corner of a right-of-way dedication thereof by said plat of Lot 3A, Block G/889, Office Crew Room Addition, and for the north corner of another right-of-way dedication thereof by said plat of Lot 3A, Block G/889, Office Crew Room Addition;

THENCE S 44°39'00" W, 118.16 feet along the lower southeast line of Lot 3A, Block G/889, Office Crew Room Addition, and same for said Popeyes Addition, and along the northwest line of said right-of-way dedication to a 3-1/4" aluminum disc stamped "CC ADDITION SPIARSEN RPLS 5252" set for the east end of a corner clip being the intersection of Parker Street and Botham Jean Boulevard, and same for said right-of-way dedication, being the easterly south corner of Lot 3A, Block G/889, Office Crew Room Addition, and same for said Popeyes Addition;

THENCE S 88°48'54" W, 14.35 feet along said corner clip and the most southerly line of Lot 3A, Block G/889, Office Crew Room Addition, and same for said Popeyes Addition, to a point for corner on the northeast line of a right-of-way tract conveyed as "Tract 7" to the City of Dallas, by a warranty deed recorded in Volume 3073, Page 316 DRDCT;

THENCE along the northeast line of Botham Jean Boulevard, and same for said Tract 7, and along a southwesterly line of Lot 3A, Block G/889, Office Crew Room Addition, and same for said Popeyes Addition, around a non-tangent curve to the left having a central angle of 06°09'10", a radius of 1570.47 feet, a chord of N 50°16'44" W - 168.56 feet, an arc length of 168.64 feet to a point being the east corner of another right-of-way dedication per said plat of Lot 3A, Block G/889, Claxton Recycling Addition;

THENCE N 42°44'40" W, 55.17 feet along the northeast line of Botham Jean Boulevard, and along a southwest line of Lot 3A, Block G/889, Office Crew Room Addition, and same for said Popeyes Addition, and along the northeast line of said right-of-way dedication, to a 3-1/4" aluminum disc stamped "CC ADDITION SPIARSEN RPLS 5252" set for the east corner of said right-of-way abandonment;

THENCE along the northeast line of Botham Jean Boulevard, and along the south line of said abandonment, and along the around a non-tangent curve to the left having a central angle of 08°36'08", a radius of 1582.47 feet, a chord of N 59°31'16" W - 237.37 feet, an arc length of 237.59 feet to a 3-1/4" aluminum disc stamped "CC ADDITION SPIARSEN RPLS 5252" set for the south end of said corner clip;

THENCE N 09°48'45" W, 29.06 feet along said corner clip to the POINT OF BEGINNING with the subject tract containing 110,134 square feet or 2.528 acres of land, as noted in the preamble above.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Popeyes Texas Partners LLC**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **LARKSPUR CORINTH ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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.

Popeyes Texas Partners, LLC

Debra L. Perry, Manager

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 _____, 2023.

Notary Public, State of Texas

DETENTION AREA EASEMENT STATEMENT

The proposed detention area along Block A/4011 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block A/4011. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block A/4011, unless approved by the Directors of Development Services and Dallas Water Utilities. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The Detention Area in Block A/4011, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

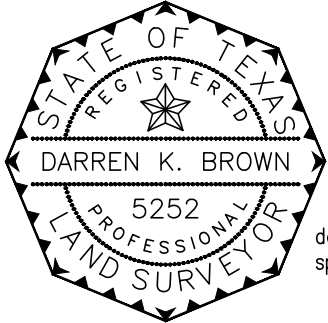
SURVEYOR'S STATEMENT

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 _____, 2022.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

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



darren.brown@spiarseengineering.com

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 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 _____, 2022.

Notary Public, State of Texas

PRELIMINARY PLAT

LARKSPUR CORINTH ADDITION

LOT 3AR, BLOCK G/889
LOTS 1, 2, AND 6, BLOCK G/889,
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