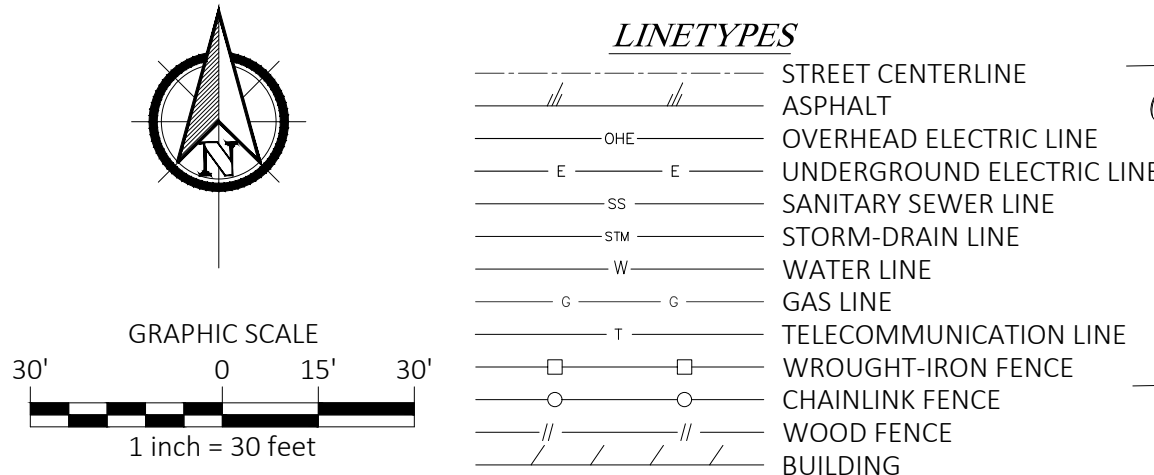
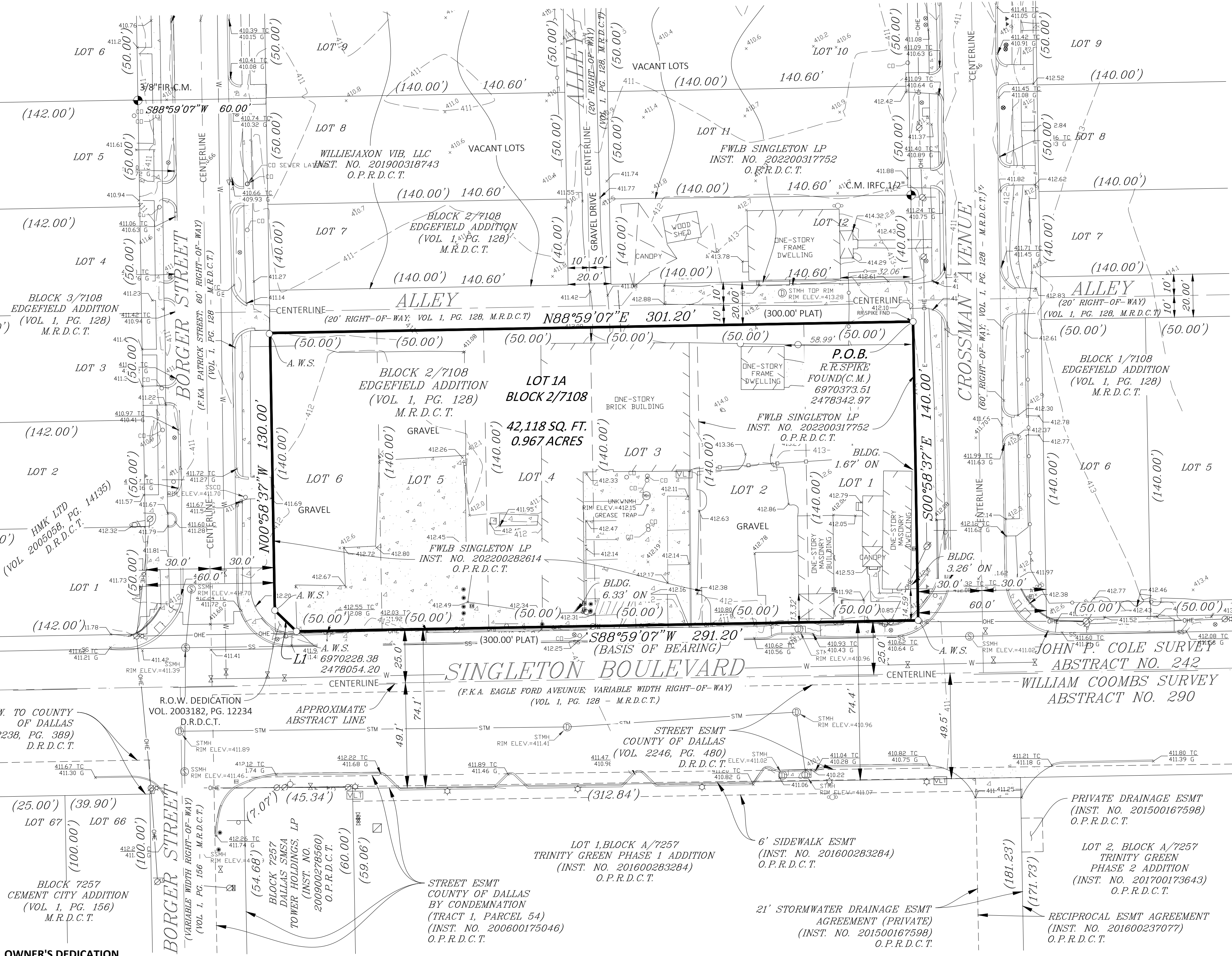


VICINITY MAP
(NOT TO SCALE)



LEGEND	ABBREVIATIONS
• BENCHMARK	INST. NO. INSTRUMENT NUMBER
○ BOUNDARY/LOT CORNER	M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
● EASEMENT CORNER	D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
○ A/C UNIT	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
○ LIGHT POLE	
○ TRAFFIC LIGHT POLE	CAB. CABINET
○ POWER POLE	VOL. VOLUME
○ POWER POLE W/ LIGHT	PG. PAGE
○ POWER POLE W/ XFORMER	(XX" XX' XX") RECORD BEARING
○ POWER POLE W/ METER BOX	(XX.XX) RECORD DISTANCE
○ ELECTRIC BOX	P.O.B. POINT OF BEGINNING
○ GUY WIRE	P.O.C. POINT OF COMMENCING
○ ELECTRIC TRANSFORMER	(C.M.) CONTROLLING MONUMENT
○ ELECTRIC MANHOLE	A.W.S. MAG NAIL SET WITH ALUMINUM
○ ELECTRIC VAULT	DISK STAMPED "RPLS 6415" & "SHCA"
○ GAS METER	IRF IRON ROD FOUND
○ GAS MANHOLE	IPF IRON PIPE FOUND
○ GAS VALVE	RR FOUND RAILROAD SPIKE FOUND
○ GAS MARKER	ESMT EASEMENT
○ SANITARY SEWER MANHOLE	FFE FINISHED FLOOR ELEVATION
○ SANITARY SEWER CLEANOUT	ELEV. ELEVATION
○ ELECTRIC TRANSFORMER	XXX.X SPOT ELEVATION
○ STORM DRAIN MANHOLE	NG NATURAL GROUND
○ TELECOMMUNICATION MANHOLE	TC TOP CURB
○ TELECOMMUNICATION MARKER	G GUTTER
○ TELECOMMUNICATION PEDESTAL	FL FLOW LINE
○ FIRE HYDRANT	BLDG. BUILDING
○ WATER METER	
○ WATER VALVE	
○ WATER MANHOLE	
○ WATER IRRIGATION BOX	
○ TELECOMMUNICATION MARKER	
○ MAILBOX	
○ BOLLARD	
○ SIGN	
○ MONITORING WELL	
○ UNKNOWN MANHOLE	
○ UNKNOWN VAULT	
○ PARKING SPACES	
○ HANDICAP PARKING	
○ BRUSH	
○ TREE	

Line Table		
Line #	Direction	Length
L1	N 45°59'41" W	14.14'



OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, FWLB SINGLETON, acting by and through it's duly authorized agent, Frank Nucheren, do hereby adopt this plat, designating the herein described property as SINGLETON HELLO CARWASH 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.

OWNER: FWLB SINGLETON LP
a Texas limited partnership

By: Frank Nucheren, Owner

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 Frank Nucheren, 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 , 2023.

Notary Public, in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I, CLIFFORD E. CAMERON, 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 and the City of Dallas, Texas development codes and ordinances. I further affirm that monumentation shown hereon was either found or set as shown hereon under my direction and supervision.

Dated this day of , 2023.

Clifford E. Cameron
Texas Registered Professional Land Surveyor No. 6415

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 Clifford E. Cameron, 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 , 2023.

Notary Public, in and for the State of Texas

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS FWLB Singleton LP, are the sole owners of a 42,118 square foot or 0.967 of an acre tract of land situated in the John P. Cole Survey, Abstract No. 242, City of Dallas, Dallas County, Texas, being all of that certain tract of land described to said FWLB Singleton LP by Special Warranty Deed, recorded in Instrument No. 202200282614, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being all of that certain tract of land described to said FWLB Singleton LP by Special Warranty Deed, recorded in Instrument No. 202200317752, (O.P.R.D.C.T.), same being all of Lots 1-6, Block 2/7108, Edgefield Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 128, Map Records, Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a Railroad Spike found for the Northeast corner of said Lot 1, Block 2/7108, being the intersection of South Right-of-Way (R.O.W.) line of a 20 foot wide Alley, recorded in Volume 1, Page 128, M.R.D.C.T., and the West R.O.W. line of Crossman Avenue (a 60 foot R.O.W., Volume 1, Page 128, M.R.D.C.T.), being the Point of Commencing and Point of Beginning of this Plat, said railroad spike having a Texas State Plane coordinate value of 6970373.51 North, 2478342.97 East;

THENCE South 00 degrees 58 minutes 37 seconds East, with the West R.O.W. line of said Crossman Avenue, a distance of 140.00 feet to a mag nail set with aluminum washer stamped "RPLS 6415" and "SHCA" for the Southeast corner of Lot 1, Block 2/7108, aforesaid Edgefield Addition, and the intersection of the West R.O.W. line of Crossman Avenue, and the North R.O.W. line of Singleton Boulevard (a variable width R.O.W.);

THENCE South 88 degrees 59 minutes 07 seconds West (Basis of Bearing), with the North R.O.W. line of said Singleton Boulevard, a distance of 291.20 feet to a mag nail set with aluminum washer stamped "RPLS 6415" and "SHCA", being the East corner of a R.O.W. dedication to the City of Dallas, recorded in Volume 2003182, Page 12234, Deed Records, Dallas County, Texas, and being the intersection of the North R.O.W. line of said Singleton Boulevard, and the East R.O.W. line of Borge Street (a 60 foot R.O.W., formerly known as Patrick Street, Volume 1, Page 128, M.R.D.C.T.);

THENCE North 45 degrees 59 minutes 41 seconds West, with said intersection, a distance of 14.14 feet to a mag nail set with aluminum washer stamped "RPLS 6415" and "SHCA" for the North corner of said R.O.W. dedication (2003182/12234);

THENCE North 00 degrees 57 minutes 10 seconds West, with the East R.O.W. line of aforesaid Borge Street, a distance of 130.00 feet to a mag nail set for the Northwest corner of Lot 6, Block 2/7108, aforesaid Edgefield Addition, and being the intersection of the East R.O.W. line of said Borge Street, and said 20 foot wide alley;

THENCE North 88 degrees 59 minutes 07 seconds East, with the South R.O.W. line of said 20 foot wide alley, a distance of 301.20 feet to the POINT OF BEGINNING, and containing 42,118 square feet or 0.967 of an acre of land.

Subject to all easements of record

Situated in the City of Dallas, Dallas County, Texas.

Civil
Urban Strategy
4222 Main St.
Dallas, TX 75226
www.urbanstrategy.us
214-295-5775

Surveyor
Clifford E. Cameron, RPLS
Texas License No 6415
Urban Strategy
1100 E. Campbell, Ste 210
214-396-2339
cliffc@urbanstrategy.us
TBPELS Firm No. 1019461

Owner
FWLB Singleton LP
CONTACT: Frank Nucheren
6631 Larmanda St.
Dallas, TX 75231
214-683-9450
frank@hellocarwash.com



4222 Main Street, Dallas, Texas 75226
Firm Registration #F-22252, 214,359,2339
www.urbanstrategy.us

PRELIMINARY PLAT

0.967 ACRES / 42,118 SQUARE FEET

LOT 1A, BLOCK 2/7108

SINGLETON HELLO CARWASH ADDITION

A REPLAT OF LOTS 1-6, BLOCK 2/7108, EDGEFIELD ADDITION

RECORDED IN VOL. 1, PG. 128, IN THE

MAP RECORDS OF DALLAS COUNTY, TEXAS

OUT THE JOHN P. COLE SURVEY, ABSTRACT NO. 242

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE No. S223-090

ENGINEERING PLAN No. XXXX-