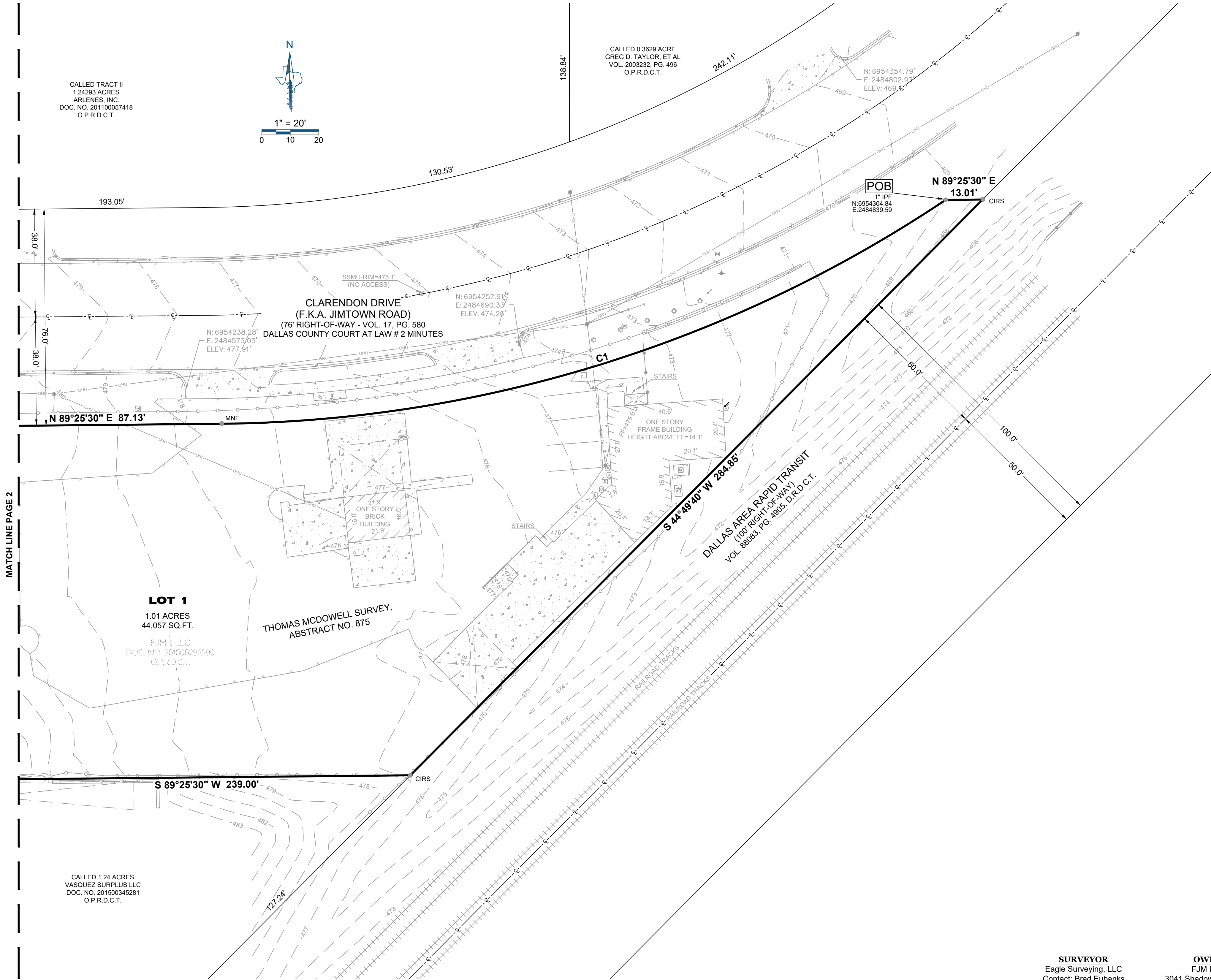


- GENERAL NOTES**
1. The purpose of this plat is to create one (1) platted lot from an unplatted tract of land.
 2. State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
 3. Controlling monuments: as shown.
 4. Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
 5. The bearings shown on this survey are based on GPS observations utilizing AllTerra RTK Network. North American datum of 1983 (Adjustment Realization 2011).
 6. This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 07, 2017 and is located in Community Number 480171 as shown on Map Number 48113C0480K. The location of the Flood Zone is approximate. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
 7. Buildings shown hereon are to be demolished.

LEGEND

POB	= POINT OF BEGINNING
SQ.FT.	= SQUARE FEET
(CM)	= CONTROLLING MONUMENT
IRF	= IRON ROD FOUND
PKF	= PK NAIL FOUND
IPF	= IRON PIPE FOUND
MNF	= MAG NAIL FOUND
CIRS	= IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
INST. NO.	= INSTRUMENT NUMBER
D.R.D.C.T.	= DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	= OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	= MAP RECORDS, DALLAS COUNTY, TEXAS
—C—	CENTERLINE
—	SUBJECT BOUNDARY LINE



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	269.62'	465.00'	33°13'18"	N 72°48'51" E	265.86'

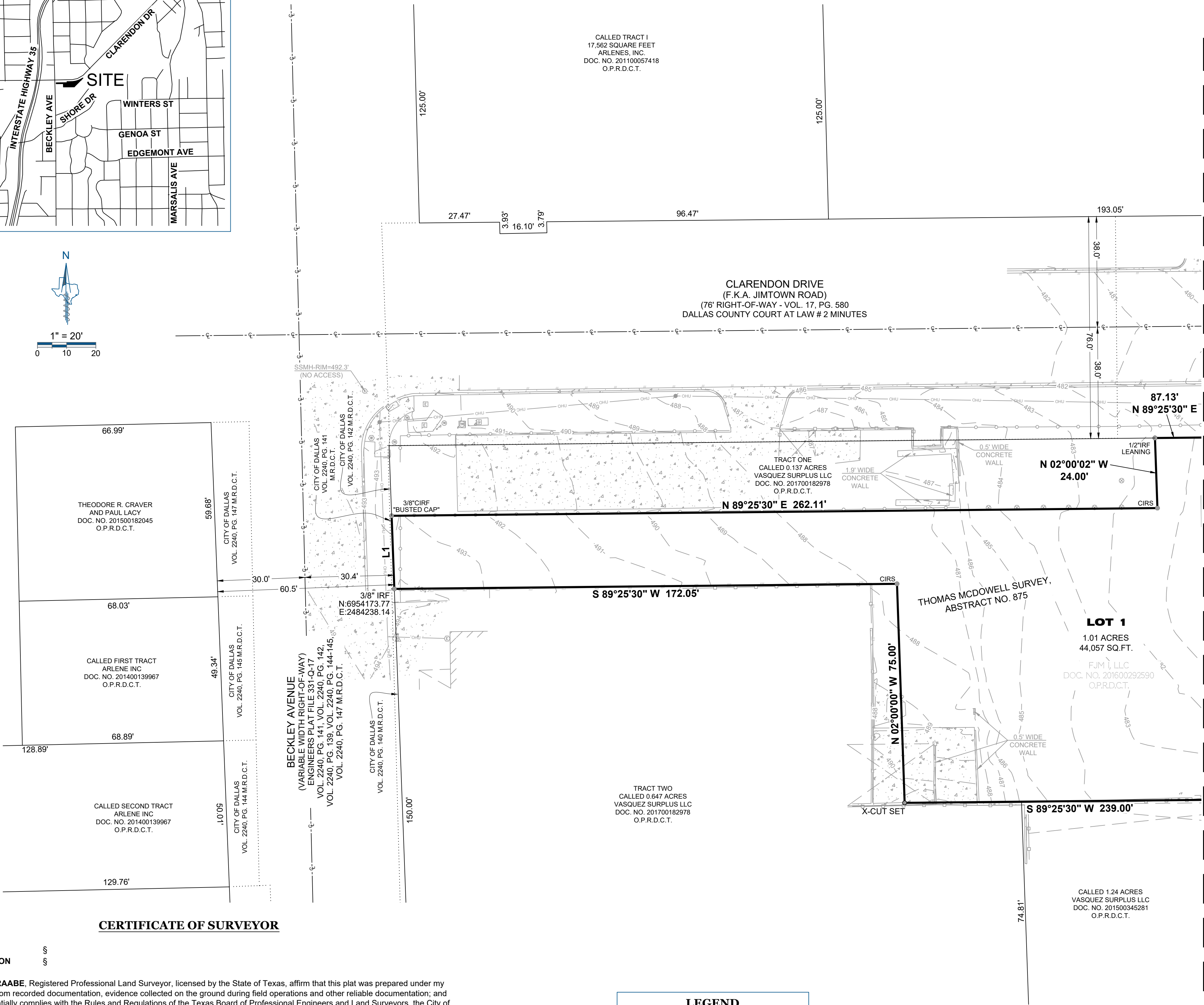
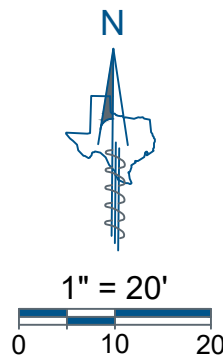
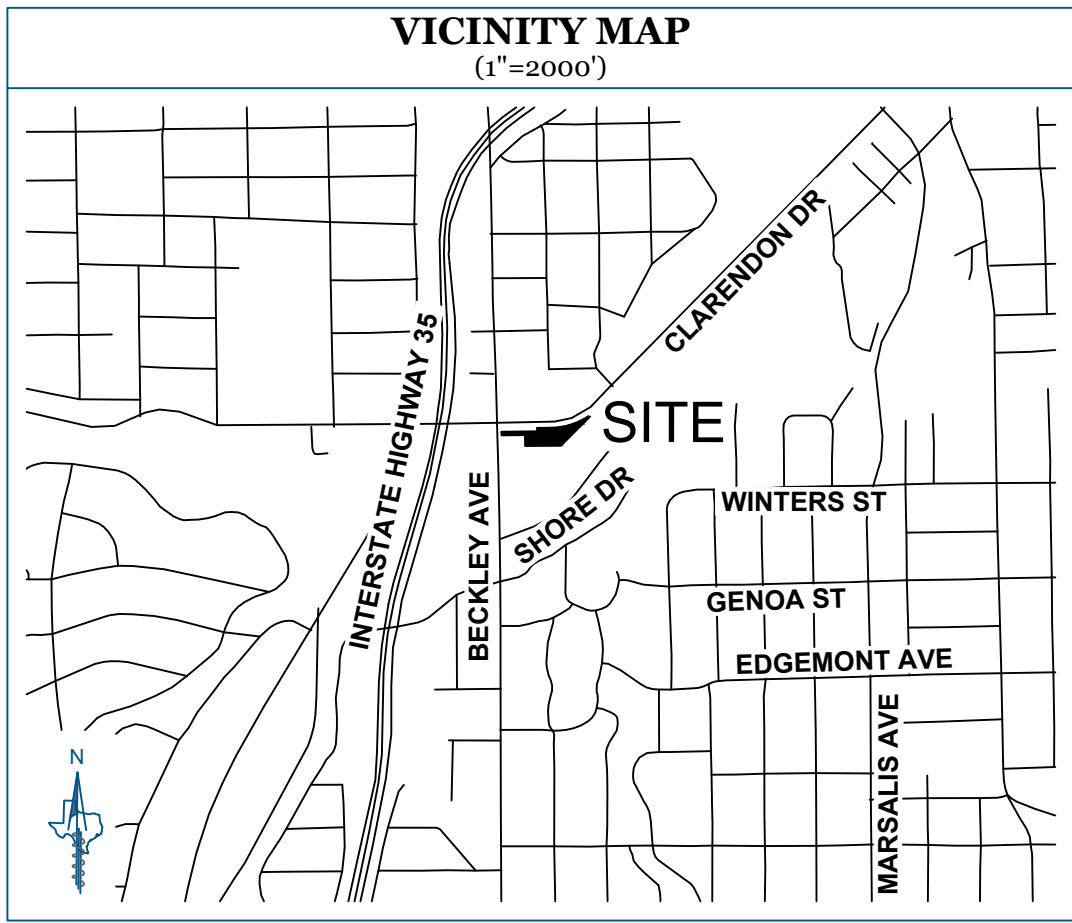
PRELIMINARY PLAT
CLARENDON ADDITION
LOT 1, CITY BLOCK 3766
BEING ALL OF A CALLED 1.0304 ACRE TRACT OF LAND
RECORDED IN DOCUMENT NUMBER 201600292590
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
THOMAS McDOWELL SURVEY, ABSTRACT 875,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-098
CITY ENGINEERING NO. DP _____

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
FJM I, LLC
3041 Shadow Wood Drive
Dallas, TX 75224



Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177



CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

That I, **MATTHEW RAABE**, 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 _____ day of _____, 2023.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing 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

LEGEND

POB = POINT OF BEGINNING
SQ.FT. = SQUARE FEET
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— C — CENTERLINE
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GENERAL NOTES

- The purpose of this plat is to create one (1) platted lot from an unplatted tract of land.
- State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- Controlling monuments: as shown.
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- The bearings shown on this survey are based on GPS observations utilizing AllTerra RTK Network. North American datum of 1983 (Adjustment Realization 2011).
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 07, 2017 and is located in Community Number 480171 as shown on Map Number 48113C0480K. The location of the Flood Zone is approximate. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- Buildings shown hereon are to be demolished.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS FJM I, LLC, is the sole owner of a 1.01 acre tract of land out of the Thomas McDowell Survey, Abstract Number 875, situated in the City of Dallas, Dallas County, Texas, and being all of a called 1.0304 acre tract of land conveyed to FJM I, LLC by General Warranty Deed with Vendor's Lien of record in Document Number 201600292590 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found in the south right-of-way line of Clarendon Drive (variable width right-of-way, recorded in Volume 17, Page 580 Dallas County Court at Law #2 Minutes), being a north corner of said 1.0304 acre tract of land;

THENCE, N89°25'30"E, along the south right-of-way line of said Clarendon Drive, being the north line of said 1.01 acre tract, a distance of 13.01 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the northwest right-of-way line of Dallas Area Rapid Transit (100' right-of-way, created by Volume 88083, Page 4905, D.R.D.C.T.), being the northeast corner of said 1.01 acre tract;

THENCE, S44°49'40"W, along the northwest right-of-way line of said Dallas Area Rapid Transit, being the common southeast line of said 1.0304 acre tract, a distance of 284.85 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the northeast corner of a called 1.24 acre tract of land conveyed to Vasquez Surplus LLC by General Warranty Deed of record in Document Number 201700182978 of the Official Public Records of Dallas County, Texas and the southeast corner of said 1.0304 acre tract;

THENCE, along the north lines of said 1.24 acre tract of land and a called 0.647 acre tract of land shown as Tract Two conveyed to Vasquez Surplus LLC by General Warranty Deed of record in Document Number 201700182978 of the Official Public Records of Dallas County, Texas, being the common south line of said 1.0304 acre tract of land, the following three (3) courses and distances:

- S89°25'30"W, a distance of 239.00 feet to an X-cut set, being an interior ell corner of said 0.647 acre tract and the southwest corner of said 1.0304 acre tract;
- N02°00'00"W, a distance of 75.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the northeast corner of said 0.647 acre tract and an interior ell corner of said 1.0304 acre tract;
- S89°25'30"W, a distance of 172.05 feet to a 3/8" iron rod found in the east right-of-way line of Beckley Avenue (variable width right-of-way, created by Engineers Plat File 331-Q-17, Volume 2240, Page 141, Volume 2240, Page 142, Volume 2240, Page 139, Volume 2240, Page 144-145, Volume 2240, Page 147, M.R.D.C.T.), being the northwest corner of said 0.647 acre tract and a west corner of said 1.0304 acre tract;

THENCE, N02°07'00"W, along the east right-of-way line of said Beckley Avenue, being the common west line of said 1.0304 acre tract, a distance of 25.04 feet to a 3/8" iron rod found with a busted yellow cap, being the southwest corner of a called 0.137 acre tract of land shown as Tract One conveyed to Vasquez Surplus LLC by General Warranty Deed of record in Document Number 201700182978 of the Official Public Records of Dallas County, Texas and a north corner of said 1.0304 acre tract;

THENCE, along the common line between said 0.137 acre tract and the 1.0304 acre tract, the following two (2) bearings and distances: N89°25'30"E, a distance of 262.11 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the southeast corner of said 0.137 acre tract and an interior ell corner of said 1.0304 acre tract;

N02°00'02"W, a distance of 24.00 feet to a leaning 1/2" iron rod found in the south right-of-way line of said Clarendon Drive, being the northeast corner of said 0.137 acre tract and the northwest corner of said 1.0304 acre tract;

THENCE, along the south right-of-way line of said Clarendon Drive, being the north line of said 1.0304 acre tract, the following two (2) courses and distances:

- N89°25'30"E, a distance of 87.13 feet to a Mag nail found at the beginning of a tangent curve to the left;
- In a northeasterly direction and along said tangent curve to the left, having a radius of 465.00 feet, a chord bearing of N72°48'51"E, a chord length of 265.86 feet, a delta angle of 33°13'18", an arc length of 269.62 feet to the POINT OF BEGINNING, containing 1.01 acres or 44,057 square feet of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **FJM I, LLC**, does hereby adopt this plat, designating the herein described property as **CLARENDON 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.)

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.

OWNER: **FJM I, LLC**

BY: _____
AUTHORIZED AGENT SIGNATURE

BY: _____
AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing 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

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CLARENDON ADDITION
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PAGE 2 OF 2

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