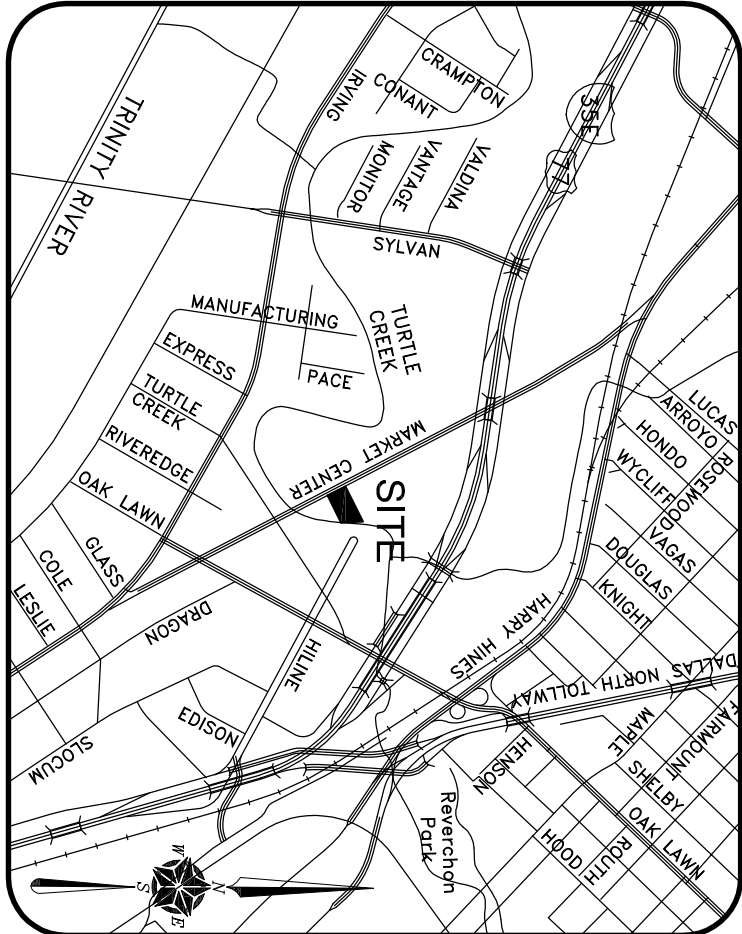


VICINITY MAP - NOT TO SCALE



GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO COMBINE TWO UNPLATTED TRACTS OF LAND IN TO ONE PLATTED LOT.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. NO. 481130304L, THE SUBJECT PROPERTY LIES IN ZONE X (500 YR) AND IS PROTECTED FROM THE 100-YEAR FLOOD BY LEVEL, DIKE OR OTHER STRUCTURE SUBJECT TO FAILURE OR OVERTOPPING DURING LARGER FLOODS.
- 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) THERE ARE EXISTING STRUCTURES ON THE SUBJECT TRACT AND THEY ARE TO REMAIN.
- 7) ALL TREES ON THE SUBJECT PROPERTY ARE AS SHOWN.
- 8) BENCHMARKS:

1289, 44-4-15 COMMERCE STREET, BECKLEY STREET
N= 6359.094, 226; E= 2,464,163.970; ELEVATION= 453.580
1420, 48-E-2 HIGHLAND ROAD - JIM MILLER ROAD
N= 6377.041, 537; E= 2,524,152.419; ELEVATION= 524.898

ARLINGTON HIGHWAY, LLC
INST. NO. 201900338946
O.P.R.D.C.T.

NARAIN J. CHANDIRAMANI &
CHANDRA H. CHANDIRAMANI
VOL. 88063, PG. 825
D.R.D.C.T.

CHUNG SHENDILMAN
VOL. 2004201, PG. 7656
D.R.D.C.T.

C.G. COLE SURVEY,
ABSTRACT NO. 270

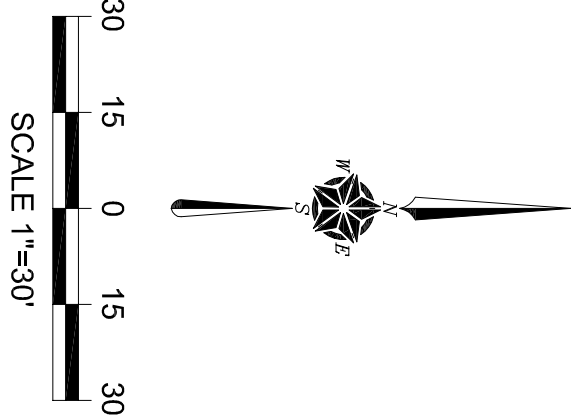
STATE PLANE
COORDINATES
N = 6377.202, 209
E = 2,483.324, 907

BROADSTONE MARKET
CENTER ADDITION
LOT 1, BLOCK A/7893
INST. NO. 201200345354
O.P.R.D.C.T.

6' SANITARY SEWER EASEMENT
TO THE CITY OF DALLAS
VOL. 76239, PG. 490
D.R.D.C.T.

WASTEWATER EASEMENT
INST. NO. 201200345354
O.P.R.D.C.T.

WASTEWATER EASEMENT
INST. NO. 201200345354
O.P.R.D.C.T.



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Faye Charalambopoulos is the owner of a tract of land situated in the C.G. Cole Survey, Abstract No. 270 and being in City of Dallas Block 7894, Dallas County, Texas, and being that tract of land described in Special Warranty Deed with Vendor's Lien to Faye Charalambopoulos recorded in Volume 96140, Page 66, of the Deed Records of Dallas County, Texas, as affected by the Release of Lien filed in Volume 99133, Page 236 of the Deed Records of Dallas County, Texas, together with that tract of land described in Special Warranty Deed to Faye Charalambopoulos recorded in Volume 96147, Page 67 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a mag nail with washer stamped "4813" found for corner, said corner being the west corner of Lot 1, Block A/7894, of Market Center Restaurant, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201500172933 of the Official Public Records of Dallas County, Texas, said corner also being in the northeast right-of-way line of Market Center Boulevard (100 foot right-of-way);

Thence North 26 degrees 37 minutes 48 seconds West, along the northeast right-of-way line of said Market Center Boulevard, a distance of 150.00 feet to an "x" cut in concrete found for corner, said corner being the south corner of that tract of land described in Warranty Deed to Chung Shendilman recorded in Volume 2004201, Page 7656 of the Deed Records of Dallas County, Texas;

Thence North 63 degrees 23 minutes 28 seconds East, along the southeast line of said Shendilman tract, a distance of 293.53 feet to a 1/2 inch iron rod with yellow plastic cap stamped "5310" found for corner, said corner being in a west line of the old Trinity River channel;

Thence South 02 degrees 25 minutes 15 seconds East, along a west line of said old Trinity River channel, a distance of 164.46 to a 3/4 inch metallic disc stamped "Ferris Wheelers Sub & RPS S 5392" set for corner, said corner being the north corner of said Lot 1, Block A/7894, from which lies a 1/2 inch iron rod with yellow plastic cap stamped "CB57" found which bears S 73 degrees 41 minutes 11 seconds East, 0.22 feet, also from which lies a mag nail found which bears South 11 degrees 57 minutes 07 seconds West, 0.68 feet;

Thence South 63 degrees 23 minutes 49 seconds West, along a northwest line of said Lot 1, Block A/7894, a distance of 226.39 feet to the POINT OF BEGINNING and containing 39.019 square feet or 0.896 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Faye Charalambopoulos does hereby adopt this plat, designating the herein described property as **FERRIS WHEELERS SUBDIVISION**, 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 the line easements shall be given 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 the line easements is the responsibility of the property owner. The easements, streets, or other improvements or growths shall be reconstructed, repaired, or replaced by the property owner at the expense of the property owner. Said easements are hereby reserved for the public 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 provide property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

Water main and wastewater easements shall also include additional areas of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, structures, the 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 plating ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

Faye Charalambopoulos, 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 Faye Charalambopoulos known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Signature

SURVEYORS STATEMENT

I, J. R. January, 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 noninstrumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51943.117 (a)(1)(c)(10) (e), and that the digital drawing the accompanying this plat is a precise representation of this signed final Plat.

Dated this ____ day of _____, 2024.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (4/4/2024)

J. R. January
Texas Registered Professional Land Surveyor No. 5392

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 J. R. January, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Signature

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shalik, 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 ____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

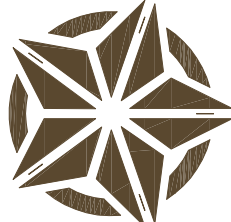
Attest:

Secretary

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

OWNER
FAYE CHARALAMBOPOULOS
5121 NORTHAVEN ROAD
DALLAS, TEXAS 75229

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
tkheritage.com
Firm #10169300



PRELIMINARY PLAT
FERRIS WHEELERS SUBDIVISION
LOT 2, BLOCK A/7894
BEING A PART OF CITY BLOCK 7894 IN THE
C.G. COLE SURVEY, ABSTRACT NO. 270
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5234-096