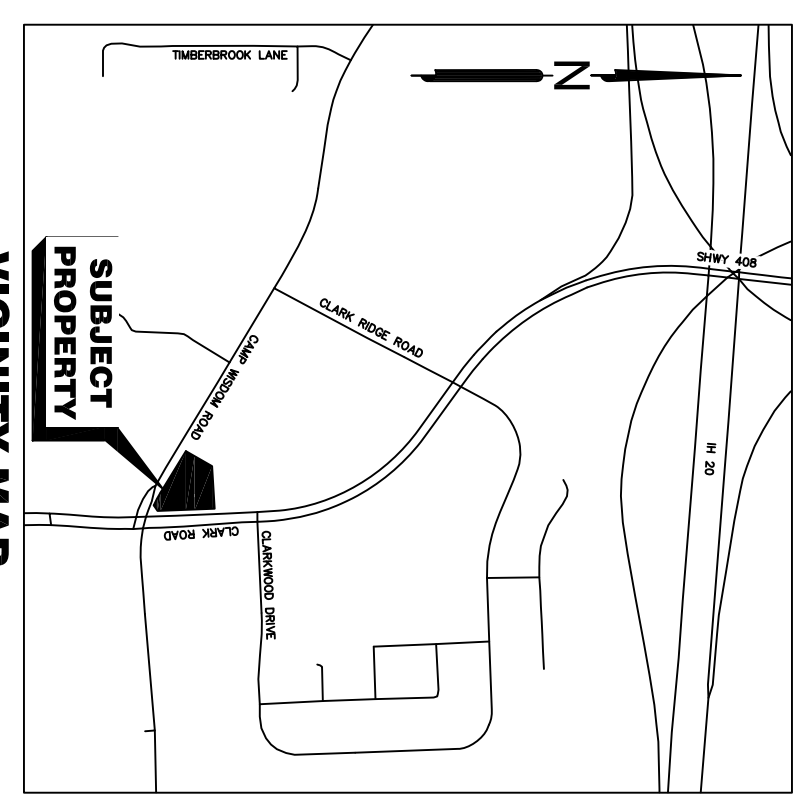


LEGEND

- FOUND CORNER
- SANITARY CLEAN OUT
- POWER POLE
- FIRE HYDRANT
- GUY ANCHOR
- TREE
- FOC MARKER
- SANITARY MANHOLE



SURVEYORS DESCRIPTION

BEING A TRACT OR PARCEL OF LAND CONTAINING 1.5164 ACRES (66,056 SQUARE FEET), LOCATED IN THE JAMES SHARROCK SURVEY, ABSTRACT NO. 1308, DALLAS COUNTY, TEXAS, AND BEING OUT OF A CALLED 14,893 ACRE TRACT OF LAND SURVEYED AND RECORDED IN INSTRUMENT NO. 199802260412, D.D.C.T., BEING A TRACT OF LAND DESCRIBED AS FOLLOWS (ALL BEARINGS SHOW HEREON WERE DERIVED FROM REUNDANT RTK GPS OBSERVATIONS AND ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4204) CORRS ADJUSTMENT; ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999983918483):

BEGINNING AT A FOUND 1/2" INCH "NWL ENGINEERING" PLASTIC CAPPED IRON ROD FOR THE SOUTHERN MOST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD LYING ON THE NORTH RIGHT-OF-WAY LINE OF CLARK ROAD (A 120 FOOT WIDE STREET), AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, WESTERLY ALONG THE NORTH LINE OF WEST CAMP WISDOM ROAD AND SAID CURVE TO THE RIGHT, HAVING A CHORD BEARING OF NORTH 62 DEGREES 08 MINUTES 06 SECONDS WEST AND A CHORD DISTANCE OF 76.48 FEET TO A FOUND 1/2" INCH "NWL ENGINEERING" PLASTIC CAPPED IRON ROD LYING ON THE NORTH RIGHT-OF-WAY LINE OF WEST CAMP WISDOM ROAD;

THENCE, NORTH 58 DEGREES 35 MINUTES 11 SECONDS WEST, CONTINUING ALONG THE NORTH LINE OF WEST CAMP WISDOM ROAD, 252.30 FEET TO A FOUND 1/2" INCH IRON ROD FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID 14,893 ACRE TRACT LYING IN THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST CAMP WISDOM ROAD AND THE EAST RIGHT-OF-WAY LINE OF CLARKRIDGE DRIVE (A 60 FOOT WIDE STREET) BEARS NORTH 58 DEGREES 35 MINUTES 11 SECONDS WEST, 921.61 FEET;

THENCE, NORTH 30 DEGREES 01 MINUTES 43 SECONDS EAST, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID WEST CAMP WISDOM ROAD AND ALONG AN EAST LINE OF THE REMAINDER OF SAID 14,893 ACRE TRACT AND A WEST LINE OF SAID 14,893 ACRE TRACT TO THE REMAINDER OF SAID 14,893 ACRE TRACT;

THENCE, NORTH, 86 DEGREES 30 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT AND SOUTH ALONG THE REMAINDER OF SAID 14,893 ACRE TRACT TO THE REMAINDER OF SAID 14,893 ACRE TRACT FOR THE NORTH-EAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE MOST SOUTHERLY EAST CORNER OF THE REMAINDER OF SAID 14,893 ACRE TRACT LYING ON THE WEST RIGHT-OF-WAY LINE OF CLARK ROAD, FROM WHICH A 1/2" INCH IRON ROD BEARS NORTH 02 DEGREES 14 MINUTES 50 SECONDS WEST, 14.56 FEET ALONG THE WEST LINE OF SAID CLARK ROAD AND THE EAST LINE OF THE REMAINDER OF SAID 14,893 ACRE TRACT, 297.85 FEET;

THENCE, SOUTH 02 DEGREES 14 MINUTES 56 SECONDS EAST ALONG THE WEST LINE OF CLARK ROAD AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, 297.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,5164 ACRES (66,056 SQUARE FEET) OF LAND.

NOT HEREON, KNOW ALL MEN BY THESE PRESENTS:

THAT OF & SONS PROPERTIES, L.L.C. OWNER OF THE HEREIN PLATTED LAND, AS ENGINEERED BY WARRANTY DEED AS RECORDED IN INSTRUMENT NO. 202000280399 IN THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME HEREIN AS THE ENGINEER AND CONSIDERATIONS HEREIN EXPRESSLY.

THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

THIS PLAT APPROVED SUBJECT TO ALL THE PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND IN _____ TEXAS, THIS ____ DAY OF _____, 2021.

TRICON GROUP USA, A TEXAS LIMITED LIABILITY COMPANY

BY: _____ NOTARY
NAME: _____
TITLE: _____

STATE OF TEXAS &
COUNTY OF DALLAS &
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ OF _____ OF THE COUNTY OF DALLAS, TEXAS, AND DO HEREBY DEDICATE AND CONVEY THE STREETS, EASEMENTS, AND PARKS SHOWN HEREON EXCEPT THE PRIVATE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

SURVEYORS CERTIFICATION

I, MICHAEL KONETSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8351, ON _____, 2021, HAVE PERSONALLY EXAMINED THE SURVEY AND THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY FOUND OR PLACED UNDER MY PERSONAL SUPERVISION AND CONFORMANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF DALLAS, TEXAS.

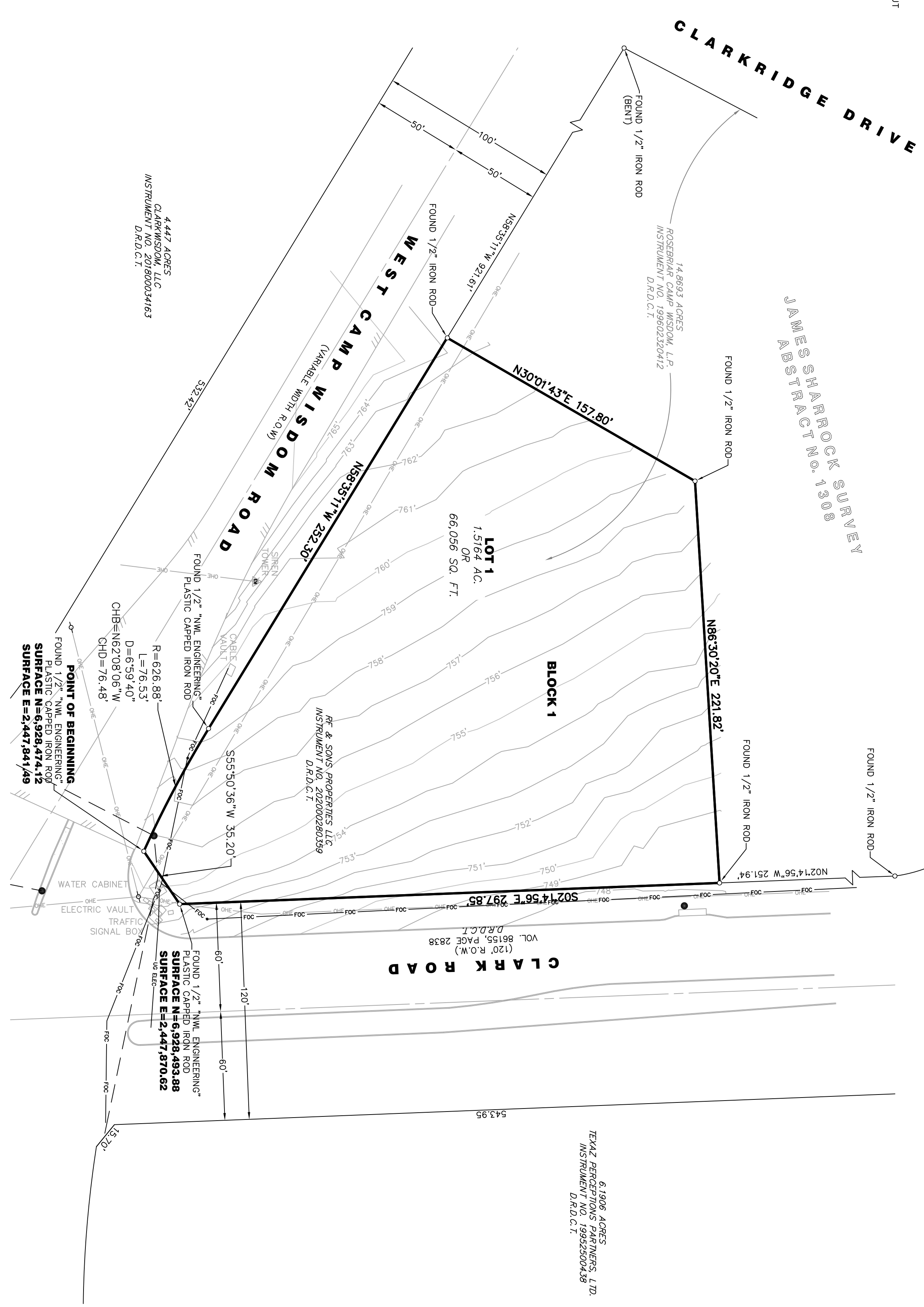
PREPARED BY: MICHAEL KONETSKI, R.P.L.S.
FURNISHED TO: TRICON GROUP USA, A TEXAS LIMITED LIABILITY COMPANY
FINAL SURVEY CODE & 6631.18(D)
22 TEX. ADMIN. CODE & 6631.18(D)

STATE OF TEXAS &
COUNTY OF DALLAS &
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ OF _____ OF THE COUNTY OF DALLAS, TEXAS, AND DO HEREBY ACKNOWLEDGE TO ME THAT HE/SHE HAS SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS HEREIN EXPRESSLY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR _____
THE STATE OF TEXAS

CLARKRIDGE DRIVE
JAMES SHARROCK SURVEY
JAMES ABSTRACT NO. 1308



SITE BENCHMARKS

- SITE BENCHMARK #1**
1/2" INCH "NWL ENGINEERING" PLASTIC CAPPED IRON ROD FOR THE SOUTHERN MOST CORNER OF THE PROPERTY KNOWN AS 8351 CLARK ROAD. ELEV.=756.00
- SITE BENCHMARK #2**
1/2" INCH "NWL ENGINEERING" PLASTIC CAPPED IRON ROD FOR THE EASTERN MOST CORNER OF THE PROPERTY KNOWN AS 8351 CLARK ROAD. ELEV.=754.18

CITY OF DALLAS BENCHMARKS

- 63-1-3 SQUARE ON STEEL PLATE OF STEEL POWER POLE #98 SW 7958 CLARK ROAD FOR THE EASTERN MOST CORNER OF THE PROPERTY 425' EAST OF WESTMORELAND ROAD. ELEV.=692.966

NOTES:

1. R.O.W. DED. = RIGHT OF WAY DEDICATION
2. U.E. = UTILITY EASEMENT
3. D.R.I.D.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
4. O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
5. P.R.D.C.T. = PLAT RECORDS OF DALLAS COUNTY, TEXAS
6. SET = SET 5/8" INCH IRON ROD WITH "BASELINE CORP." PLASTIC CAP
7. BEARINGS ARE BASED FROM THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83 CORRS ADJUSTMENT BASED FROM REUNDANT RTK GPS OBSERVATIONS. COORDINATES AND DISTANCES HEREON ARE SURFACE DATA. TO CONVERT TO GRID MULTIPLY BY A COMBINED PRODUCT ADJUSTMENT FACTOR OF 0.999983918483.
8. THE REASON FOR THIS PLAT IS TO CREATE ONE LOT FOR COMMERCIAL DEVELOPMENT.
9. THESE TRACTS OF LAND LIE WITHIN FLOOD HAZARD AREA, UNSHARED ZONE X (FLOOD HAZARD) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEMA, FLOOD INSURANCE RATE MAP NO. 4815040461 EFFECTIVE MARCH 21, 2019.
10. ALL DEVELOPMENT SHALL MEET THE MINIMUM STANDARDS PER THE CURRENT ZONING DISTRICT DESIGNATION.
11. CORNER OF RECORD: FOUND 1/2" INCH "NWL ENGINEERING" PLASTIC CAPPED IRON ROD AT THE SOUTHERN MOST CORNER OF A 1.58 ACRE TRACT OF LAND, AS RECORDED IN INSTRUMENT NO. 20200280399 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.
12. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES, AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICATION FEES DUE.
13. THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
14. THE CITY OF DALLAS RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION, ADDITIONAL LOTS, OTHER FEDERAL EXERCISE MANAGEMENT AGENCY (FEMA) ELEVATION CERTIFICATE WILL NOT BE REQUIRED.
15. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN OR NOTED HEREON ARE STRICTLY BASED ON THE COMMENTARY FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, ISSUED JANUARY 4, 2021 (EFFECTIVE DATE: DECEMBER 7, 2020), C.T. NO. 583977-571X-CR-9L.

6,1906 ACRES
TEXAS PERCEPTIONS PARTNERS, LTD.
INSTRUMENT NO. 19980260438
D.D.C.T.

CLARK RD C-STORE ADDITION
BLOCK 1 LOT 1
1.5164 ACRES

BEING A PRELIMINARY PLAT OF LOT OF 1.5164 ACRES OF LAND IN DALLAS COUNTY, TEXAS ACCORDING TO THE DEED RECORDED IN INSTRUMENT NO. 202000280399 OF THE DEED RECORDS DALLAS COUNTY, TEXAS FILE # S201-681

1 COMMERCIAL LOT

OWNER/DEVELOPER



TRICON GROUP USA
7800 N STEMMONS Fwy. SUITE 735
DALLAS, TEXAS 75247
(214) 236-1561

Baseline Corporation | T.SurV-1-0193933
Professional Surveyors
1807 Cedar Bluff Blvd, Suite 205, Ft. Worth, TX 76104
817.256.6325 | BaselineSurveyors.net

DATE	REVISION DESCRIPTION
PREPARED: MAY 17, 2021	
REVISION 1:	
REVISION 2:	
REVISION 3:	