

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.
- The purpose of this plat is to create one lot from three platted lots in Block B/3114.
- Lot to Lot Drainage will not be permitted without engineering section approval.
- Coordinates shown hereon are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011), on Grid values, no scale and no projection.

LEGEND

• BOLLARD	○B PAINT MARK BLUE
□ CLEANOUT	○GR PAINT MARK GREEN
ELEC BOX ELECTRIC BOX	○OR PAINT MARK ORANGE
EMD ELECTRIC METER	○P PAINT MARK RED
LS LIGHT STANDARD	○PY PAINT MARK YELLOW
MW MONITORING WELL	— PROPERTY LINE
PP POWER POLE	--- EASEMENT LINE
PPM METAL UTILITY POLE	--- SETBACK LINE
SS SAN. SEWER MANHOLE	--- SURVEY ABSTRACT LINE
STM STORM SEWER MANHOLE	--- OVERHEAD UTILITY LINE
TEL TELEPHONE MANHOLE	--- HAND RAIL
WM WATER METER	--- UNDERGROUND ELECTRIC LINE
WTR WATER MANHOLE	--- UNDERGROUND TELEPHONE LINE
TEL TELEPHONE BOX	--- 61.3 EXIST CONTOUR
TSC TRAFFIC SIGNAL CONTROL BOX	--- ORIGINAL LOT LINE
TSP TRAFFIC SIGNAL POLE	--- SANITARY SEWER LINE
	--- STORM DRAIN LINE
	--- WATER LINE
	--- MAP RECORDS OF DALLAS COUNTY, TEXAS
	--- DEED RECORDS OF DALLAS COUNTY, TEXAS
	--- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
	--- INSTRUMENT NUMBER
	--- VOLUME
	--- PAGE
	--- RIGHT-OF-WAY

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Upton, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as NORTH CLARENDON, 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.

WITNESS my hand at Dallas, Texas, this the ____ day of _____, 2016.

Upton, LLC, A Texas limited partnership
By: Dallas Zoo Management, Inc.

By: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2016.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Upton, LLC is the owner of a 22,396 square foot (0.514 acre) tract of land situated in the W.H Hord Survey, Abstract No. 560, Dallas County, Texas; said tract being all of Lot 13 and part of Lots 9, 10, 11 and 12, Block B/3114, Dallas Land and Loan Companies Subdivision of Block 130 of Oak Cliff, an addition to the City of Dallas, Texas, recorded in Volume 2, Page 755 of the Map Records of Dallas County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Upton, LLC, as recorded in Instrument No. 201400239597 of the Official Public Records of Dallas County, Texas; said 22,396 square foot tract being more particularly described as follows;

BEGINNING, at a 1/2-inch iron rod found for corner at the intersection of the west right-of-way line of Upton Street (a 50-foot wide right-of-way) and the south right-of-way line of Viola Street (a 50-foot wide right-of-way); said point being the northeast corner of said Lot 13;

THENCE, South 01 degrees, 00 minutes, 12 seconds East, along the said west line of Upton Street, a distance of 80.58 feet to a 1/2-inch iron rod found for corner at the intersection of the said west line of Upton Street and the northwest right-of-way line of Clarendon Drive (an 80-foot wide right-of-way);

THENCE, South 40 degrees, 22 minutes, 43 seconds West, along the said northwest line of Clarendon Drive, a distance of 205.81 feet to a 1/2-inch iron rod found for corner; said point being and angle point in the said northwest line of Clarendon Drive;

THENCE, South 88 degrees, 59 minutes, 48 seconds West, continuing along said northwest line of Clarendon Drive, a distance of 3.95 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - NC" set for corner; said point being in the east line of a 20-foot alley;

THENCE, North 01 degrees, 00 minutes, 12 seconds West, departing the said northwest line of Clarendon Drive and along the said east line of the 20-foot alley, a distance of 235.00 feet to a 1-inch iron pipe found for corner in the said south line of Viola Street; said point being the northwest corner of said Lot 13;

THENCE, North 88 degrees, 59 minutes, 48 seconds East, along said south line of Viola Street, a distance of 140.00 feet to the POINT OF BEGINNING;

CONTAINING, 22,396 square feet or 0.514 acres of land, more or less.

SURVEYOR'S STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael C. Clover, 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, 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 _____, 2016.

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.
RELEASED 12/21/16.

Michael C. Clover
Texas Registered Professional Land Surveyor,
No. 5225

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Clover, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2016.

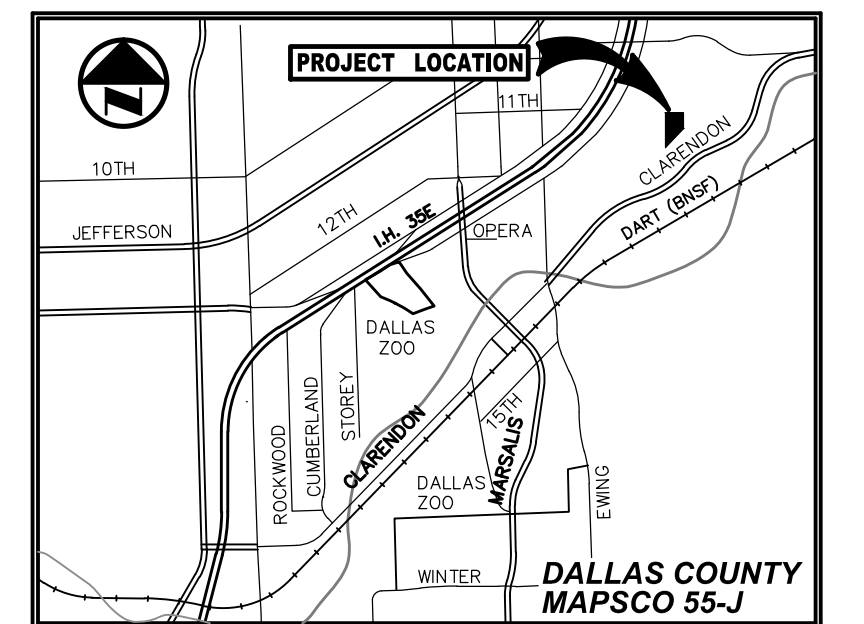
Notary Public in and for the State of Texas

SURVEYOR / ENGINEER

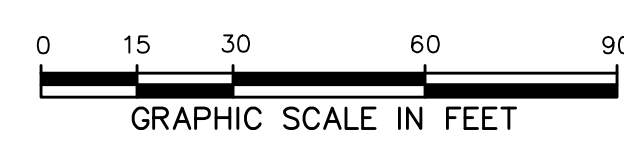
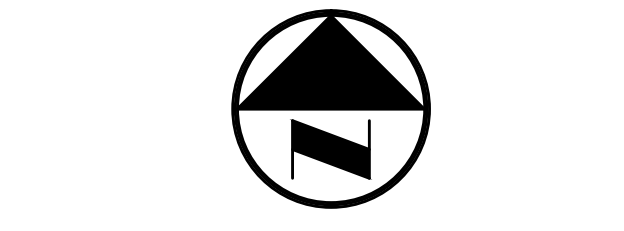
PACHECO KOCH, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75203
PH: (972) 235-3031
CONTACT: MICHAEL C. CLOVER

OWNER

UPTON, LLC
650 S.R.L. THORNTON FREWAY
DALLAS, TEXAS 75203
PHONE: (469) 554-7540
CONTACT: DOUGLAS DYKMAN



VICINITY MAP
(NOT TO SCALE)



PRELIMINARY PLAT

**NORTH CLARENDON
LOT 1A, BLOCK B/3114**

A REPLAT OF LOT 13 AND PART OF
LOTS 9, 10, 11 AND 12, BLOCK B/3114
DALLAS LAND AND LOAN
COMPANY SUBDIVISION OF
BLOCK NO. 130 OF OAK CLIFF
BEING OUT OF THE
W.H. HORD SURVEY, ABSTRACT NO. 560
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S167-064
ENGINEERING PLAN NUMBER: 311T-_____

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-469	
		TX REG. SURVEYING FIRM LS-1008000	
DRAWN BY ACD	CHECKED BY MCC	SCALE 1"=30'	JOB NUMBER 2499-16.293
		DATE DEC. 2016	

ADELITZ 12/21/16 4:00 PM M:\DWG-24\2499-16.293\DWG\SURVEY_C3D_2015\2499-16.239PPT.DWG

NORTH EWING, LOT 1, BLOCK B/3114 - PRELIMINARY PLAT