

VICINITY MAP  
NOT TO SCALE

**LEGEND:**

VOL.	VOLUME
PG.	PAGE
CM	CONTROL MONUMENT
IRF	IRON ROD FOUND
ESMT CAP	1/2" IRON ROD WITH ORANGE PLASTIC CAP MARKED "EASEMENT", SET
3" ALUM CAP	1/2" IRON ROD WITH 3" ALUMINUM CAP STAMPED "FW/JACQUELINE" AND "RPLS# 5792", SET
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS

**BEARING BASE:**  
STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).

- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT PLAT FOR DEVELOPMENT.
  - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

**SURVEYOR'S STATEMENT:**  
I, Chris L. Blevins, 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 the Signed Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021  
**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. 1/25/2021**

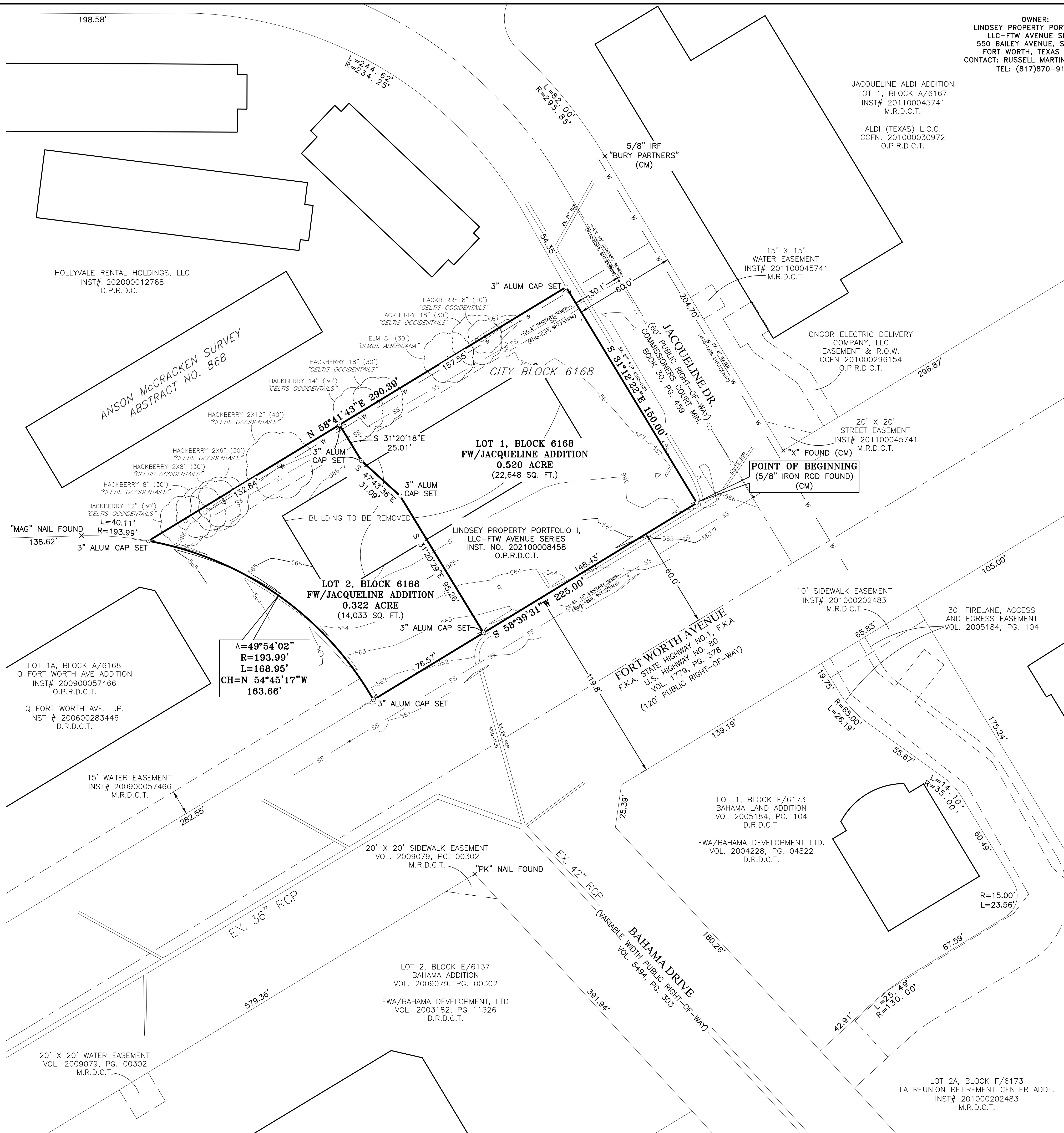
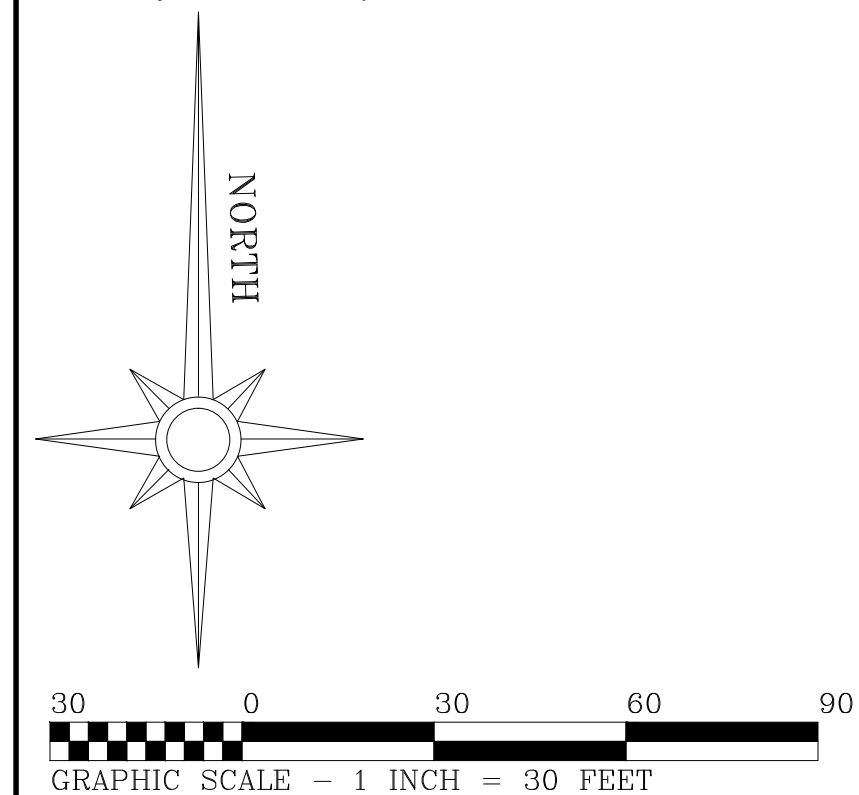
Chris L. Blevins  
Texas Registered Profession Land Surveyor No. 5792



STATE OF TEXAS:  
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Chris L. Blevins, 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 and under the authority therein expressed. GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public for and in the State of Texas  
My Commission expires: \_\_\_\_\_



OWNER:  
LINDSEY PROPERTY PORTFOLIO I,  
LLC - FTW AVENUE SERIES  
550 BAILEY AVENUE, STE. 530  
FORT WORTH, TEXAS 76107  
CONTACT: RUSSELL MARTIN, MANAGER  
TEL: (817)870-9147

ENGINEER:  
CARRILLO ENGINEERING  
301 COMMERCE STREET, STE. 1410  
FORT WORTH, TEXAS 76102  
TEL: (817) 697-4996  
carrilloeng.com

SURVEYOR:  
**BRITTAIN & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING  
TEL: (817) 926-0211  
FAX: (817) 926-9347  
P.O. BOX 11374 • 3908 SOUTH FREEWAY  
FORT WORTH, TEXAS 76110  
EMAIL: admin@brittain-crawford.com  
WEBSITE: www.brittain-crawford.com  
FIRM CERTIFICATION# 1019000

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, LINDSEY PROPERTY PORTFOLIO I, LLC - FTW AVENUE SERIES, a Texas limited liability company, is the sole owner of a 0.842 acre tract of land situated in the ANSON McCRACKEN SURVEY, Abstract No. 868, City of Dallas, Dallas County, Texas, and being a portion of Dallas City Block 6168, according to the deed recorded in Instrument No. 202100008458, of the Real Property Records of Dallas County, Texas. Said 0.842 acre of land being more particularly described by metes and bounds as follows:

**LEGAL DESCRIPTION**

BEING 0.842 acre of land situated in the ANSON McCRACKEN SURVEY, Abstract No. 868, City of Dallas, Dallas County, Texas, and being a portion of Dallas City Block 6168, and also being the same tract of land conveyed to Lindsey Property Portfolio I, LLC - FTW AVENUE SERIES, a Texas limited liability company, by the deed recorded in Instrument No. 202100008458, of the Real Property Records of Dallas County, Texas. Said 0.842 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the East corner of said Lindsey Property Portfolio I, LLC - FTW AVENUE SERIES Tract, and said point lying at the intersection of the Northwest right-of-way line of Fort Worth Avenue (a 120 foot wide public right-of-way) with the Southwest right-of-way line of Jacqueline Drive (a 60 foot wide public right-of-way);

THENCE S 58° 39' 31" W 225.00 feet, along the Southeast boundary line of said Lindsey Property Portfolio I, LLC - FTW AVENUE SERIES Tract and the Northwest right-of-way line of said Fort Worth Avenue, to a 1/2" iron rod with a 3" aluminum cap stamped "FW/JACQUELINE, R.P.L.S. 5792" set at the East corner of Lot 1A, Block A/6168, Q Fort Worth Avenue Addition, to the City of Dallas, Dallas County, Texas, according to the plat recorded in Instrument No. 20090057466, of the Official Public Records of Dallas County, Texas, and said point lying at the beginning of a non-tangent curve to the left;

THENCE NORTHWESTERLY 168.95 feet, along said non-tangent curve to the left, having a radius of 193.99 feet, a central angle of 49° 54' 02", and a chord bearing N 54° 45' 17" W 163.66 feet, along the Southwest boundary line of said Lindsey Property Portfolio I, LLC - FTW AVENUE SERIES Tract and the Northeast boundary line of said Lot 1A, to a 1/2" iron rod with a 3" aluminum cap stamped "FW/JACQUELINE, R.P.L.S. 5792" set at the West corner of said Lindsey Property Portfolio I, LLC - FTW AVENUE SERIES Tract, and said point lying in the Southeast boundary line of a tract of land conveyed to Hollyvale Rental Holdings, LLC, by the deed recorded in Instrument No. 202000012768, of the Official Public Records of Dallas County, Texas;

THENCE N 58° 41' 43" E 290.39 feet, along the Northwest boundary line of said Lindsey Property Portfolio I, LLC - FTW AVENUE SERIES Tract and the Southeast boundary line of said Hollyvale Rental Holdings Tract, to a 1/2" iron rod with 3" aluminum cap stamped "FW/JACQUELINE, R.P.L.S. 5792" set at the North corner of said Lindsey Property Portfolio I, LLC - FTW AVENUE SERIES Tract and the East corner of said Hollyvale Holdings Tract, and said point lying in the Southwest right-of-way line of the aforesaid Jacqueline Drive;

THENCE S 31° 12' 22" E 150.00 feet, along the Southwest right-of-way line of said Jacqueline Drive and the Northeast boundary line of said Lindsey Property Portfolio I, LLC - FTW AVENUE SERIES Tract, to the POINT OF BEGINNING containing 0.842 acre (36,680 square feet) of land.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LINDSEY PROPERTY PORTFOLIO I, LLC - FTW AVENUE SERIES, a Texas limited liability company, does hereby adopt this plat designating the herein described property as LOT 1 & 2, BLOCK 6168, FW/JACQUELINE 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 and upon the said easements for the purpose of constructing, reconstructing or placing upon, over or across the easements as shown. Said easements being hereby reserved 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 service 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 \_\_\_\_\_ day of \_\_\_\_\_, 2021.

LINDSEY PROPERTY PORTFOLIO I, LLC - FTW AVENUE SERIES  
a Texas limited liability company

By: RUSSELL MARTIN, MANAGER

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a notary public in and for the said County and State, on this day personally appeared RUSSELL MARTIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT  
OF  
FW/JACQUELINE ADDITION  
LOTS 1 AND 2, BLOCK 6168**

LOCATED IN THE  
ANSON McCRACKEN SURVEY, ABSTRACT NO. 868  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PREPARED: January 2021  
0.842 ACRES GROSS, 2 LOTS  
CITY PLAN FILE No. S201-583