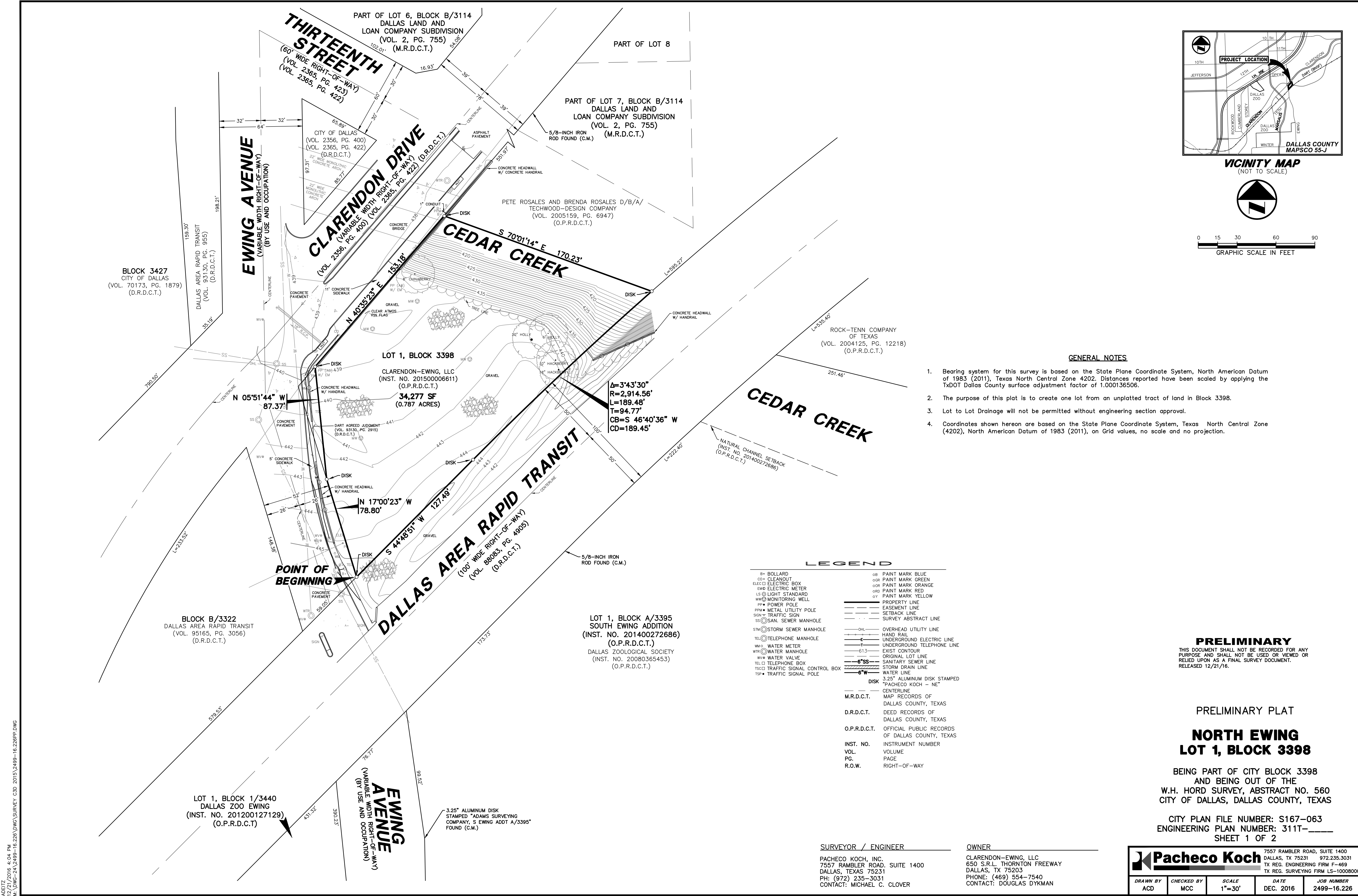
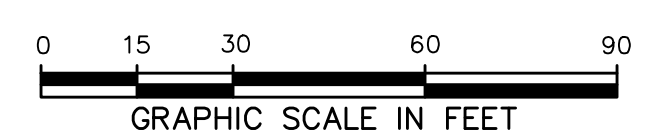
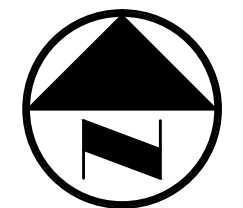


VICINITY MAP
(NOT TO SCALE)



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 an unplatted tract of land in Block 3398.
- 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

<ul style="list-style-type: none"> • BOLLARD □ CLEANOUT □ ELECTRIC BOX EMV ELECTRIC METER LS LIGHT STANDARD MW MONITORING WELL PP POWER POLE PPM METAL UTILITY POLE SIGN TRAFFIC SIGN SS SAN. SEWER MANHOLE STM STORM SEWER MANHOLE TEL TELEPHONE MANHOLE WM WATER METER WMR WATER MANHOLE WV WATER VALVE TEL TELEPHONE BOX TSC TRAFFIC SIGNAL CONTROL BOX TSP TRAFFIC SIGNAL POLE 	<ul style="list-style-type: none"> ○B PAINT MARK BLUE ○GR PAINT MARK GREEN ○OR PAINT MARK ORANGE ○RD PAINT MARK RED ○Y PAINT MARK YELLOW — PROPERTY LINE — EASEMENT LINE — SETBACK LINE — SURVEY ABSTRACT LINE — OVERHEAD UTILITY LINE — HAND RAIL — UNDERGROUND ELECTRIC LINE — UNDERGROUND TELEPHONE LINE — 6-13- EXIST CONTOUR — ORIGINAL LOT LINE — 6" SS SANITARY SEWER LINE — STORM DRAIN LINE — WATER LINE DISK 3.25" ALUMINUM DISK STAMPED "PACHECO KOCH - NE" — CENTERLINE
<ul style="list-style-type: none"> M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS INST. NO. INSTRUMENT NUMBER VOL. VOLUME PG. PAGE R.O.W. RIGHT-OF-WAY 	

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.

PRELIMINARY PLAT

**NORTH EWING
LOT 1, BLOCK 3398**

BEING PART OF CITY BLOCK 3398
AND BEING OUT OF THE
W.H. HORD SURVEY, ABSTRACT NO. 560
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S167-063
ENGINEERING PLAN NUMBER: 311T-_____
SHEET 1 OF 2

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'	DATE DEC. 2016
		JOB NUMBER 2499-16.226	

SURVEYOR / ENGINEER

PACHECO KOCH, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: MICHAEL C. CLOVER

OWNER

CLARENDON-EWING, LLC
650 S.R.L. THORNTON FREEWAY
DALLAS, TX 75203
PHONE: (469) 554-7540
CONTACT: DOUGLAS DYKMAN

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NORTH EWING, LOT 1, BLOCK B/3398 - PRELIMINARY PLAT

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Clarendon-Ewing LLC, is the owner of a 34,277 square foot (0.787 acre) tract of land situated in the W.H. Hord Survey, Abstract No. 560, Dallas County, Texas and in Block 3398, City of Dallas, Texas; said tract being all of that certain tract of land described in General Warranty Deed with Vendor's Lien to Clarendon-Ewing, LLC recorded in Instrument No. 201500006611 of the Official Public Records of Dallas County, Texas; said 34,277 square foot tract being more particularly described as follows:

BEGINNING, at a 3.25-inch aluminum disk stamped "PACHECO KOCH - NE" set for corner at the intersection of the east right-of-way line of Ewing Avenue (a variable width right-of-way) and the northwest right-of-way line of the Dallas Area Rapid Transit (a 100-foot wide right-of-way); said point being the southwest corner of said Clarendon-Ewing tract;

THENCE, North 17 degrees, 00 minutes, 23 seconds West, departing the said northwest line of the Dallas Area Rapid Transit and along the said east line of Ewing Avenue, a distance of 78.80 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - NE" set for corner; said point being the south corner of that certain tract of land described as DART Parcel No. WOC1-5 in Agreed Judgment to Dallas Area Rapid Transit recorded in Volume 93130, Page 2915 of the Deed Records of Dallas County, Texas;

THENCE, North 05 degrees, 51 minutes, 44 seconds West, departing the said east line of Ewing Avenue and along the west line of said Clarendon-Ewing tract and the east line of said WOC1-5 tract, a distance of 87.37 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - NE" set for corner in the southeast right-of-way line of Clarendon Drive; said point being the the westernmost corner of said Clarendon-Ewing tract and the north corner of said WOC1-5 tract;

THENCE, North 40 degrees, 35 minutes, 23 seconds East, along the said southeast line of Clarendon Drive, a distance of 153.18 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - NE" set for corner; said point being the north corner of said Clarendon-Ewing tract and the west corner of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Pete Rosales and Brenda Rosales D/B/A Techwood-Design Company recorded in Volume 2005159, Page 6947 of said Official Public Records;

THENCE, South 70 degrees, 01 minutes, 14 seconds East, departing the said southeast line of Clarendon Drive and along the northeast line of said Clarendon-Ewing tract and the southwest line of said Pete Rosales tract, a distance of 170.23 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - NE" set for corner in said northwest line of the Dallas Area Rapid Transit tract; said point being the east corner of said Clarendon-Ewing tract and the south corner of said Pete Rosales tract and the beginning of a non-tangent curve to the left and the south corner of said Pete Rosales tract;

THENCE, along said northwest line of the Dallas Area Rapid Transit, the southeast line of said Clarendon-Ewing tract and said curve to the left, having a central angle of 03 degrees, 43 minutes, 30 seconds, a radius of 2,914.56 feet, a chord bearing and distance of South 46 degrees, 40 minutes, 36 seconds West, 189.45 feet, an arc distance of 189.48 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - NE" at the end of said curve;

THENCE, South 44 degrees, 48 minutes, 51 seconds West, continuing along the said northwest line of the Dallas Area Rapid Transit and the said southeast line of the Clarendon-Ewing tract, a distance of 127.49 feet to the POINT OF BEGINNING;

CONTAINING, 34,276 square feet or 0.787 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

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Clarendon-Ewing, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as NORTH EWING, 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 roadway 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.

Clarendon-Ewing, 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

PRELIMINARY PLAT

**NORTH EWING
LOT 1, BLOCK 3398**

BEING PART OF CITY BLOCK 3398
AND BEING OUT OF THE
W.H. HORD SURVEY, ABSTRACT NO. 560
CITY OF DALLAS, DALLAS COUNTY, TEXAS


CITY PLAN FILE NUMBER: S167-063
ENGINEERING PLAN NUMBER: 311T-_____
SHEET 2 OF 2

SURVEYOR / ENGINEER

PACHECO KOCH, INC.
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PH: (972) 235-3031
CONTACT: MICHAEL C. CLOVER

OWNER

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DALLAS, TEXAS 75203
PHONE: (469) 554-7540
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7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1008000

<small>DRAWN BY</small> ACD	<small>CHECKED BY</small> MCC	<small>SCALE</small> 1"=30'	<small>DATE</small> DEC. 2016	<small>JOB NUMBER</small> 2499-16.226
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NORTH EWING, LOT 1, BLOCK B3398 - PRELIMINARY PLAT

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