

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, MCDONALD'S CORPORATION / FRANCHISE REALTY INTERSTATE CORPORATION, acting by and through the undersigned, its duly authorized agent, is the sole owner of 1.17 acre tract of land situated in the G. L. Leonard Survey, Abstract Number 770, City of Dallas, Dallas County, Texas, being all of Lots 7A and 11A, Block 156/3215, McDonald's / Jefferson Addition, a subdivision of record in Volume 99070, Page 62, of the Deed Records of Dallas County, Texas, same being the lands described in the Warranty Deeds to Franchise Realty Interstate Corporation, recorded in Volume 71120, Page 1338; Volume 71126, Page 1024; and Volume 98179, Page 5561, of said Deed Records, and being all of the land described in the Warranty Deed to McDonald's Corporation recorded in Volume 99039, Page 7719, of said Deed Records, and being a portion of a 20' alley right-of-way as abandoned by City Ordinance No. \_\_\_\_\_ recorded in Instrument Number \_\_\_\_\_, of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an x-cut in concrete found at the intersection of the west right-of-way line of Van Buren Avenue (a called 60' right-of-way formerly known as Dallas & Oak Cliff Crosstower Railroad, Volume 120, Page 134 and Volume 138, Page 518, of said Deed Records) and the north right-of-way line of Jefferson Boulevard (a called 100' right-of-way formerly known as Jefferson Street, also formerly known as Dallas & Oak Cliff Railway, Volume 120, Page 134 and Volume 138, Page 518, of said Deed Records), same being the southeast corner of said Lot 7A;
THENCE S89°18'21"W, along the north right-of-way line of said Jefferson Boulevard, same being the south line of said Lot 7A, a distance of 200.00 feet to a 5/8-inch iron rod found at the southeast corner of Lot 6, Block 156/3215, George J. Bryan's Revised Map of 63 Acres of Dallas Land and Loan Company Addition No. 3 to Oak Cliff Texas, a subdivision of record in Volume 138, Page 518, of said Deed Records, same being the southwest corner of said Lot 7A;
THENCE N00°48'39"W, along the common line of said Lot 6 and said Lot 7A, a distance of 137.31 feet to an x-cut in concrete found in the south right-of-way line of a 20' alley (Volume 120, Page 134 and Volume 138, Page 518, of said Deed Records), same being the northeast corner of said Lot 6 and the northwest corner of said Lot 7A;
THENCE N89°18'21"E, along the south right-of-way line of said 20' alley right-of-way, same being the north line of said Lot 7A, a distance of 50.00 feet to an x-cut in concrete set;
THENCE N00°48'39"W, over and across the right-of-way of said 20' alley, passing at a distance of 20.00 feet the north right-of-way line of said 20' alley, same being the southeast corner of Lot 14, Block 156/3215, of said George J. Bryan's Revised Map of 63 Acres of Dallas Land and Loan Company Addition No. 3 to Oak Cliff Texas and the southwest corner of said Lot 11A, and continuing along the common line of said Lot 14 and said Lot 11A, a total distance of 157.50 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the south right-of-way line of Sunset Street (a called 50' right-of-way formerly known as Highland Street, Volume 120, Page 134 and Volume 138, Page 518, of said Deed Records);
THENCE N89°18'21"E, along the south right-of-way line of said Sunset Street, same being the north line of said Lot 11A, a distance of 150.00 feet to a 5/8-inch iron rod found at the intersection of the south right-of-way line of said Sunset Street and the west right-of-way line of said Van Buren Avenue, same being the northeast corner of said Lot 11A;
THENCE S00°48'39"E, along the west right-of-way line of said Van Buren Avenue, same being the east line of said Lot 11A, passing at a distance of 137.50 feet a 5/8-inch iron rod found in the north right-of-way line of said 20' alley, same being the southeast corner of said Lot 11A, and continuing along the west right-of-way line of said Van Buren Avenue, passing at a distance of 20.00 feet a 5/8-inch iron rod found in the south right-of-way line of said 20' alley, same being the northeast corner of said Lot 7A, and continuing along the west right-of-way line of said Van Buren Avenue, same being the east right-of-way line of said Lot 7A, a total distance of 294.81 feet to the POINT OF BEGINNING, and containing an area of 1.17 Acres, or (51087 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT MCDONALD'S CORPORATION / FRANCHISE REALTY INTERSTATE CORPORATION, does hereby adopt this plat, designating the herein described property as MJA, 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 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 \_\_\_\_\_, 2022.

OWNER: MCDONALD'S CORPORATION / FRANCHISE REALTY INTERSTATE CORPORATION

BY: \_\_\_\_\_
AUTHORIZED AGENT SIGNATURE

BY: \_\_\_\_\_
AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF TEXAS §
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, MATTHEW RAABE, 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 \_\_\_\_\_, 2022.

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

Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared MATTHEW RAABE, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

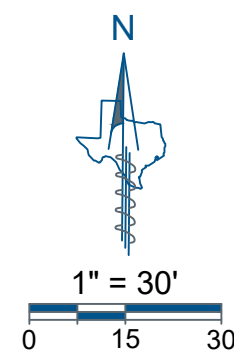
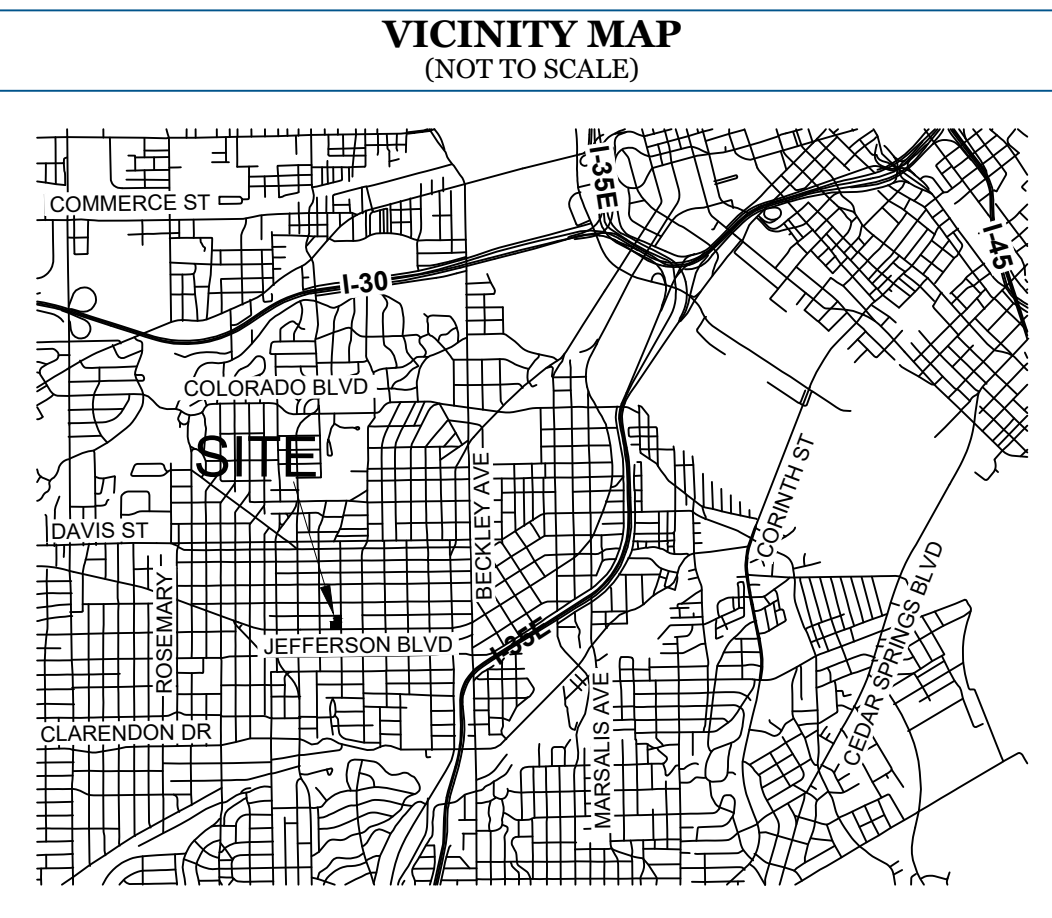
Notary Public in and for the State of Texas

PRELIMINARY PLAT
MJA
LOT 11R, BLOCK 156/3215
BEING A REPLAT OF
LOTS 7A & 11A, BLOCK 156/3215,
MCDONALD'S / JEFFERSON ADDITION
G. L. LEONARD SURVEY, ABSTRACT No. 770,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-110
CITY ENGINEERING NO. DP \_\_\_\_\_

Table with 2 columns: Field Name, Value. Includes JOB NUMBER (2201.039), DATE (02/24/2022), REVISION, DRAWN BY (BE).



Eagle Surveying, LLC
210 South Elm Street
Suite: 104
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

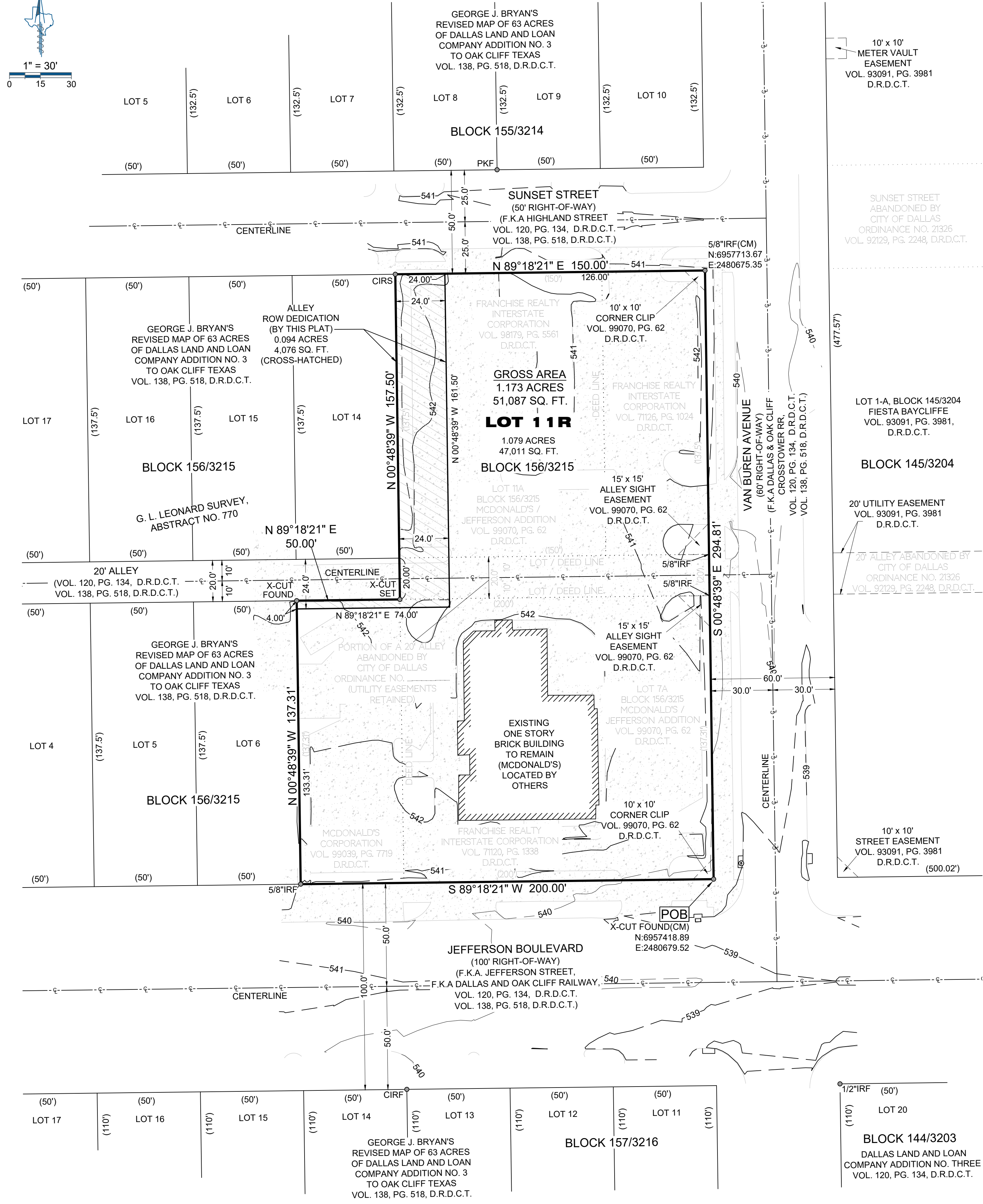


GENERAL NOTES

- 1. The purpose of this plat is to replat 2 lots and a portion of abandoned alley right-of-way into 1 lot and to dedicate alley right-of-way.
2. The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
3. Controlling monuments: as shown.
4. Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
5. Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
6. This property is located in Non-Shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 7, 2014 and is located in Community Number 480171 as shown on Map Number 48113C0480K. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
7. Improvements and contours shown hereon provided by others shown in their approximate locations. Existing building to remain.

LEGEND

- POB = POINT OF BEGINNING
( ) = RECORD PLAT CALL
ROW = RIGHT-OF-WAY
SQ.FT. = SQUARE FEET
(CM) = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
ADS = 3-1/4" ALUMINUM DISC SET STAMPED "MJA" AND "EAGLE SURVEYING FIRM # 10194177"
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
F.K.A. = FORMERLY KNOWN AS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
--- SUBJECT BOUNDARY LINE
--- EASEMENT
--- CENTERLINE



SURVEYOR: Eagle Surveying, LLC, Contact: Brad Eubanks, 210 S. Elm Street, Suite: 104, Denton, TX 76201, (940) 222-3009
ENGINEER: Claymore Engineering, Contact: Clay Cristy, PE, 1903 Central Drive, Suite: 104, Bedford, Texas 76021, (817) 458-8997
OWNER: McDonald's Corporation / Franchise Realty Interstate Corporation, 2111 McDonald's Drive, Oak Brook, Illinois 60521, DuPage County