

GENERAL NOTES:

1) The purpose of this plat is to create two lots out of one unplatted tract

2) The maximum number of lots permitted by this plat is two.

3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).

based on Texas State Plan Io Scale and No Projection. State Plane Coordinate System, North Central Zone 4202, North American Datum of

of Dallas Pavi

6) Dallas Department of Water Benchmarks used: #1789 "X" cut on first rail of the southeast corner of DP&L tower #3 South-4 East-T429 and 400' east of Municipal Street. Northing- 6,956,441.306 Easting- 2,508,349.730 Elevation= 395.06' #1793 X" cut on first rail of the southwest DP&L at the extension of Bexar Street. Northing- 6,954,063.344 Easting- 2,505,135.559 Elevation= 399.65'

th property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Rate Map No. 48113C0485J, with a date of identification of 12/19/2023, for Community Number 480171, in Dallas County, State of hich is the current Flood Insurance Rate Map for the community in which said property is situated. This area protected from the flood by levee, dike or other structure subject to possible failure or overtopping during larger floods.

8) There are no stuctures

9) Trees are as shown

MAP RECORDS, DALLAS COUNTY, TEXAS
DEED RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER
VOLUME, PAGE CITY OF DALLAS VOL. 8, PG. 190 M.R.D.C.T. 1/2" IRF YELLOW CAP "5310" 560.00' 127.50' DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT INST. NO. 201700338125 O.P.R.D.C.T. 127.50' CENTERLINE 127.50' AMPLE COMMERCIAL CAPITAL, LLC INST. NO. 202300055257 CITY BLOCK 7069 O.P.R.D.C.T. 127.50' 7.5' ALLEY EASEMENT VOL. 2003141, PG. 71 D.R.D.C.T. 127.50' **RUTH HARDEMAN** VOL. 71142, PG. 250 D.R.D.C.T. 127.50' 7 BLOCK 7070 127.50' LOT 1, BLOCK A/7070 THE SOUTHEAST OPERATIONS CENTER VOL. 2003141, PG. 71 D.R.D.C.T. **RUTH HARDEMAN** Z | 육 VOL. 5011, PG. 229 00° D.R.D.C.T. 127.50' 127.50' STATE PLANE COORDINATES N = 6,956,703.660' E = 2,507,308.772' ≶ DALLAS NEIGHBORHOOD 127 311 ALLIANCE FOR HABITAT INST. NO. 201700338121 O.P.R.D.C.T. 回 S SOLOMAN SILKINOOD SURVE 88°58'05" W PROXIMATE LOCATION
6" WATER LINE 127.50' ·39_> BLOCK A/ EDMOR ROCI 12,747 SQ 0.292 ACI EDMOR LAND INST/NO. 20 O.P.R. N-88°51'28"-E-ROCHESTER STREET 100.27 398 ABSTRACTNOODSURVEY. JURNEY! ο S 00°19'24" Ε 127.41 K A/7070
OCHESTER
ACRES ERIES, LLC 0192052 LOT 6 / 6,381 SQ. Ft./ 0.146 ACRES CITY OF DALLAS VOL. 2600, PG. 476 D.R.D.C.T. (WILLIAM BLAIR JR. PARK) 399. 237.50' S S STATE PLANE COORDINATES N = 6,956,578.158' E = 2,507,409.609' POINT OF BEGINNING S 89°40'26" W 0.49' O A RAILROAD RAIL WITH "X" MARK <CM> 00°23'04" E 25.0 50.00' CENTERLINE S 88°46'02" W 137.80 (DEED= 138.00') TYLOPOLY LLC INST. NO. 202200066158 O.P.R.D.C.T. TSNI **O**PAN IVORY SPRING NORA LEE SPRING VOL. 77187, PG. 534 D.R.D.C.T. 127.50' TYLOPOLY LLC ST. NO. 202200066158 O.P.R.D.C.T. 112.00' GAS LINE POINT OF COMMENCING CITY BLOCK 7070 30 SCALE 35.00' 150.00' 50.00' ./ CAP (RNS"_ `M> CITY OF DALLAS VOL. 4938, PG. 310 -D.R.D.C.T. 25.0' - 15 CENTERLINE MANHOLE - 889.10' IN - 97.40 w ROXIMATE LOCATION S

IM= 395.21' IN

WOODVILLE STREET

(50' RIGHT-OF-WAY)

CENTERLINE

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS, EDMOR LAND 1 SERIES, LLC, is the owner of a tract of land situated in the Soloman Silkwood Survey, Abstract No. 1345, City of Dallas Block 7070, City of Dallas, Dallas County, Texas, and being that tract of land described in General Warranty Deed to EDMOR LAND 1 SERIES, LLC, recorded in Instrument No. 202100192052, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds or follows:

COMMENCING at a 1/2 inch iron rod found with yellow plastic cap stamped "BURNS" for the intersection of the south right-of-way line of Rochester Street (50' right-of-way) and the west right-of-way line of Myrtle Street (50' right-of-way), same being the northeast corner of that tract of land described in General Warranty Deed to TYLOPOLY LLC, a Texas limited liability company, recorded in Instrument No. 202200066158, Official Public Records, Dallas County, Texas;

THENCE South 88 degrees 46 minutes 02 seconds West, along the said south right-of-way line of Rochester Street, a distance of 137.80 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "BURNS" for the northwest corner of said TYLOPOLY LLC tract, same being the POINT OF BEGINNING;

THENCE South 00 degrees 23 minutes 04 seconds East, along said west line of said TYLOPOLY LLC tract, a distance of 127.50 feet to a 3 1/4 aluminum disk stamped "EDMOR ROCHESTER & RPLS 5382 & TEXAS HERITAGE SURVEYING" set on a 1/2 inch iron rod for the northmost northeast corner of Lot 1, Block A/7070, The Southeast Operations Center, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2003141, Page 71, Deed Records, Dallas County, Texas, from which a Railroad Rail with "X" mark found bears South 89 degrees 40 minutes 26 seconds West 0.49 feet for witness;

THENCE South 88 degrees 58 minutes 05 seconds West, along the north line of said Lot 1, Block A/7070, a distance of 100.27 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "5310" for the southeast corner of that tract of land described in Quitclaim Deed to Dallas Neighborhood Alliance for Habitat as recorded in Instrument Number 201700338121, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 15 minutes 44 seconds West, along the east line of said Dallas Neighborhood Alliance for Habitat tract, a distance of 127.31 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "SHIELDS & LEE" for the northeast corner of said Dallas Neighborhood Alliance for Habitat tract and lying in the said south right-of-way line of Rochester Street;

THENCE North 88 degrees 51 minutes 2 line of Rochester Street, a distance of containing 12,747 square feet of 0.292 a 28 seconds East, along the said south right-of-way f 100.00 feet to the PLACE OF BEGINNING and acres of land more or less.

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. JANUARY, 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 Engineers and Land Surveyors, 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 _

2024

any purposes a relied upon as Preliminary, this document shall not be recorded for and shall not be used or viewed or a final s urvey document. (02/07/2024)

ed Profes al Land Surveyor No. 5382

PLACE COUNTY

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned State, on this day personally a whose name is subscribed to the executed the same for the purstatements in the foregoing cert ned authority, a Notary Public in and for the said County and lly appeared J.R. JANUARY, known to me to be the person to the foregoing instrument and acknowledged to me that he purpose therein expressed and under oath stated that the certificate are true.

GIVEN UNDER HAND AND SEAL 유 OFFICE this

Notary Public in and for the of Texa

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS OWNER'S DEDICATION

That EDMOR LAND 1 SERIES, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **EDMOR ROCHESTER** 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, tences, 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, 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, Texas.

WITNESS MY HAND THIS

EDMOR LAND 1 SERIES, LLC

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Eyal Bishri, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF, 2024. OFFICE this

Notary Public in and for the State of Texas My commission expires:

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas Aav of

AD. 20 on the _____ day of __ and same was duly appr RECORDING LABEL HERE Chairperson or Vice Chairperson City Plan Commission Dallas, Texas proved on the A.D. 20 by said Comr

HXXS SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243

Office 214-340-9700 Fax 214-340-9710

txheritage.com
Firm #10169300 SURVEYOR **HERITAGE**

> LOTS LOTS 6 & 7, BLOCK A/7070
> BEING PART OF CITY BLOCK 7070
> SITUATED IN THE **EDMOR ROCHESTER** PRELIMINARY PLAT

LEGEND M.R.D.C.T. D.R.D.C.T. O.P.R.D.C. INST. NO. VOL., PG.

SQ. FT.

X FND/SET ADS **⊗** 5382 <CM>

IRON ROD FOUND
X CUT FOUND/SET
3 1/4 ALUMINUM DIS
& TEXAS HERITAGE
CONTROL MONUME

MINUM DISK STAMPED "EDMOR ROCHESTER & RPLS HERITAGE SURVEYING" SET ON A 1/2 INCH IRON RODL MONUMENT

EASEMENT LINE ———
BOUNDARY LINE ————
CENTERLINE ————
SANITARY SEWER LINE
SAS LINE
WATER LINE
WATER LINE

SS

-0-045 830

SOLOMAN SILKWOOD SURVEY,
ABSTRACT NO. 1345
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-051
ENGINEERING PLAN NO. DP_____

DATE: 01/12/2024 / JOB # 2302401-1 / SCALE= 1" = 30' / DRAWN: KO

OWNER
EDMOR LAND 1 SERIES, LLO
13601 PRESTON ROAD
SUITE 810 W
DALLAS, TEXAS 75240

LLC