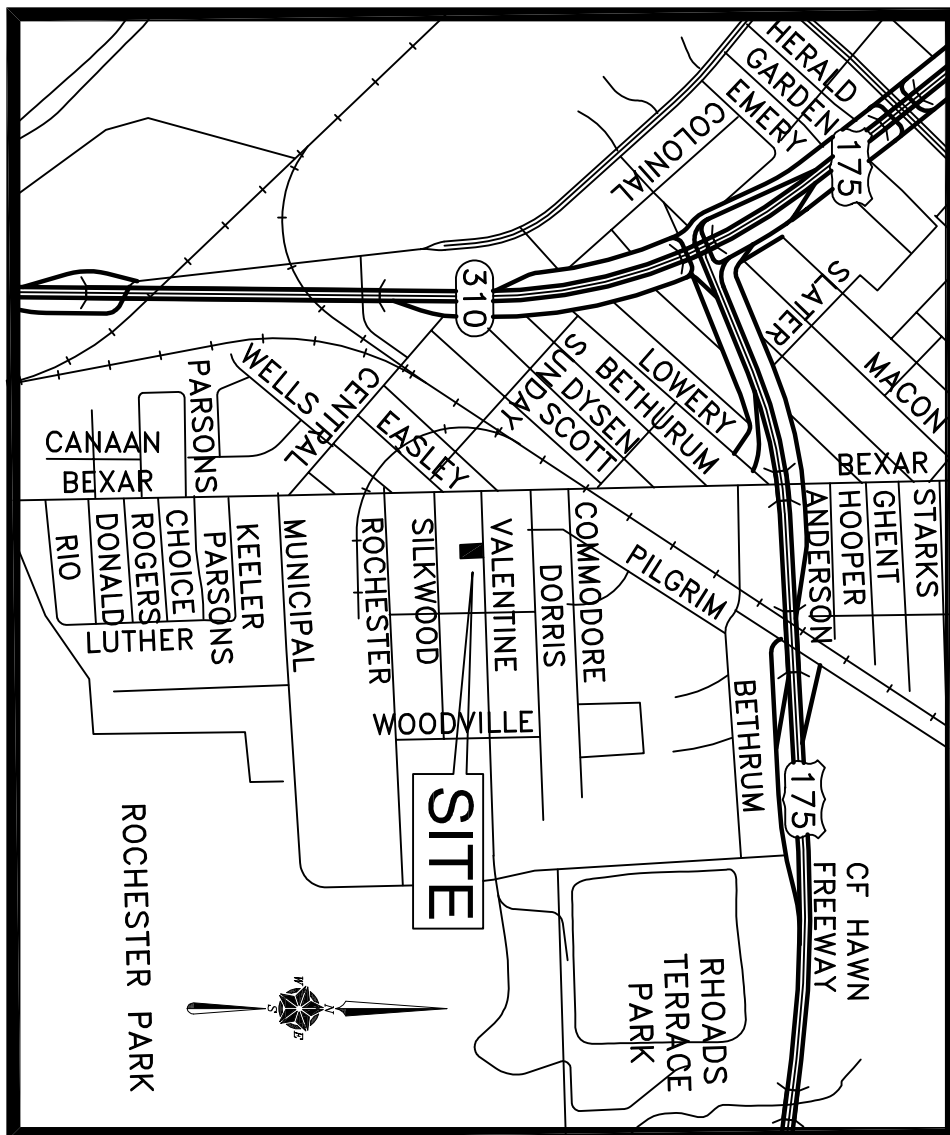
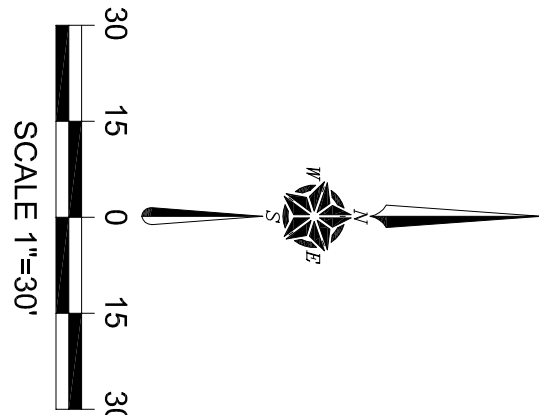


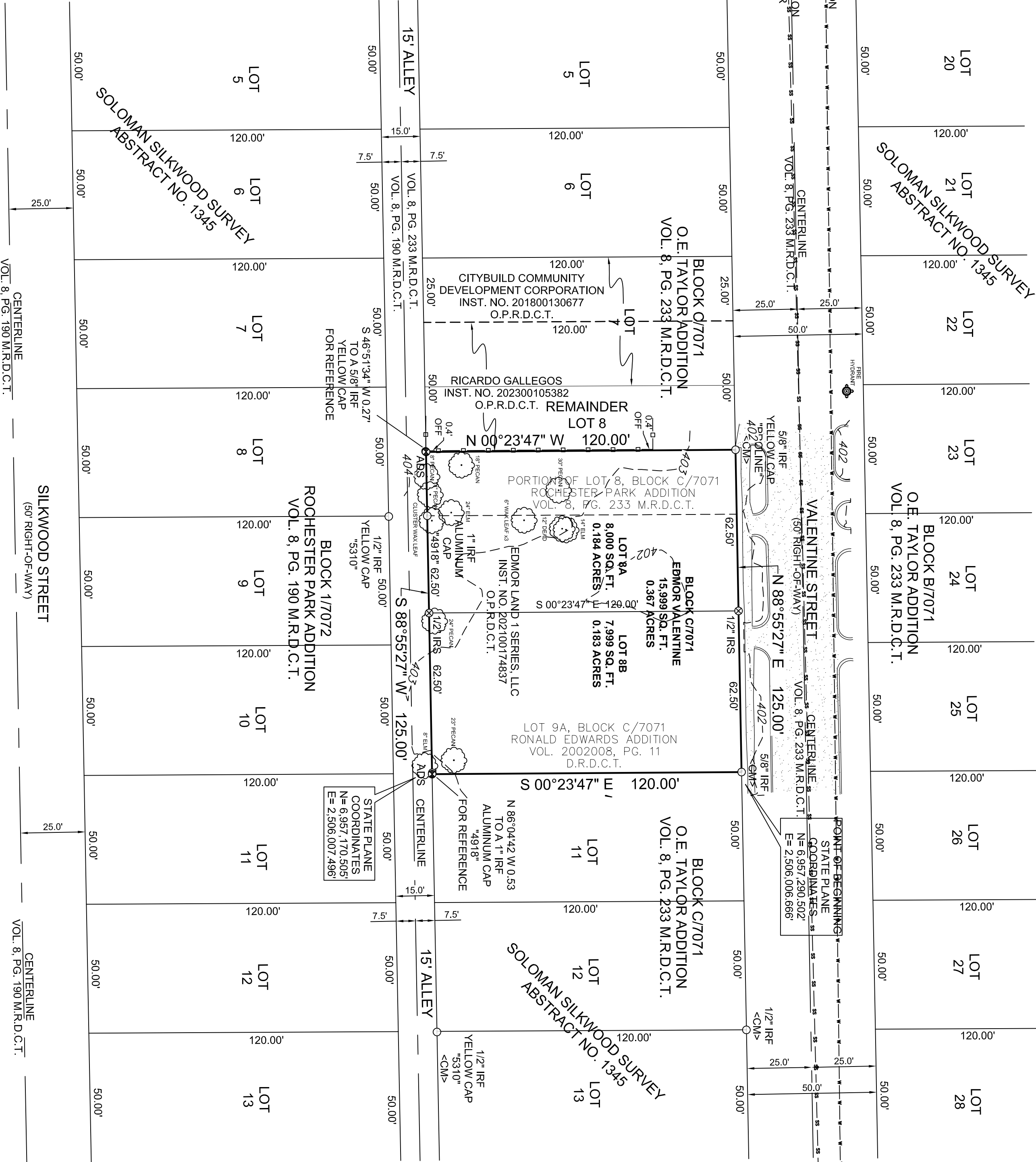
VICINITY MAP (NOT TO SCALE)



- LEGEND
- MAP RECORDS, DALLAS COUNTY, TEXAS
  - M.R.D.C.T.
  - D.R.D.C.T.
  - O.P.R.D.C.T.
  - INST. NO.
  - VOL. NO.
  - PLAT NO.
  - SECTION
  - IRON ROD FOUND
  - 1/2" INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
  - RPLS 5382 & TEXAS HERITAGE SURVEYING SET ON AN IRON ROD FOR CORNER CONTROL MONUMENT
  - <CM>
  - ASPHALT EASEMENT LINE
  - BOUNDARY LINE
  - CENTERLINE
  - SANITARY SEWER LINE
  - SANITARY WATER LINE
  - GAS LINE
  - WATER LINE
  - OVERHEAD SERVICE LINE
  - OVERHEAD POWER LINE
  - WOOD TENDE



- GENERAL NOTES:
- 1) The purpose of this plat is to create two lots out of one platted lot and a portion of a platted lot.
  - 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).
  - 4) Coordinates shown herein are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
  - 5) Lot to lot drainage will not be allowed without City of Dallas Parking & Drainage Engineering Section approval.
  - 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-1429 and 400' east of Municipal Street.
    - Northing- 6,956,441.306 Easting- 2,008,349.730 Elevation= 395.06'
    - #1793 "X" cut on first rail of the southwest DP&L at the extension of Bezar Street.
    - Northing- 6,954,063.344 Easting- 2,005,135.559 Elevation= 399.65'
  - 7) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C04851, with a date of identification of 12/19/2023, for Community Number 48071, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated. This area protected from the 100-year flood by levees, dikes or other structure subject to possible failure or overlapping during larger floods.
  - 8) There are no structures on subject property.
  - 9) Trees are as shown.



OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, EDMOR LAND 1 SERIES, LLC, is the owner of a tract of land situated in the Solomon Silkwood Survey, Abstract No. 1345, City of Dallas, Dallas County, Texas, being the east half of Lot 8, Block C/7071, O.E. Taylor Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 8, Page 233, Map Records, Dallas County, Texas, along with Lot 9A, Block C/7071, Ronald Edwards Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2002008, Page 11, Deed Records, Dallas County, Texas, being that same tract of land as described as Tract 1 & Tract 2 in General Warranty Deed to EDMOR LAND 1 SERIES, LLC, recorded in Instrument Number 202100174837, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the northwest corner of Lot 11, Block C/7071 of said O.E. Taylor Addition, same lying in the south right-of-way line of Valentine Street (60' right-of-way);

THENCE South 00 degrees 23 minutes 47 seconds East, along the west line of said Lot 11, Block C/7071, a distance of 120.00 feet to a 3 1/4 inch aluminum disk set stamped "EDMOR VALENTINE & RPLS 5382 & TEXAS HERITAGE SURVEYING" on a 1/2 inch rod for the southwest corner of that tract of land described in General Warranty Deed with Vendor's Lien to Ricardo Gallegos as recorded in Instrument Number 202300105382, Official Public Records, Dallas County, Texas, same lying in the south line of Lot 8, Block C/7071, from which a 1 inch iron rod found with aluminum cap stamped "4918" bears South 40 degrees 51 minutes 54 seconds West 0.27 feet for reference;

THENCE South 88 degrees 55 minutes 27 seconds West, along the said north right-of-way line of a 15 foot alley, a distance of 125.00 feet to a 3 1/4 inch aluminum disk set stamped "EDMOR VALENTINE & RPLS 5382 & TEXAS HERITAGE SURVEYING" on a 1/2 inch rod for the southeast corner of that tract of land described in General Warranty Deed with Vendor's Lien to Ricardo Gallegos as recorded in Instrument Number 202300105382, Official Public Records, Dallas County, Texas, same lying in the south line of Lot 8, Block C/7071, from which a 1 inch iron rod found with aluminum cap stamped "4918" bears South 40 degrees 51 minutes 54 seconds West 0.27 feet for reference;

THENCE North 00 degrees 23 minutes 47 seconds West, traversing said Lot 8, Block C/7071 and along the east line of said Gallegos tract, a distance of 120.00 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "PROLINE" for the northeast corner of said Gallegos tract and lying in the said south right-of-way line of Valentine Street;

THENCE North 88 degrees 55 minutes 27 seconds East, along the said south right-of-way line of Valentine Street, a distance of 125.00 feet to the POINT OF BEGINNING and containing 15,999 square feet or 0.367 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 the operation 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 Department of Finance No. 18425, as amended, and Texas Local Government Code, Chapter 212, 11(b)(1) through 11(b)(5), and that the plat is either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-3.617 (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 \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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. (02/01/2024)

J.R. JANUARY  
Texas Registered Professional Land Surveyor No. 5382

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 J.R. JANUARY, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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 VALENTINE** and dedicating the same 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 line 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 paying on the utility and fire line 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 system. Any public utility shall have the right of ingress and egress to the easements 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

EDMOR LAND 1 SERIES, LLC

By: \_\_\_\_\_

Eyal Bishri - Managing Member

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 OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

PLACE COUNTY  
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shields, Chairperson of Beal 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 on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ by said Commission, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ by said Commission.

Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest: \_\_\_\_\_  
Secretary

PRELIMINARY REPLAT  
**EDMOR VALENTINE**  
**LOTS 8A & 8B, BLOCK C/7071**  
BEING A REPLAT OF A PORTION OF  
LOT 8, BLOCK C/7071, O.E. TAYLOR ADDITION &  
LOT 9A, BLOCK C/7071, RONALD EDWARDS ADDITION  
SITUATED IN THE  
SOLOMAN SILKWOOD SURVEY,  
ABSTRACT NO. 1345  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S234-052  
ENGINEERING PLAN NO. DP \_\_\_\_\_



OWNER  
EDMOR LAND 1 SERIES, LLC  
13801 PRESTON ROAD  
SUITE 810 W  
DALLAS, TEXAS 75240

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10109300