

#### SURVEYOR'S STATEMENT

I, DANIEL L. JACKSON, 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 PROFESSIONAL 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 \_\_\_\_, 2026.

#### PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DANIEL L. JACKSON  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5577

STATE OF TEXAS §  
COUNTY OF DENTON §  
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DANIEL L. JACKSON, 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 \_\_\_\_, 2026.

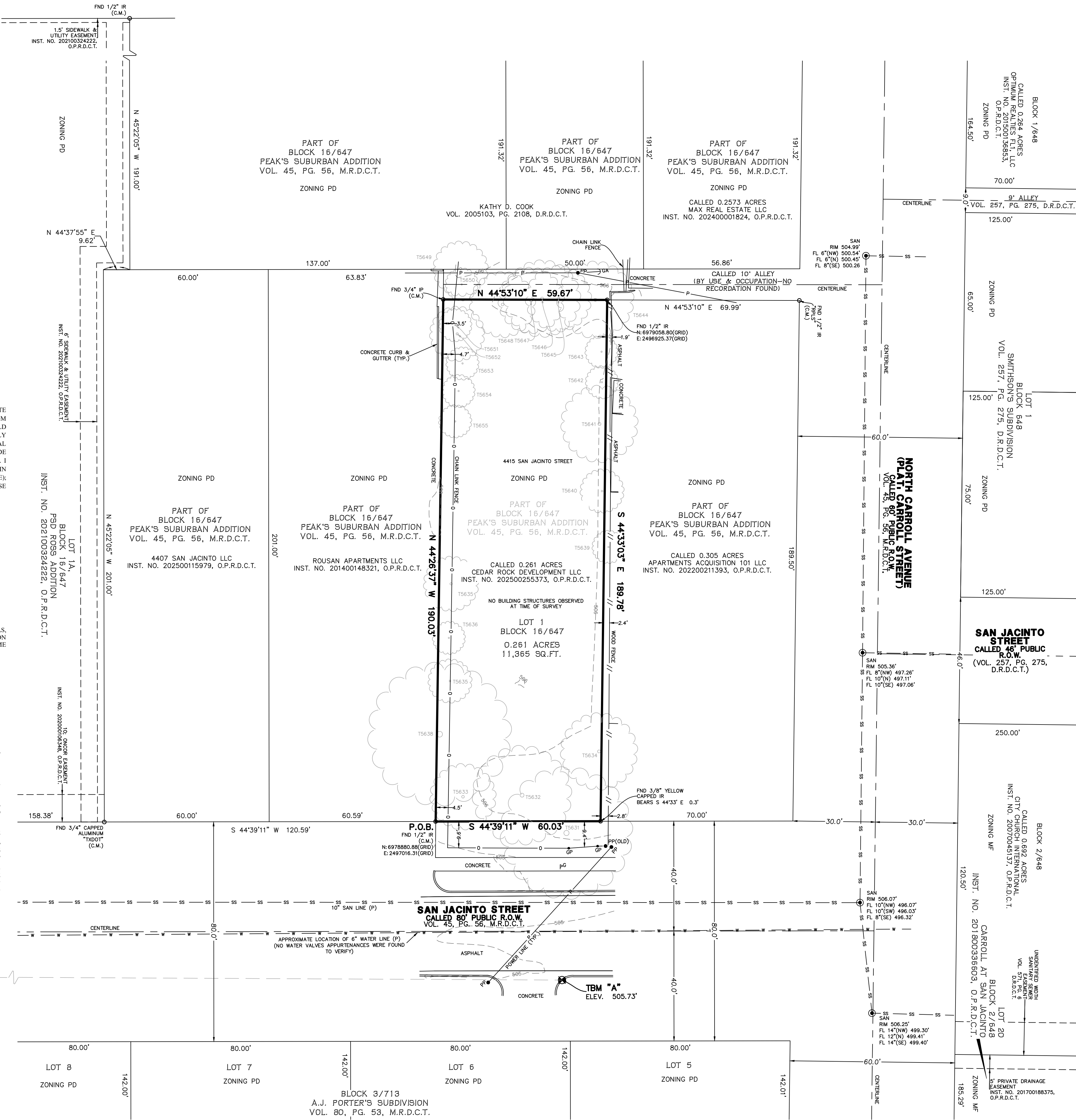
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

#### GENERAL NOTES:

- BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A PLATTED BLOCK.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE 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.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR DALLAS COUNTY, TEXAS, MAP NO. 4807100451 REVISED/DATED AUGUST 22, 2001, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE X (UNSHADED). THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.

TAC	SIZE	TYPE
#T5631	24"	ASH
#T5632	18"	PINE
#T5633	12"	PINE
#T5634	14"	ASH
#T5635	8"	CHINA BERRY
#T5636	6"	CHINA BERRY
#T5635	10"	CHINA BERRY X4
#T5638	26"	PECAN
#T5639	6"	ELM X2
#T5640	8"	ELM X5
#T5641	14"	HACKBERRY
#T5642	6"	CHINA BERRY
#T5643	6"	CHINA BERRY
#T5644	14"	HACKBERRY
#T5645	12"	HACKBERRY
#T5646	14"	HACKBERRY
#T5647	12"	ELM
#T5648	12"	HACKBERRY
#T5649	10"	ELM
#T5650	6"	ELM
#T5651	6"	HACKBERRY
#T5652	10"	HACKBERRY
#T5653	6"	ELM
#T5654	6"	ELM
#T5655	6"	HACKBERRY

ROSS AVENUE  
CALLED VARIABLE WIDTH PUBLIC R.O.W.  
VOL. 45, PG. 56, M.R.D.C.T.



STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS CEDAR ROCK DEVELOPMENT LLC IS THE OWNER OF A 0.261 ACRE OR 11,365 SQUARE FEET TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NUMBER (NO.) 495, DALLAS COUNTY, TEXAS, BEING A PORTION OF BLOCK 16/647, PEAK'S SUBURBAN ADDITION AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME (VOL.) 45, PAGE (PG.) 56, OF THE DEED RECORDS, DALLAS COUNTY, TEXAS, SAME BEING ALL OF THAT CALLED 0.261 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CEDAR ROCK DEVELOPMENT LLC RECORDED IN INSTRUMENT (INST.) NO. 202500255373 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000136506)

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID CALLED 0.261 ACRE TRACT, BEING THE EAST CORNER OF THAT TRACT OF LAND DESCRIBED TO ROUSAN APARTMENTS LLC IN DEED RECORDED IN INST. NO. 201400148321, O.P.R.D.C.T., SAID POINT LYING ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAN JACINTO STREET (CALLED 80' R.O.W.), FROM WHICH A 3/4-INCH ALUMINUM CAPPED "TXTDOT" FOUND, BEARS SOUTH 44 DEG. 39 MIN. 11 SEC. WEST, A DISTANCE OF 120.59 FEET;

THENCE NORTH 44 DEG. 26 MIN. 37 SEC. WEST, DEPARTING THE NORTHWEST ROW LINE OF SAID SAN JACINTO STREET, WITH THE SOUTHWEST LINE OF SAID CALLED 0.261 ACRE TRACT, AND THE NORTHEAST LINE OF SAID ROUSAN APARTMENTS TRACT, A DISTANCE OF 190.03 FEET TO A 3/4-INCH IRON PIPE FOUND FOR THE WEST CORNER OF SAID CALLED 0.261 ACRE TRACT, SAID POINT LYING ON THE SOUTHEAST LINE OF AN EXISTING 10 FOOT ALLEY (BY USE AND RECDORDATION, NO FOUND RECDORDATION);

THENCE NORTH 44 DEG. 53 MIN. 10 SEC. EAST, WITH THE NORTHWEST LINE OF SAID CALLED 0.261 ACRE TRACT AND THE SOUTHEAST LINE OF SAID 10 FOOT ALLEY, A DISTANCE OF 59.67 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID CALLED 0.261 ACRE TRACT AND THE WEST CORNER OF THAT CALLED 0.305 ACRE TRACT OF LAND DESCRIBED TO APARTMENTS AOQUISITION 101 LLC, IN DEED, RECORDED IN INST. NO. 202200211993, O.P.R.D.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID 0.305 ACRE TRACT, BEARS NORTH 44 DEG. 53 MIN. 10 SEC. EAST, A DISTANCE OF 69.99 FEET;

THENCE SOUTH 44 DEG. 33 MIN. 03 SEC. EAST, WITH THE NORTHEAST LINE OF SAID CALLED 0.261 ACRE TRACT AND THE SOUTHWEST LINE OF SAID 0.305 ACRE TRACT, A DISTANCE OF 189.78 FEET TO A POINT FOR THE EAST CORNER OF SAID CALLED 0.261 ACRE TRACT AND THE SOUTH CORNER OF SAID 0.305 ACRE TRACT, SAID POINT LYING ON THE NORTHWEST ROW LINE OF SAID SAN JACINTO STREET, FROM WHICH A 3/8-INCH YELLOW CAPPED IRON ROD FOUND, BEARS SOUTH 44 DEG. 33 MIN. EAST, A DISTANCE OF 0.3 FEET;

THENCE SOUTH 44 DEG. 39 MIN. 11 SEC. WEST, WITH THE SOUTHEAST LINE OF SAID CALLED 0.261 ACRE TRACT AND THE NORTHWEST ROW LINE OF SAID SAN JACINTO STREET, A DISTANCE OF 60.03 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 0.261 ACRES OR 11,365 SQUARE FEET OF LAND, MORE OR LESS.

#### NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT CEDAR ROCK DEVELOPMENT LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SAN JACINTO ADDITION, 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 FLOODWAY MANAGEMENT AREAS SHOWN HEREON. 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 THE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, 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 OR WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED TO 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 \_\_\_\_, 2026.

BY: \_\_\_\_\_  
AUTHORIZED REPRESENTATIVE

STATE OF TEXAS §

COUNTY OF \_\_\_\_ §

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/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

#### LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME AND PAGE
- SQ. FT. SQUARE FEET
- FND. FOUND
- POB. POINT OF BEGINNING
- PD. PLANNED DEVELOPMENT
- MF. MULTIFAMILY
- (P). PER PLAN
- TXDOT. TEXAS DEPARTMENT OF TRANSPORT
- IR. IRON ROD
- R.O.W. RIGHT-OF-WAY
- . POWER POLE
- . GATE POST
- . GUY ANCHOR
- . CHAIN LINK
- . WOOD FENCE
- . SANITARY SEWER
- . WATER LINE
- . OVERHEAD POWER LINE
- . EASEMENT
- . CENTERLINE
- . TREE
- . GAS PIN FLAG
- . MANHOLE
- . SANITARY
- . SAN. TEMPORARY BENCHMARK
- . TBM

#### PLACE COUNTY RECORDING LABEL HERE

#### CERTIFICATE OF APPROVAL

I, \_\_\_\_\_, Chairperson or Vice Chairperson of the City Planning Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Dallas on the \_\_\_\_ day of \_\_\_\_, A.D. 20\_\_\_\_ and same was duly approved on the \_\_\_\_ day of \_\_\_\_, A.D. 20\_\_\_\_ by said Commission.

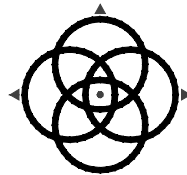
Chairperson or Vice Chairperson  
City Planning Commission  
Dallas, Texas

Attest:

Secretary

## PRELIMINARY PLAT SAN JACINTO ADDITION LOT 1, BLOCK 16/647

BEING A 0.261 ACRE TRACT OF LAND SITUATED  
IN THE JOHN GRIGSBY SURVEY,  
ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO: PLAT-26-000012  
ENGINEERING NO. --



**WINDROSE**  
LAND SURVEYING | PLATTING

1760 S. STEMMONS HWY, STE 180 | LEWISVILLE, TX 75067 | 1.421.217.2544

17451 ENERGY LANE | WINDROSESERVICES.COM

POINT OF CONTACT: LUKE JACKSON - LUKE.JACKSON@WINDROSESERVICES.COM 972-370-5871

DRAWN BY: LD DATE: 01/07/2026 CHECKED BY: LJ JOB NO.: D60855

-- 2026 --