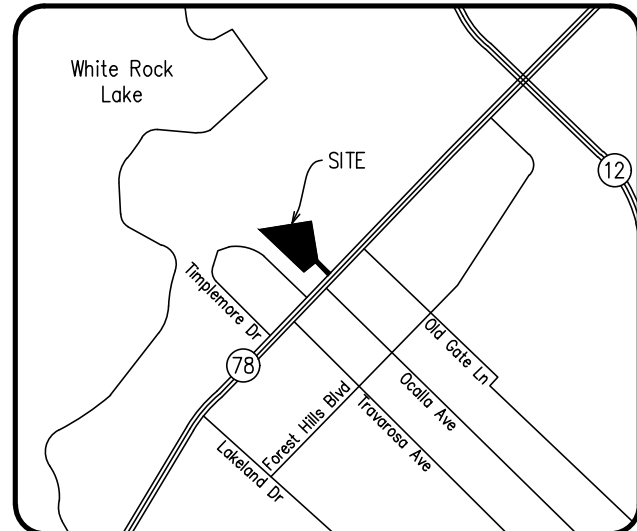
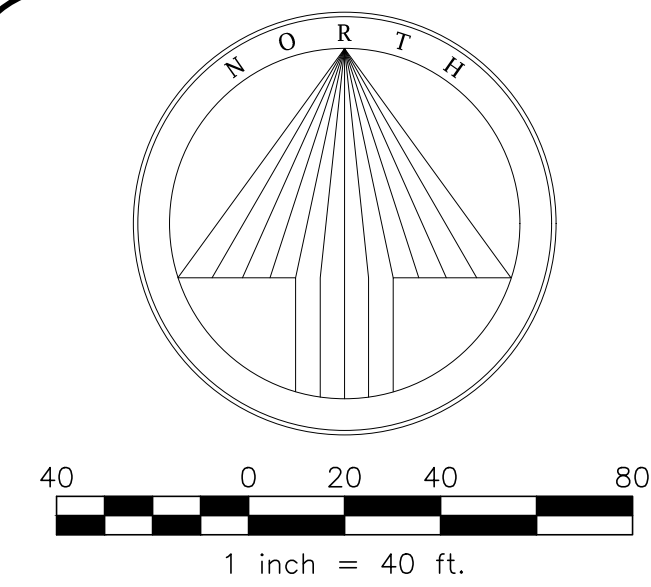


Drawing: C:\2025\000125-172\JLB Emerald Isle Addition\DWG\25-172 Preliminary Plat.dwg Saved By: Juller Save Time: 12/17/2025 11:32:50 AM Plotted By: Juller Plot Date: 12/17/2025 11:33 AM



LOCATION MAP

N.T.S.

LEGEND	
(Not all items may be applicable)	
	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSERNG" SET, UNLESS OTHERWISE NOTED
	PROPERTY OWNERSHIP NUMBER
	IRON ROD FOUND
	CAPPED IRON ROD FOUND
	VOLUME
	PAGE
	NUMBER
	FEDERAL EMERGENCY MANAGEMENT AGENCY
	FLOOD INSURANCE RATE MAP
	ORDINANCE NUMBER
	INSTRUMENT OR DOCUMENT
	DEED RECORDS, DALLAS COUNTY, TEXAS
	MAP RECORDS, DALLAS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:

- Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- The purpose of the plat is to create a platted lot out of an unplatted tract.
- All buildings on site to be demolished

PROPERTY INFORMATIONS:

- 1000 Emerald Isle, LP – Instrument No. 201300303216 OPRDCT
- Gerson Cerda Montalvo and Rachelle Cerda – Instrument No. 202200170558 OPRDCT
- Stephen Richard Sofhauser and Lesa Jean Sofhauser – Instrument No. 202500135567 OPRDCT
- Albert Caeg Melgarejo, A/K/A Albert Melgarejo and Tina Lin – Instrument No. 201700186307 OPRDCT
- Bernard William Kerich – Instrument No. 201800147333 OPRDCT
- Danh Tuong Tran Andmartine Phuong Nguyen – Instrument No. 201700299681 OPRDCT
- Forrest Jackson – Instrument No. 202400227936 OPRDCT
- Maryam Khodaverdi – Instrument No. 202400260314 OPRDCT
- 1000 Emerald Isle, LP – Instrument No. 201300303216 OPRDCT
- Aditya A. Lulla – Instrument No. 202300226633 OPRDCT
- Jillion Brooks and Robert Bishop – Instrument No. 201900154067 OPRDCT
- Darren Eggebrecht – Instrument No. 201900229780 OPRDCT
- Jeffery Dean Barnes – Instrument No. 2019154771 OPRDCT
- Brett Mcalpine and Candace Mcalpine – Instrument No. 202000093401 OPRDCT
- Kenneth Leonard Marion and Sabra Hanson – Instrument No. 202000034774 OPRDCT
- Ryan McCartney and Caitlin McCartney – Instrument No. 202500169539 OPRDCT
- Kathleen Ballew – Instrument No. 201600155134 OPRDCT
- Andrew Brawley Morgan and Chris Brawley Morgan – Instrument No. 201200235357 OPRDCT
- Chris A. Peiron – Volume 89183, Page 1916 DRDCT
- Cathy Cheung – Instrument No. 202400157245 OPRDCT
- Jean Staffeld – Volume 2001102, Page 4462 DRDCT
- Ann Noonan and Paul David Noonan – Instrument No. 202100227110 OPRDCT
- Kellie E. Romack and Chris L. Romack – Instrument No. 202100051877 OPRDCT

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Dallas, Texas.

Dated this the _____ day of _____, 2025.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS 1010 Emerald Isle LLC is the owner of a 4.516 acre (198,022 square foot) tract of land situated in the C.A. Lovejoy Survey, Abstract No. 829, Dallas County, Texas; said tract being part of City of Dallas Block 9/4413, and being all of a tract of land conveyed to 1010 Emerald Isle LLC, by Special Warranty Deed recorded in Instrument No. 202500186238, of the Official Public Records of Dallas County, Texas; said 4.516 acre (198,022 square foot) tract being more particularly described as follows;

BEGINNING at a 1/2" iron rod found at the north corner of a tract of land conveyed to T.K. Eng. Trustee, by deed recorded in Volume 88127, Page 627, of the Deed Records of Dallas County, Texas, and being in the southwest line of Emerald Isle Drive, a called 50' right-of-way;

THENCE S 44°00'50" W, 194.36 feet, with the northwest line of said T.K. Eng. Trustee, and the northwest line of Lot 1, Block 9/4413, Thieme Office Addition, an addition to the City of Dallas, according to the plat recorded in Volume 81213, Page 1178, of said Deed Records, to a 1/2" iron rod found at the west corner of said Lot 1, Block 9/4413, and in the northeast line of Emerald Isle Addition Revised, an addition to the City of Dallas, according to the plat recorded in Volume 20, Page 121, of the Plat Records of Dallas County, Texas;

THENCE N 44°49'56" W, 706.24 feet, with said northeast line of Emerald Isle Addition Revised, to a 5/8" iron rod found, in a south line of White Rock Lake Park;

THENCE N 79°37'41" E, 559.94 feet, with said south line of White Rock Lake Park, to a "X" cut in concrete found in the southwest line of said Emerald Isle Drive;

THENCE departing said south line of White Rock Lake Park, with said southwest line of Emerald Isle Drive, the following:

S 09°03'10" E, 457.30 feet, to a "X" cut in concrete found;
S 44°50'10" E, 14.50 feet, to the POINT OF BEGINNING with the subject tract containing 198,022 square feet or 4.546 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, 1010 Emerald Isle LLC, do hereby adopt this plat designating the hereinabove described property as **EMERALD ISLE ADDITION**, an Addition to the City of Dallas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2025.

1010 EMERALD ISLE LLC

By: _____
Jeff Patton

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Jeff Patton, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or 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____ 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 PLAT

1010 EMERALD ISLE ADDITION

LOT 1, BLOCK A
BEING PART OF CITY BLOCK 9/4413
OFFICIAL NUMBERS OF THE CITY OF DALLAS
AND BEING OUT OF THE
C.A. LOVEJOY SURVEY, ABSTRACT NO. 829
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000166
ENGINEER NO. _____

OWNER / APPLICANT
1010 Emerald Isle LLC
Spiars Engineering, Inc.
3890 W. Northwest Highway 7th Floor
Dallas, Texas 75205
Telephone (214) 271-8494
Contact: Jeff Patton
Email: jpatton@jlbpartners.com

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Kevin Wier