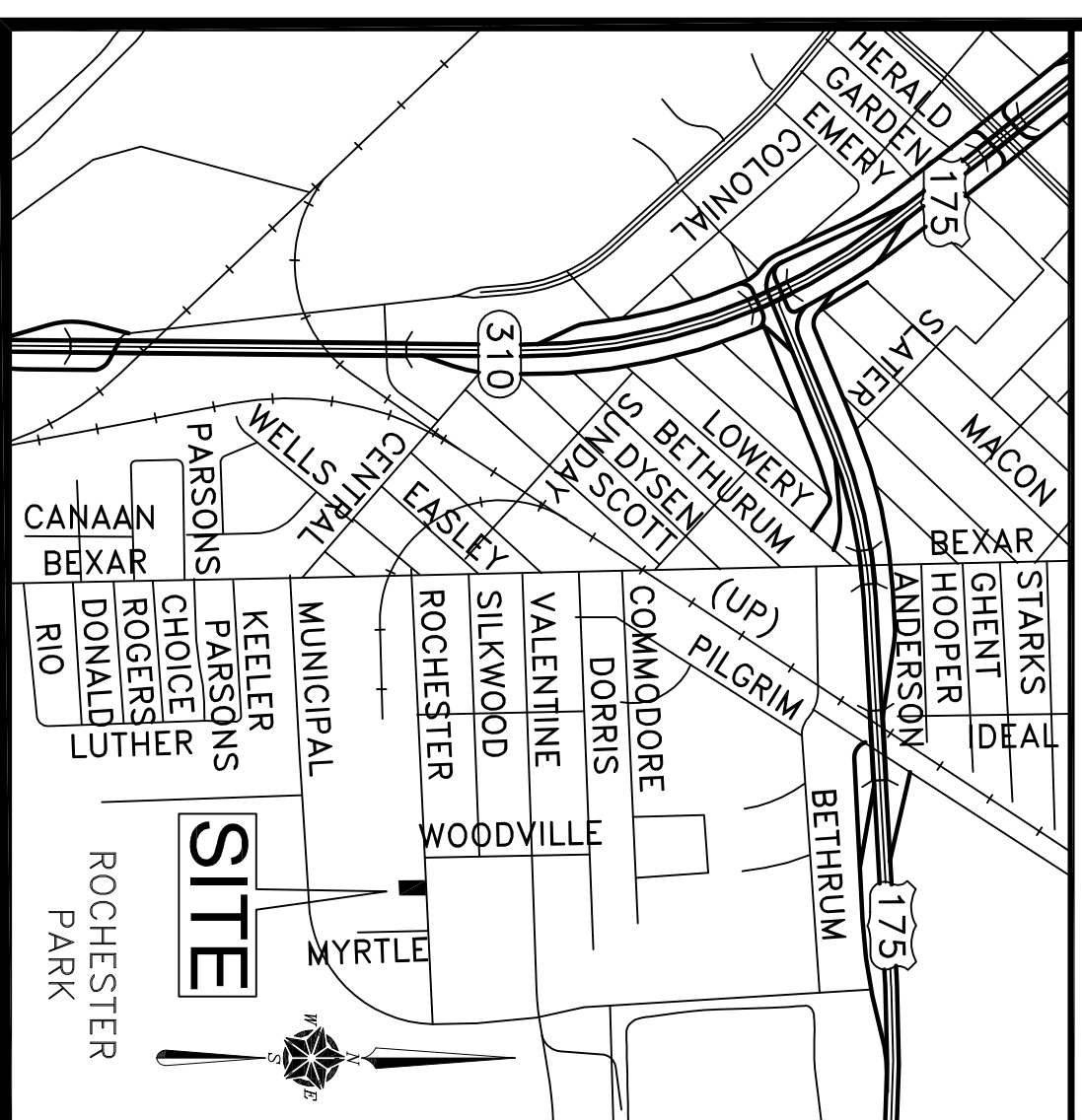
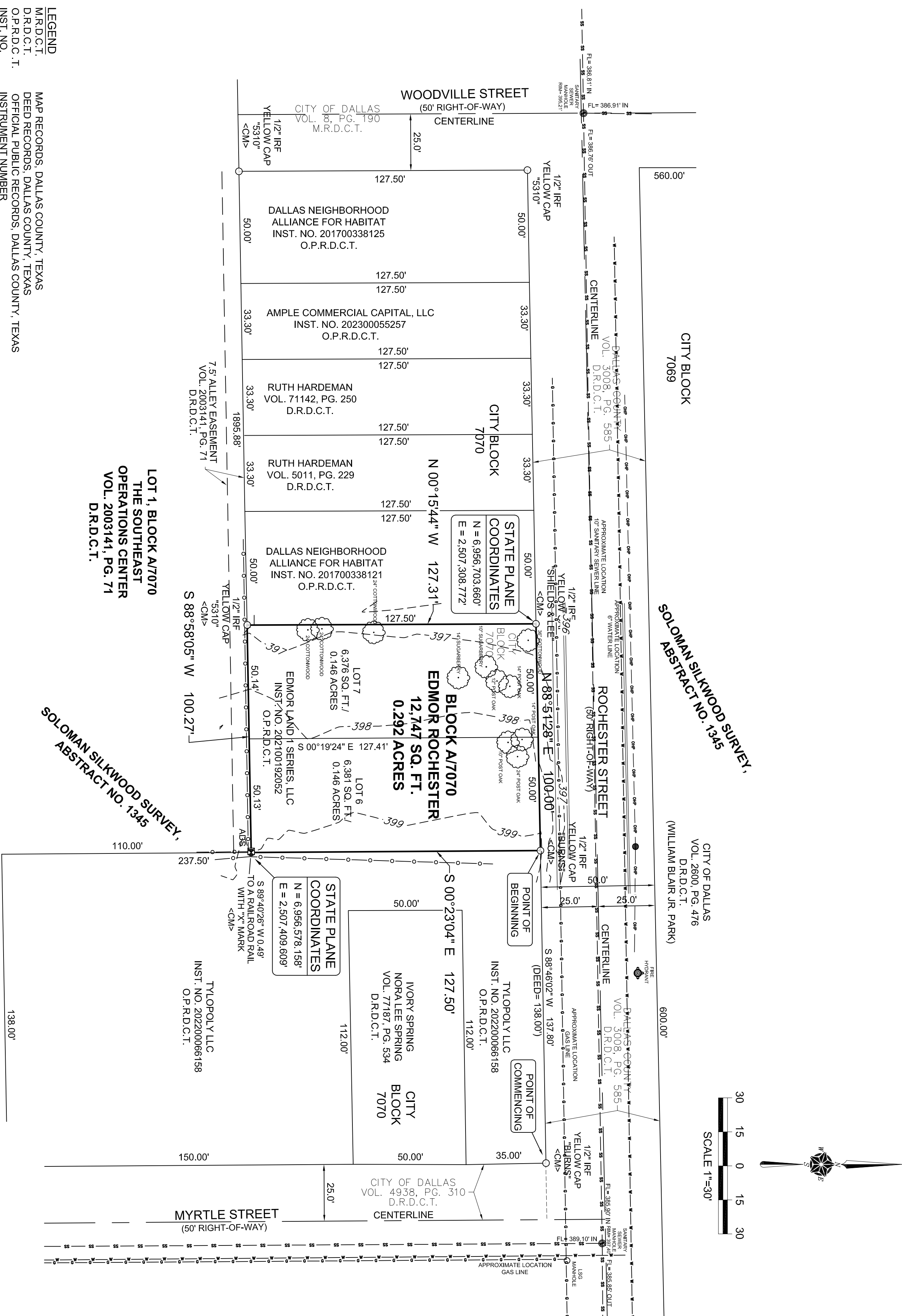


VICINITY MAP (NOT TO SCALE)



- 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).
  - 4) Coordinates shown herein are 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 Paving & Drainage Engineering Section approval.
  - 6) Dallas Department of Water Benchmarks used:  
#1788 "X" out on first rail of the southeast corner of DP&L tower #3 South-East 1/2 and 400' east of Municipal Street. Northing: 6,956,441.308 Easting: 2,508,349,730 Elevation= 395.08  
#1793 "X" cut on first rail of the southeast corner of the extension of Bexar Street. Northing: 6,954,053.344 Easting: 2,505,153,559 Elevation= 393.85
  - 7) Subdivided 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. 481113C0485L with a date of identification of 12/19/2023. For Community Number 480171 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 levee, dike or other structure subject to possible failure or overtopping during larger floods.
  - 8) There are no structures on subdivided property.
  - 9) Trees are as shown.



- LEGEND
- MAP RECORDS, DALLAS COUNTY, TEXAS
  - DEED RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T.
  - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - INSTRUMENT NUMBER
  - VOLUME, PAGE
  - SQUARE FEET
  - IRON ROD FOUND
  - X FND/SET
  - 3 1/4 ALUMINUM DISK STAMPED "EDMOR ROCHESTER & RPLS & TEXAS HERITAGE SURVEYING" SET ON A 1/2 INCH IRON ROD
  - 5382
  - <CM> CONTROL MONUMENT
  - BOUNDARY LINE
  - CENTRAL LINE
  - SAINTARY SEWER LINE
  - GAS LINE
  - OVERHEAD SERVICE LINE
  - CHAINLINK FENCE

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 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. 20221001928052, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as 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 EDMOR ROCHESTER & RPLS 5382 & TEXAS HERITAGE SURVEYING, set on a 1/2 inch iron rod for the northwest 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 28 seconds East, along the said south right-of-way line of Rochester Street, a distance of 100.00 feet to the PLACE OF BEGINNING and containing 12,747 square feet of 0.292 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. 19453, as amended), and Texas Local Government Code, Chapter 212, further affirms that the accreditation shown herein was obtained from the City of Dallas Development Code, and that the digital drawing is a precise representation of the 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. (02/07/2024)

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 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: \_\_\_\_\_

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 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 roadway 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 paving 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 parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may encroach 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 system. Any public utility shall have the right of ingress and egress to please 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 man 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 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 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

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

OWNER  
EDMOR LAND 1 SERIES, LLC  
13601 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 #101693300

TEXAS HERITAGE  
SURVEYING, LLC  
SURVEYOR

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