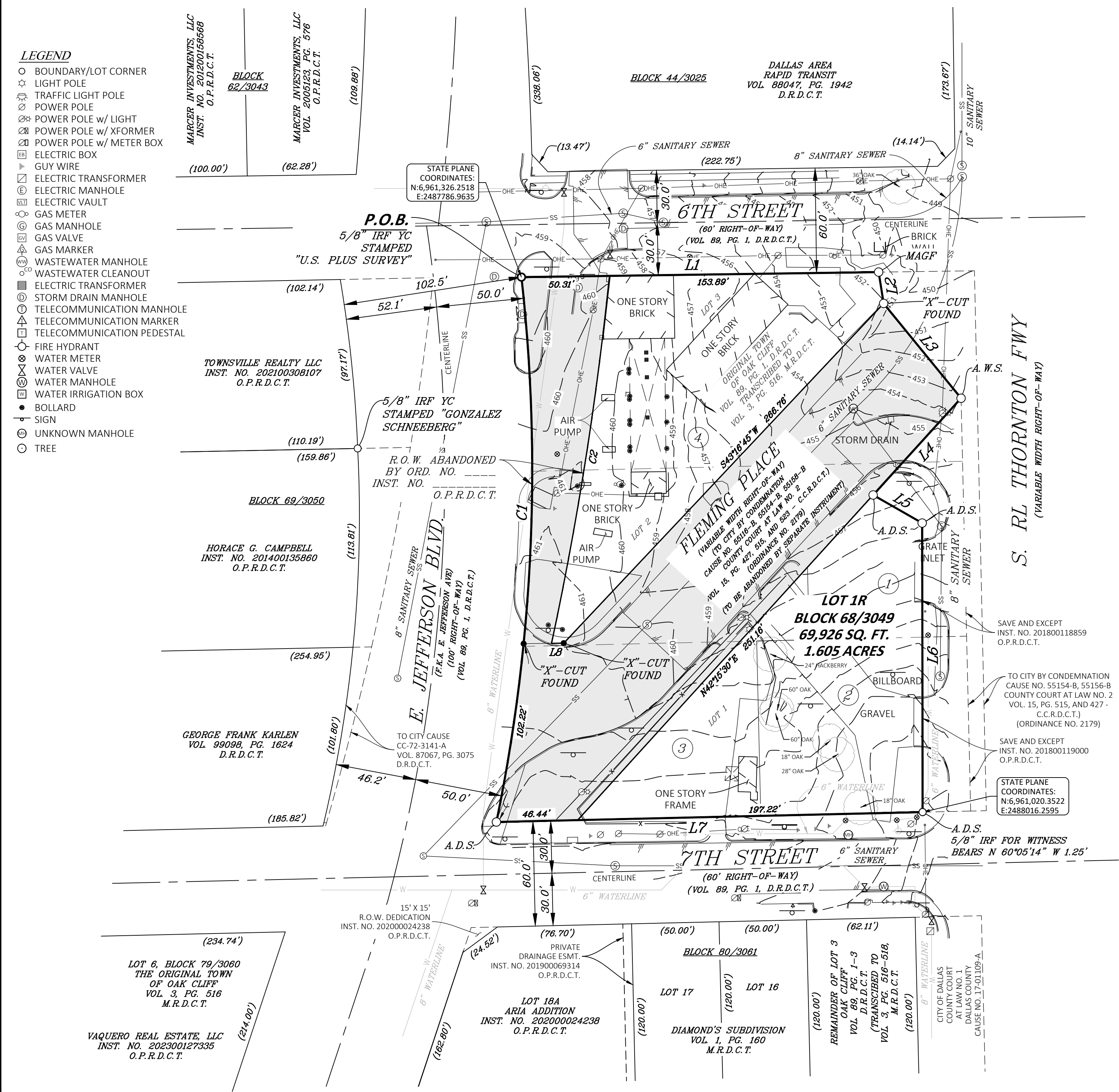


LINETYPES		ABBREVIATIONS	
[Symbol]	STREET CENTERLINE	INST. NO.	INSTRUMENT NUMBER
[Symbol]	ASPHALT	M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
[Symbol]	OVERHEAD ELECTRIC LINE	D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
[Symbol]	UNDERGROUND ELECTRIC LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
[Symbol]	WASTEWATER LINE	CAB.	CABINET
[Symbol]	STORM-DRAIN LINE	VOL.	VOLUME
[Symbol]	WATER LINE	PG.	PAGE
[Symbol]	GAS LINE	(XX" XX' XX")	RECORD BEARING
[Symbol]	TELECOMMUNICATION LINE	(XX'XX)	RECORD DISTANCE
[Symbol]	WROUGHT-IRON FENCE	P.O.B.	POINT OF BEGINNING
[Symbol]	CHAINLINK FENCE	P.O.C.	POINT OF COMMENCING
[Symbol]	WOOD FENCE	(C.M.)	CONTROLLING MONUMENT
[Symbol]	BUILDING	ADS	3-1/4" ALUMINUM DISC STAMPED
			"URBAN STRATEGY" "10194610" & "JI" SET
			AWS
			MAG NAIL W/ ALUMINUM WASHER STAMPED
			"URBAN STRATEGY" "10194610" & "JI" SET
			IRF
			IRON ROD FOUND
			IPF
			IRON PIPE FOUND
			IRFC
			IRON ROD FOUND CAPPED
			EMST
			EASEMENT
			ELEV.
			ELEVATION

VICINITY MAP (NOT TO SCALE)



- GENERAL NOTES**
- BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 - NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 - THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE LOT AND ABANDON FLEMING PLACE RIGHT-OF-WAY.
 - COORDINATES SHOWN HEREON AND THE BASIS OF BEARING HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202 (GRID), NAD83 (2011) EPOCH 2010.00. DERIVED BY GLOBAL NAVIGATION SATELLITE SYSTEMS OBSERVATIONS UTILIZING ALLTERRA RTKNET NETWORK.
 - ALL EXISTING STRUCTURES TO BE REMOVED

OWNERSHIP INFORMATION			
	NAME	INSTRUMENT NO VOLUME/PAGE	RECORDING INFORMATION
1	FWLB JEFFERSON, L.P.	INST. NO. 202200203750	O.P.R.D.C.T.
2	FWLB JEFFERSON, L.P.	INST. NO. 202200203750	O.P.R.D.C.T.
3	M. GEAN MEAZELL	VOL. 89078, PG. 4031	D.R.D.C.T.
4	FWLB JEFFERSON, L.P.	INST. NO. 202200166195	O.P.R.D.C.T.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, FWLB JEFFERSON LP, ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENT, FRANK NUCHERENO, AND M. GEAN MEAZELL, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **JEFFERSON ISLAND**, 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 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, 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 AND UPON 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 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.

FWLB JEFFERSON LP
A TEXAS LIMITED PARTNERSHIP

WITNESS MY HAND THIS ____, DAY OF ____, 2024.

FRANK NUCHERENO

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 FRANK NUCHERENO, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____, DAY OF ____, 2024.

NOTARY SIGNATURE IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

WITNESS MY HAND THIS ____, DAY OF ____, 2024.

M. GEAN MEAZELL

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 M. GEAN MEAZELL, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____, DAY OF ____, 2024.

NOTARY SIGNATURE IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS \$
COUNTY OF DALLAS \$

I, David A. Minton, 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-8.17 (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.

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

David A. Minton
Texas Registered Professional Land Surveyor No. 6233

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 David A. Minton, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the ____, day of ____, 2024.

Notary Public, in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS \$
COUNTY OF DALLAS \$

WHEREAS FWLB Jefferson, L.P. and M. Gean Meazell, are the sole owners of a 69,926 square foot or 1.605 acre tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, City of Dallas, Dallas County, Texas, being all of that tract of land described to said FWLB Jefferson, L.P. by Correction Special Warranty Deed recorded in Instrument No. 202200203750, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and by Special Warranty Deed recorded in Instrument No. 202200166195, O.P.R.D.C.T., and that tract of land described to said M. Gean Meazell, by deed recorded in Volume 89078, Page 4031, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being all of the remainders of Lots 1, 2, and 3, Block 68/3049, Original Town of Oak Cliff, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 89, Page 1, D.R.D.C.T., transcribed to Volume 3, Page 516, Map Records, Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found wity plastic yellow cap stamped "U.S. plus Survey" for the intersection of the south Right-of-Way (R.O.W.) line of 6th Street, a 60 foot R.O.W. according to Volume 89, Page 1, D.R.D.C.T., and the east R.O.W. line of E. Jefferson Blvd., formerly known as E. Jefferson Avenue, a variable width R.O.W., called a 100 foot R.O.W. according to Volume 89, Page 1, D.R.D.C.T.;

THENCE North 89 degrees 12 minutes 04 seconds East, with the south R.O.W. line of said 6th Street, a distance of 204.20 feet to a mag nail found for the intersection of the south R.O.W. line of said 6th Street, and the west R.O.W. line of S. RL Thornton Fwy, a variable width R.O.W.;

THENCE, with the west R.O.W. line of said S. RL Thornton Fwy, the followings bearings and distances:

- South 09 degrees 03 minutes 52 seconds East, a distance of 18.15 feet to an "X"-cut found for corner;
- South 39 degrees 14 minutes 11 seconds East, a distance of 69.95 feet to a mag nail with aluminum washer stamped "URBAN STRATEGY" "10194610" & "JI" set for corner;
- South 42 degrees 15 minutes 21 seconds West, a distance of 74.75 feet to a 3-1/4 inch aluminum disk stamped "URBAN STRATEGY" "10194610" & "JI" set for corner;
- South 60 degrees 14 minutes 44 seconds East, a distance of 32.31 feet to a 3-1/4 inch aluminum disk stamped "URBAN STRATEGY" "10194610" & "JI" set for corner;
- South 00 degrees 04 minutes 39 seconds East, a distance of 165.28 feet to a 3-1/4 inch aluminum disk stamped "URBAN STRATEGY" "10194610" & "JI" set for the intersection of the west R.O.W. line of said S. RL Thornton Fwy., and the north R.O.W. line of 7th Street, a 60 foot R.O.W. according to Volume 89, Page 1, D.R.D.C.T., from which a 5/8 inch iron rod found for witness bears North 60 degrees 05 minutes 14 seconds West, a distance of 1.25 feet;

THENCE South 88 degrees 40 minutes 17 seconds West, with the north R.O.W. line of said 7th Street, a distance of 243.67 feet to a 3-1/4 inch aluminum disk stamped "URBAN STRATEGY" "10194610" & "JI" set for the intersection of the north R.O.W. line of said 7th Street, and the east R.O.W. line of said E. Jefferson Blvd., being the beginning of a non-tangent curve to the left, having a radius of 994.70 feet, a central angle of 18 degrees 02 minutes 20 seconds, and a chord bearing and distance of North 02 degrees 37 minutes 44 seconds East, 311.88 feet;

THENCE, with the east R.O.W. line of said E. Jefferson Blvd, and said curve to the left, passing an "X"-Cut found for reference an arc distance of 102.22 feet, and continuing a total distance of 313.17 feet to the **POINT OF BEGINNING**, and containing 69,926 square feet or 1.605 acres of land.

Curve #	Central Angle	Radius	Length	Chord Bearing	Chord Distance
C1	18° 02' 20"	994.70'	313.17'	N 02° 37' 44" E	311.88'
C2	6° 13' 11"	1960.08'	212.77'	N 08° 56' 51" E	212.67'

Line #	Direction	Length
L1	N 89° 12' 04" E	204.20'
L2	S 09° 03' 52" E	18.15'
L3	S 39° 14' 11" E	69.95'
L4	S 42° 15' 21" W	74.75'
L5	S 60° 14' 44" E	32.31'
L6	S 00° 04' 39" E	165.28'
L7	S 88° 40' 17" W	243.67'
L8	S 89° 12' 04" W	6.94'

CERTIFICATE OF APPROVAL

I, Tony Shidid, 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 ____, 20__, by said Commission

Chairperson
City Plan Commission
Dallas, Texas

Attest: _____
Secretary

URBAN STRATEGY
1100 E. Campbell, Suite 210
Richardson, Texas 75081
Firm Registration #F-10194610, 214-396-2339
www.urbanstrategy.us

PRELIMINARY PLAT

JEFFERSON ISLAND
LOT 1R, BLOCK 68/3049
1.605 ACRES / 69,926 SQUARE FEET
REMAINDER OF LOTS 1, 2 & 3, BLOCK 68/3049,
ORIGINAL TOWN OF OAK CLIFF ADDITION
RECORDED IN VOL. 3, PG. 516, IN THE
PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
OUT THE ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE No. S234-159, ENGINEERING PLAN No. DP_____
ISSUE DATE: 07/09/2024 | PROJECT NO.: 22544 | SCALE: 1 inch = 40 feet. | PAGE 1 OF 1

FILE NAME: S:\22544-PRELIMINARY PLAT WITH DWG
DATE: 07/09/2024 12:04:23
USER: DAVIDMINTON
PROJECT: 22544-PRELIMINARY PLAT WITH DWG
PLOT: 07/09/2024 12:04:23
PLOTTER: HP DesignJet T1200
PLOTTER DRIVER: HP DesignJet T1200 PCL6
PLOTTER MODEL: HP DesignJet T1200