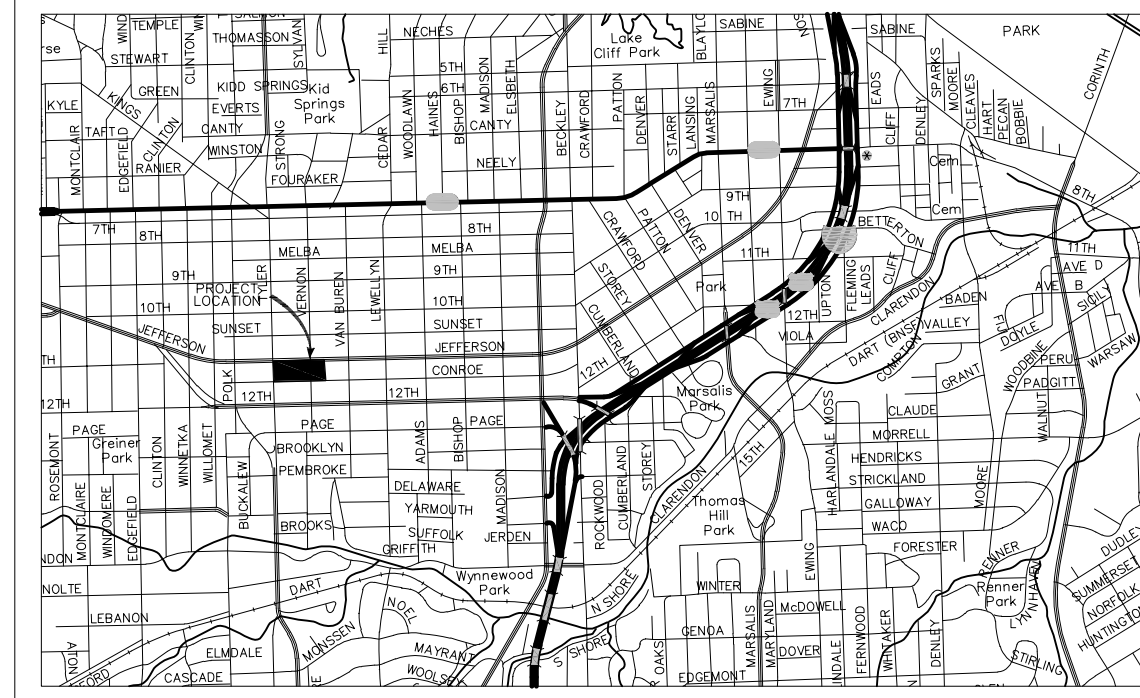
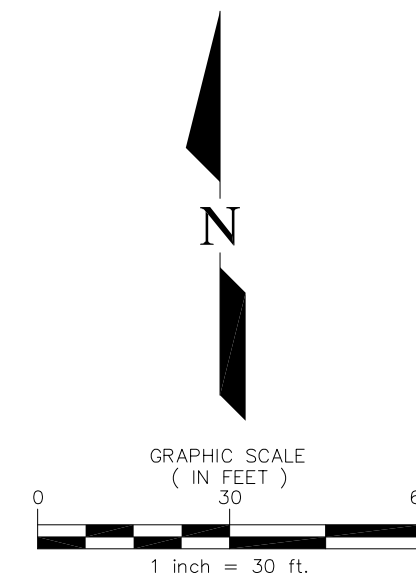


- (A)  
 W. 1/2 LOT 14  
 314 W JEFFERSON BLVD  
 JUSTICE RENTAL CENTER  
 VOL. 82080, PG. 0796
- (B)  
 E. 1/2 LOT 14  
 312 W JEFFERSON BLVD  
 312 W JEFFERSON BLVD INT  
 201600280901
- (C)  
 W 30' LOT 13  
 310 W JEFFERSON BLVD  
 MOXIE INVESTMENT LTD  
 VOL. 98011, PG. 0620
- (D)  
 PT LOTS 12 & 13  
 306 W JEFFERSON BLVD  
 VICTOR BALLAS & ZUBER ENTERPRISES LLC  
 VOL. 84095, PG. 2562



- GENERAL NOTES:**
- All bearings shown are based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011).
  - Lot to lot drainage will not be allowed without engineering section approval.
  - The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
  - The purpose of this plat is to create one (1) Lot from two (2) separate lots.
  - No trees found within subject property.

ABBREVIATIONS

C.M.	CONTROL MONUMENTS
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORD DALLAS COUNTY TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORD DALLAS COUNTY TEXAS
M.R.D.C.T.	MAP RECORD DALLAS COUNTY TEXAS
I.R.F.	IRON ROD FOUND
ROW	RIGHT-OF-WAY
SW	SIDEWALK
"X"	X CUT IN CONCRETE
FF	FINISHED FLOOR
BH	BUILDING HEIGHT
HDGP	HANDICAP PARKING
SAN. SWR. ESMT.	SANITARY SEWER EASEMENT

**CONTROL**

100  
N:6957104.0340  
E:2482486.8630  
Z:527.30'

101  
N:6957104.2550  
E:2482728.2790  
Z:525.91'

**BM 54-HJO**  
N:6957738.922  
E:2482492.216  
Z:523.14'

**BM 54-C-1**  
N:6959196.399  
E:2482385.700  
Z:517.71'

- LEGEND**
- 'X' CUT FOUND
  - ⊗ XS 'X' IN CONCRETE SET
  - ⊙ IRF IRON ROD FOUND (AS NOTED)
  - IRSC DT IRON ROD WITH CAP SET "DAL-TECH"
  - MON MONUMENT FOUND AS NOTED
  - LOT LINE
  - - - - - DEED LINE

SYMBOLLOGY	
—CATV—	CABLE TV
—OHP—	OVERHEAD POWER LINE
—W—	WATER LINE
—WW—	WASTEWATER LINE
—SD—	STORM DRAIN
—G—	GAS LINE
—UGE—	ELECTRIC LINE
—FO—	FIBER OPTIC LINE
—T—	TELEPHONE LINE
—X—	CHAINLINK FENCE
⊙	CLEANOUT
⊙	DRAINAGE/STORM MANHOLE
⊙	SANITARY SEWER MANHOLE
▲	LANDSCAPE LIGHT
●	BOLLARD
●	GUY ANCHOR
●	UTILITY POLE
●	SIGN
★	LIGHT POLE
CLF	CHAINLINK FENCE
WIF	WIRE FENCE
⊗	TREE
⊗	IRRIGATION CONTROL VALVE
⊗	WATER VALVE
⊗	GAS VALVE
⊗	WATER METER
⊗	ELECTRIC BOX
⊗	FIRE HYDRANT
⊗	PEDESTAL

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That \_\_\_\_\_, acting by and through its duly authorized agent, \_\_\_\_\_, do hereby adopt this plat, designating the herein described property as **DALLAS LAND AND LOAN CO'S ADDITION NO. 2 TO OAK CLIFF, LOT 1A, BLOCK 52/3172**, 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 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_  
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

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

SURVEYOR'S STATEMENT

I, Getsy Suthan, 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, Section 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 \_\_\_\_\_, 2025.

Getsy Suthan  
Texas Registered Professional Land Surveyor No. 6449

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

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

**OWNER**  
ANA SANCHEZ  
MULTICULTURAL RECOVERY CENTER, INC.  
335 CENTRE STREET  
DALLAS, TEXAS 75208  
anasanchez214@gmail.com

**SURVEYOR**  
DAL-TECH ENGINEERING  
17400 DALLAS PARKWAY, SUITE 110  
DALLAS, TEXAS 75287  
(972) 250-2727  
TBPELS FIRM NO. 101235-11



17400 DALLAS PKWY., SUITE 110  
DALLAS, TEXAS 75248  
TEL:(972)250-2727  
TEXAS SURVEYING FIRM NO. 10123500

**BEING** a tract of land situated in the G. L. Leonard Survey, Abstract Number 770, Dallas County, Texas, and being Lots 1 and 2, Block 52/3172 of DALLAS LAND AND LOAN COMPANY'S ADDITION NO. 2 to Oak Cliff, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 106, Page 230, of the Map Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a Cut "X" found at the southwest corner of said tract of Block 52/3172, said corner being on the north right-of-way line Centre Street (50-foot right-of-way, Volume 106, Page 230) and the west right-of-way line of Bishop Avenue (a 50-foot right-of-way, Volume 106, Page 230)

**THENCE** North 01 degrees 09 minutes 25 seconds West, with the east right-of-way line of said Bishop Avenue, a distance of 110.00 feet to a set iron rod with red cap stamped Dal-Tech (hereinafter labeled 1/2" set iron rod) for corner on the east right-of-way line of Bishop Avenue, and the northwest corner of said Lot 1;

**THENCE** North 89 degrees 22 minutes 00 seconds East, with the north line of said Lots 1 and Lot 2 of Block 52/3177, a distance of 100.00 feet to a 1/2" set iron rod for the northeast corner of said Lot 2 and the south line of a 20-foot alley recorded in (Vol. 106, Pg. 230);

**THENCE** South 01 degrees 09 minutes 25 seconds East, with the west line of said Lot 2 and the west line of Lot 3 of Block 52/3177, a distance of 110.00 feet to an "X" cut found in concrete for southeast corner of said Lot 2 and the southwest corner of said Lot 3.

**THENCE** South 89 degrees 22 minutes 00 seconds West, a distance of 100.00 with the north right-of-way line of said Centre Street and south line of said Lots 1 and 2 a distance of 100.00 feet to the **POINT OF BEGINNING**, and containing 11,000 square feet, or 0.25 acres of land more or less.

NOTE: All Coordinates shown hereon are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011), no scale, no projection. All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

OWNER'S CERTIFICATE

CERTIFICATE OF APPROVAL

I, Tony Shididi, 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

PRELIMINARY PLAT STATEMENT

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.

**PRELIMINARY PLAT**  
**DALLAS LAND AND LOAN CO'S ADDITION NO. 2**  
**TO OAK CLIFF**  
**LOT 1A, BLOCK 52/3172**  
**0.25 ACRES**

A REPLAT OF LOT 1 AND 2, BLOCK 52/3172  
DALLAS LAND AND LOAN CO'S ADDITION NO. 2  
TO OAK CLIFF  
G. L. LEONARD, ABSTRACT NO. 770  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S 245-086