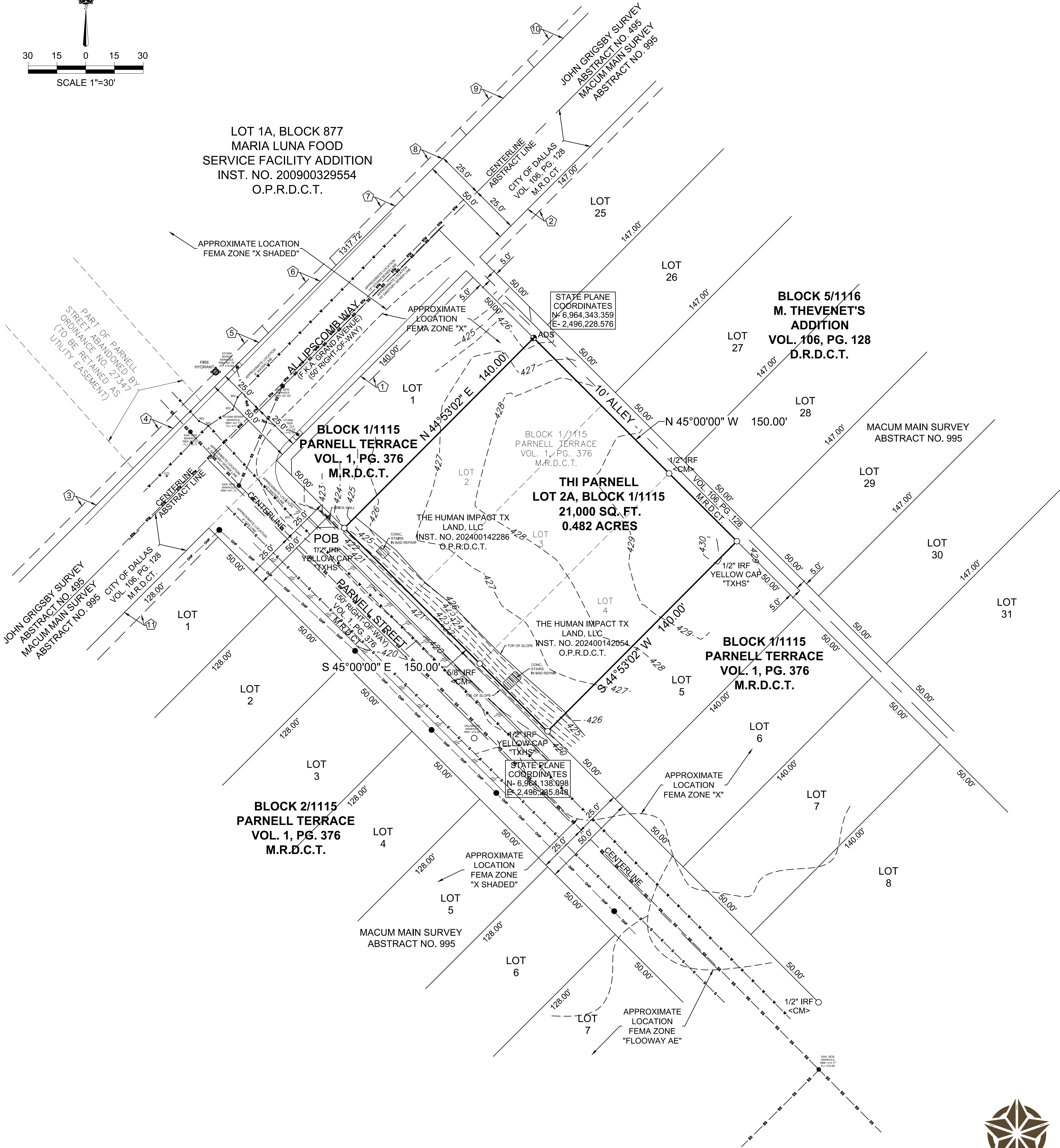


LEGEND
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME, PAGE
SQ. FT. SQUARE FEET
IRF. ○ IRON ROD FOUND
ADS 3-1/4" ALUMINUM DISK STAMPED "THI PARNELL & RPLS 5382" SET ON AN IRON ROD FOR CORNER
<CM> CONTROL MONUMENT
1/2" IRF YELLOW CAP "TXHS" - IRONS SET AT PREVIOUS JOB DATED 08/13/2024
F.K.A. FORMERLY KNOWN AS
POB POINT OF BEGINNING

ASPHALT
EASEMENT LINE
BOUNDARY LINE
CENTERLINE
SANITARY SEWER LINE
STORM SEWER LINE
GAS LINE
WATER LINE
OVERHEAD POWER LINE



STREET EASEMENTS
TO CITY OF DALLAS
VOL. 4950, PG. 257
D.R.D.C.T.
VOL. 4837, PG. 531
D.R.D.C.T.
VOL. 4895, PG. 394
D.R.D.C.T.
INST. NO. 200900329554
O.P.R.D.C.T.
VOL. 4897, PG. 65
D.R.D.C.T.
VOL. 4832, PG. 19
D.R.D.C.T.
VOL. 4824, PG. 423
D.R.D.C.T.
VOL. 4809, PG. 273
D.R.D.C.T.
VOL. 4826, PG. 145
D.R.D.C.T.
VOL. 4905, PG. 309
D.R.D.C.T.
VOL. 5065, PG. 620
D.R.D.C.T.

GENERAL NOTES:

- 1) The purpose of this plat is to create one lot out of three platted lots.
- 2) The maximum number of lots permitted by this plat is one.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 4) Coordinates shown hereon are based on 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 proper City of Dallas Engineering Division approval.
- 6) Dallas Department of Water Benchmarks used:
#1709 Rivet on bottom step of Church at the southwest corner of Cliff Drive & Ninth Street. Elevation= 468.25'
#1710 Square cut on storm sewer inlet at corner of Church Street & Jefferson Boulevard. Elevation= 490.46'
- 7) Subject 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. 48113C0345L, with a date of identification of 08/26/2025, 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.
- 8) There are no structures on subject property.

OWNER
THE HUMAN IMPACT TX
LAND, LLC
1808 S. GOOD LATIMER EXPY
DALLAS, TX 75226

TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

PRELIMINARY REPLAT
THI PARNELL
LOT 2A, BLOCK 1/1115
BEING A REPLAT OF
LOTS 2, 3 & 4, BLOCK 1/1115
PARNELL TERRACE
MACUM MAIN SURVEY,
ABSTRACT NO. 995
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT-25-000091
CITY PLAN FILE NO. S245-235
ENGINEERING PLAN NO. DP _____

DATE: 08/26/2025 / JOB # 2401612-2 / SCALE= 1" = 30' / DRAWN: KO
PAGE 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **THE HUMAN IMPACT TX LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY**, is the owner of a tract of land in City Block 8606 situated in the Henry C. Long Survey, Abstract No. 995, City of Dallas, Dallas County, Texas, being Lots 2, 3 & 4, Block 1/1115, Parnell Terrace, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 376, Map Records, Dallas County, Texas, and being that tract of land (Lots 2 & 3) as described in Special Warranty Deed to THE HUMAN IMPACT TX LAND, LLC, A Texas limited liability company as recorded in Instrument Number 202400142286, Official Public Records, Dallas County, Texas, along with that tract of land (Lot 4) as described in Warranty Deed to THE HUMAN IMPACT TX LAND, LLC, A Texas limited liability company as recorded in Instrument Number 202400142054, Official Public Records, Dallas County, Texas, and together being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap "TXHS" for the south corner of Lot 1, Block 1/1115 of said Parnell Terrace, same lying in the northeast right-of-way line of Parnell Street (50' right-of-way);

THENCE North 44 degrees 53 minutes 02 seconds East, along the southeast line of said Lot 1, Block 1/1115, a distance of 140.00 feet to a 3 1/4 aluminum disk set stamped "THI PARNELL and RPLS 5382" for the east corner of said Lot 1, Block 1/1115, same lying in the southwest right-of-way line of a 10 foot alley;

THENCE South 45 degrees 00 minutes 00 seconds East, along the said southwest right-of-way line of a 10 foot alley, a distance of 150.00 feet to a 1/2 inch iron rod found with yellow plastic cap "TXHS" for the north corner of Lot 5, Block 1/1115 of said Parnell Terrace;

THENCE South 44 degrees 53 minutes 02 seconds West, along the northwest line of said Lot 5, Block 1/1115, a distance of 140.00 feet to a 1/2 inch iron rod found with yellow plastic cap "TXHS" for the west corner of said Lot 5, Block 1/1115, same lying in the said northeast right-of-way line of Parnell Street;

THENCE North 45 degrees 00 minutes 00 seconds West, along the said northeast right-of-way line of Parnell Street, a distance of 150.00 feet to the POINT OF BEGINNING and containing 21,000 square feet or 0.482 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **THE HUMAN IMPACT TX LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **THI PARNELL** 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, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2025.
THE HUMAN IMPACT TX LAND, LLC
A TEXAS LIMITED LIABILITY COMPANY

By: _____
Elisabeth Jordan - CEO

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 Elisabeth Jordan, 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 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

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. 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 _____, 2025.

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. (09/10/2025)

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 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

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shiddi, Chairperson or 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 REPLAT
THI PARNELL
LOT 2A, BLOCK 1/1115**
BEING A REPLAT OF
LOTS 2, 3 & 4, BLOCK 1/1115
PARNELL TERRACE
MACUM MAIN SURVEY,
ABSTRACT NO.: 995
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT-25-000091
CITY PLAN FILE NO. S245-235
ENGINEERING PLAN NO. DP _____


**TEXAS HERITAGE
SURVEYING, LLC**
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

OWNER
THE HUMAN IMPACT TX
LAND, LLC
1808 S. GOOD LATIMER EXPY
DALLAS, TX 75226

GENERAL NOTES:

- 1) The purpose of this plat is to create one lot out of three platted lots.
- 2) The maximum number of lots permitted by this plat is one.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 4) Coordinates shown hereon are based on 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 proper City of Dallas Engineering Division approval.
- 6) Dallas Department of Water Benchmarks used:
#1709 Rivet on bottom step of Church at the southwest corner of Cliff Drive & Ninth Street. Elevation= 468.25'
#1710 Square cut on storm sewer inlet at corner of Church Street & Jefferson Boulevard. Elevation= 490.46'
- 7) Subject 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. 48113C0345L, with a date of identification of 08/26/2025, 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.
- 8) There are no structures on subject property.