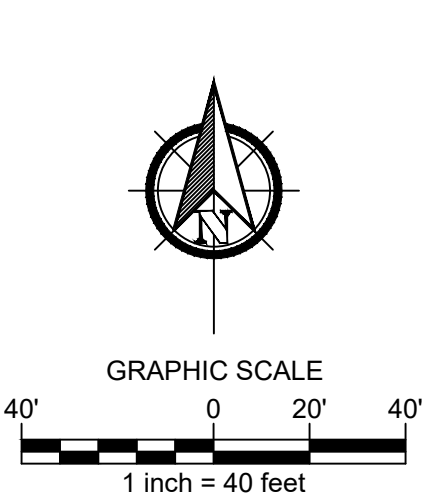


VICINITY MAP  
(NOT TO SCALE)



ABBREVIATIONS	
INST. NO.	INSTRUMENT NUMBER
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
VOL.	VOLUME
PG.	PAGE
SF	SQUARE FEET
SDMH	STORM DRAIN MANHOLE
WWMH	WASTEWATER MANHOLE
IRF	IRON ROD FOUND
A.C.S.	1/2 INCH IRON ROD SET WITH 3-1/2" ALUMINUM DISK STAMPED "URBAN STRATEGY" "10194610" AND "CHA"
R.O.W.	RIGHT-OF-WAY

LINETYPES	
—	STREET CENTERLINE
—O—	OVERHEAD ELECTRIC LINE
—□—	GUARD RAIL
—○—	CHAINLINK FENCE
—WW—	WASTEWATER LINE
—G—	WATER LINE
—G—	GAS LINE
—T—	TELECOMMUNICATION LINE

LEGEND	
☆	LIGHT POLE
⊙	POWER POLE
—>	GUY WIRE
⊕	GAS VALVE
⊕	GAS MARKER
⊕	WASTEWATER MANHOLE
⊕	WASTEWATER CLEANOUT
⊕	STORM DRAIN MANHOLE
⊕	TELECOMMUNICATION MANHOLE
⊕	FIRE HYDRANT
⊕	WATER METER
⊕	WATER VALVE
⊕	WATER MARKER
—	SIGN

#### OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **HIGH 8 LANCASTER, LLC**, acting by and through their duly authorized agent, Barrett Linburg, and **SUPPORTIVE HOUSING INC.**, acting by and through their duly authorized agent, **\*\*Representative\*\*** do hereby adopt this plat, designating the herein described property as **COMMAL HIGH 8 ADDITION**, 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.

HIGH 8 LANCASTER, LLC  
a Texas limited liability company

Witness my hand this \_\_, day of \_\_, 2025.

Barrett Linburg

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 Barrett Linburg, 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 \_\_, 2025.

Notary signature in and for the State of Texas

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

SUPPORTIVE HOUSING INC.

Witness my hand this \_\_, day of \_\_, 2025.

**\*\*Representative\*\***

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 **\*\*Representative\*\***, 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 \_\_, 2025.

Notary signature in and for the State of Texas

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

#### SURVEYOR'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

I, **Mark A. Nace**, 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) and (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.

Mark A. Nace  
Registered Professional Land Surveyor No. 5539

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 **Mark A. Nace**, 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 \_\_, 2025.

Notary Public, in and for the State of Texas

#### OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

**WHEREAS** High 8 Lancaster, LLC, and Supportive Housing Inc., are the sole owners of a 71,687 square feet or 1.646 acre tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, City of Oak Cliff Block 38/3019, Dallas County, Texas, being that tract of land described to said High 8 Lancaster LLC, by Special Warranty Deed recorded in Instrument No. 202100296592, Official Public Record, Dallas County, Texas (O.P.R.D.C.T.), by Special Warranty Deed recorded in Instrument No. 202100348298, O.P.R.D.C.T., and by Special Warranty Deed recorded in Instrument No. 202100382817, O.P.R.D.C.T., and being that tract of land described to said Supportive Housing Inc., by Quitclaim Deed recorded in Volume 98152, Page 25, Deed Records, Dallas County, Texas (D.R.D.C.T.), by Warranty Deed recorded in Volume 98198, Page 2239, D.R.D.C.T., and by Special Warranty Deed recorded in Volume 93007, Page 2247, D.R.D.C.T., same being a portion of Block 38/3019, Original map of Oak Cliff, an addition to the City of Dallas, Dallas County, Texas, According to the Map thereof recorded in Volume 3, Page 537, Map Records, Dallas County, Texas (M.R.D.C.T.), and being more particularly described as following:

**BEGINNING** at a 5/8-inch iron rod found at the intersection of the west Right-of-Way (R.O. W.) line of N. Lancaster Avenue, (60-foot R.O.W., Volume 3, Page 516, M.R.D.C.T.), and the North R.O.W. line of Comal Street (60' right-of-way, Volume 3 Page 516, M.R.D.C.T.);

**THENCE** South 88 degrees 55 minutes 50 seconds West, with the north R.O.W. line of said Comal Street, a distance of 185.00 feet to a 1/2-inch iron rod with 3-1/2 inch aluminum disk stamped "Urban Strategy" "10194610" and "CHA" set for the intersection of the north R.O.W. line of said Comal Street, and the east R.O.W. line of a 17.50 feet alley (by use and occupation);

**THENCE** North 01 degrees 03 minutes 52 seconds West, with the east R.O.W. line of said Alley, a distance of 387.50 feet to a 1/2-inch iron rod with 3-1/2 inch aluminum disk stamped "Urban Strategy" "10194610" and "CHA" set for the southwest corner of that tract of land described to Shahid Mohamad, by deed recorded in Instrument No. 201300171450, O.P.R.D.C.T.

**THENCE** North 88 degrees 55 minutes 50 seconds E, with the south line of said Shahid Mohamad tract, a distance of 185.00 feet to a 5/8-inch iron rod found for the southeast corner of said Shahid Mohamad tract, and being in the west R.O.W. line of said N. Lancaster Avenue;

**Thence** S 01°03'52" E, with the west R.O.W. line of said N. Lancaster Avenue, a distance of 387.50' to the **PLACE OF BEGINNING**, and containing 71,687 square feet or 1.646 acre tract of land.

#### GENERAL NOTES

- Basis of Bearing is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- Coordinates shown hereon refer to the state plane coordinate system, Texas North Central Zone 4202 North Texas Central Zone 4202, North American Datum of 1983, on grid coordinates vales, no scale and no projection.
- Not all lot lines outside of the boundary of the subject property show hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps only.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section Approval.
- Property is vacant.

#### PURPOSE NOTE:

The purpose of this plat is to create one (1) lot from a portion of an existing block.

#### PLACE COUNTY RECORDING LABEL HERE

#### CERTIFICATE OF APPROVAL

I, \_\_\_\_\_, Chairperson or  
I, \_\_\_\_\_, 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 \_\_,  
20\_\_, by said Commission

Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest:

Secretary



4222 Main Street, Dallas, TX 75226  
Firm Registration #10194610, 214-396-2339  
www.urbanstrategy.us

#### PRELIMINARY PLAT

### LOT 1, BLOCK 38/3019 COMAL HIGH 8 ADDITION 1.6457 ACRES / 71,687 SQUARE FEET

BEING A REPLAT OF

PART OF BLOCK 38/3019 OF OAK CLIFF ADDITION

RECORDED IN VOL. 3, PG. 516, IN THE

PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

OUT OF THE ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE No. PLAT-25-000167

ENGINEERING PLAN No. DP-\_\_\_\_\_

ISSUE DATE: 12/17/2025 | PROJECT NO.: 251047 | SCALE: 1 inch = 40 ft. | PAGE 1 OF 1

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.

**CIVIL**  
URBAN STRATEGY  
4222 MAIN ST.  
DALLAS, TX 75226  
WWW.URBANSTRATEGY.US  
214-295-5775

**SURVEYOR**  
MARK A. NACE, RPLS  
TEXAS LICENSE NO 5539  
URBAN STRATEGY  
4222 MAIN STREET  
DALLAS, TX 75226  
214-396-2339  
MARKN@URBANSTRATEGY.US  
TBPLS FIRM NO. 10194610

**OWNER**  
HIGH 8 LANCASTER, LLC  
CONTACT: BARRETT LINBURG  
6060 N. CENTRAL EXPY., STE. 770  
DALLAS, TEXAS 75206  
248-670-1365  
BA@TOWNCOMPANIES.COM

**SUPPORTIVE HOUSING INC.**  
CONTACT: TRASWELL C. LIVINGSTON III  
P.O. BOX 4338  
DALLAS, TEXAS 75208  
214-941-0523  
JNATION@ASDHOME.ORG