

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED.
—	IRON ROD FOUND
—	IRF CAPPED IRON ROD FOUND
●	POWER POLE
⊙	SAN. SEWER MANHOLE
⊙	STORM SEWER MANHOLE
⊙	GUY WIRE ANCHOR
⊙	BOLLARD
—	SIGNPOST
⊙	FIRE HYDRANT
●	GAS MARKER
—	GTL GAS TEST LEAD
—	GM GAS METER
—	GAS LINE MARKER
—	WATER VALVE
—	WATER METER
—	CHAIN LINK FENCE
—	WOOD FENCE
—	OVERHEAD POWER LINE
—	CONTROL MONUMENT
—	BY THIS PLAT
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCTM	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:

- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
- Lot to lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to create 1 lot.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
- All existing buildings onsite are to be removed.

SURVEYOR'S STATEMENT

I, Darren K. Brown, 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 _____, 2023.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252



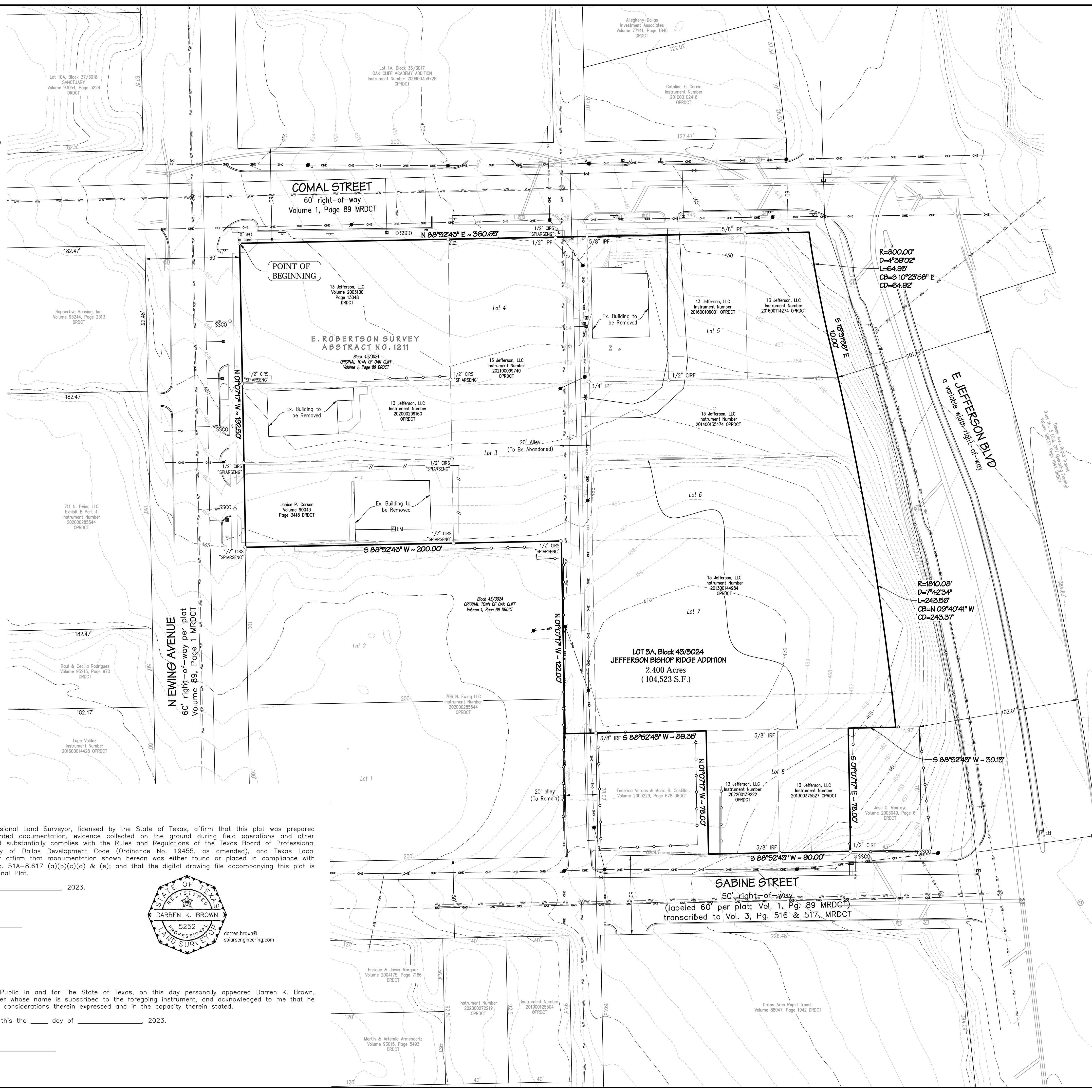
darren.brown@sparsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer 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.

Given under my hand and seal of office this the ____ day of _____, 2023.

Notary Public, State of Texas



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1121, City of Dallas, Dallas County, Texas, being all of Lots 3 thru 7, and part of Lot 8, City Block 43/3024 of the Original Town of Oak Cliff, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 89 of the Map Records, Dallas County, Texas (MRDCT), and being all of the tracts conveyed to 13 Jefferson, LLC, by deeds recorded in Volume 2003100, Page 13048, Deed Records, Dallas County, Texas (DRDCT), and instruments numbered 202000099740, Official Public Records, Dallas County, Texas (OPRDCT), 201600106001 OPRDCT, 201600114274 OPRDCT, 201400135474 OPRDCT, 201300144984 OPRDCT, 202000209160 OPRDCT, 202200139222 OPRDCT, 201300375527 OPRDCT, and being all of a tract conveyed to Janice P. Carson, by deed recorded in Volume 90043, Page 3418 DRDCT, with the subject tract being more particularly described as follows:

BEGINNING at an "X" set in concrete at the intersection of the south line of Comal Street, a 60-foot-wide right-of-way per said plat, with the east line of North Ewing Street, another 60-foot-wide right-of-way per said plat, for the northwest corner of Block 43/3024;

THENCE N 88°52'43" E, 360.65 feet along the south line of Comal Street to a point for the intersection of the south line thereof and the west line of Jefferson Boulevard, a variable-width right-of-way line, for the northeast corner of Block 43/3024;

THENCE along the west line of Jefferson Boulevard, the following:

Around a non-tangent curve to the left having a central angle of 04°39'02", a radius of 800.00 feet, a chord of S 10°23'58" E, 64.92 feet, and an arc length of 64.93 feet;

S 13°31'58" E, 10.00 feet;

Around a tangent curve to the right having a central angle of 07°42'34", with a radius of 1810.08 feet, a chord of S 09°40'41" E, 243.37 feet, and an arc length of 243.56 feet to the intersection of the west line thereof and the north line of a tract conveyed to Jose G. Montoya, by deed recorded in Volume 2003049, Page 6 DRDCT;

THENCE S 88°52'43" W, 301.13 feet along the north line of said Montoya tract to a point for the northwest corner of said tract;

THENCE S 01°07'17" E, 78.00 feet along the west line thereof to a 1/2" capped iron rod found at the southwest corner of said tract, also being on the north right-of-way line of Sabine Street, a 50-foot-wide right-of-way;

THENCE S 88°52'43" W, 90.00 feet along the north line thereof to a point at the southeast corner of a tract conveyed to Federico Vargas & Maria R. Castillo, by deed recorded in Volume 2003229, Page 678 DRDCT;

THENCE N 01°07'17" W, 78.00 feet along the east line thereof to a point for the northeast corner of said tract;

THENCE S 88°52'43" W, 89.35 feet along the north line thereof to a point on the east line of Lot 1, Block 43/3024 of the Original Town of Oak Cliff;

THENCE N 01°07'17" W, 122.00 feet along the east line thereof to a 1/2" capped iron rod with plastic cap stamped "SPARSENG" set at the northeast corner of Lot 2, Block 43/3024 of the Original Town of Oak Cliff;

THENCE S 88°52'43" W, 200.00 feet along the north line thereof to a 1/2" capped iron rod with plastic cap stamped "SPARSENG" set on the east line of North Ewing Avenue, a 60-foot-wide right-of-way per said plat;

THENCE N 01°07'17" W, 192.50 feet along the east line thereof to the POINT OF BEGINNING with the subject tract containing 104,523 square feet or 2.400 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 13 Jefferson, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as JEFFERSON BISHOP RIDGE ADDITION, 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 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 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 government 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 _____, 2023.

13 Jefferson, LLC

Name, Title

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2023.

Notary Public, State of Texas

PRELIMINARY PLAT

JEFFERSON BISHOP RIDGE ADDITION

LOT 3A, BLOCK 43/3024
BEING A REPLAT OF PART OF LOT 8,
AND ALL OF LOTS 3-7, BLOCK 43/3024
ORIGINAL TOWN OF OAK CLIFF ADDITION
E. ROBERTSON SURVEY, ABSTRACT NUMBER 1211
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TOTAL AREA - 2.400 ACRES
CITY PLAN FILE NO. S223-245
CITY ENGINEER PLAN FILE NO. DP23-____

OWNER 13 Jefferson, LLC 4665 Insurance Lane Dallas, TX 75205	APPLICANT Hunt Neurohr 6060 N Central Expy, Ste 770 Dallas, TX 75206 Telephone: (214) 534-1817	ENGINEER / SURVEYOR Spars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 / TBPLS No. F-10043100 Contact: Mike Martine
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