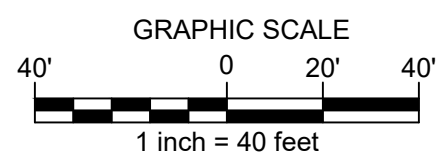
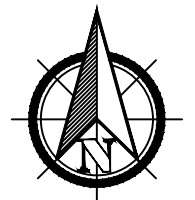


VICINITY MAP
(NOT TO SCALE)



- LEGEND**
- ◆ BENCHMARK
 - BOUNDARY/LOT CORNER
 - EASEMENT CORNER
 - ⊠ A/C UNIT
 - ⊙ LIGHT POLE
 - ⊕ TRAFFIC LIGHT POLE
 - ⊕ POWER POLE
 - ⊕ POWER POLE w/ LIGHT
 - ⊕ POWER POLE w/ XFORMER
 - ⊕ POWER POLE w/ METER BOX
 - ⊕ ELECTRIC BOX
 - ⊕ GUY WIRE
 - ⊕ ELECTRIC TRANSFORMER
 - ⊕ ELECTRIC MANHOLE
 - ⊕ ELECTRIC VAULT
 - ⊕ GAS METER
 - ⊕ GAS MANHOLE
 - ⊕ GAS VALVE
 - ⊕ GAS MARKER
 - ⊕ WASTEWATER MANHOLE
 - ⊕ WASTEWATER CLEANOUT
 - ⊕ ELECTRIC TRANSFORMER
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ TELECOMMUNICATION MANHOLE
 - ⊕ TELECOMMUNICATION MARKER
 - ⊕ TELECOMMUNICATION PEDESTAL
 - ⊕ FIRE HYDRANT
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ WATER MANHOLE
 - ⊕ WATER IRRIGATION BOX
 - ⊕ WATER MARKER
 - ⊕ MAILBOX
 - BOLLARD
 - ⊕ SIGN
 - ⊕ MONITORING WELL
 - ⊕ UNKNOWN MANHOLE
 - ⊕ UNKNOWN VAULT
 - ⊕ PARKING SPACES
 - ⊕ HANDICAP PARKING
 - ⊕ BRUSH
 - TREE

- 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
 - CAB. CABINET
 - VOL. VOLUME
 - PG. PAGE
 - INST. NO. INSTRUMENT NUMBER
 - (XX° XX' XX") RECORD BEARING
 - (XX.XX) RECORD DISTANCE
 - P.O.B. POINT OF BEGINNING
 - P.F.C. POINT FOR CORNER
 - (C.M.) CONTROLLING MONUMENT
 - ADS 3-1/4" ALUMINUM DISC STAMPED "URBAN STRATEGY" "10194610" AND "ES"
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - IRFC IRON ROD FOUND CAPPED
 - ESMT EASEMENT
 - ELEV. ELEVATION
 - G GUTTER
 - FL FLOW LINE

- LINETYPES**
- STREET CENTERLINE
 - OHE OVERHEAD ELECTRIC LINE
 - E UNDERGROUND ELECTRIC LINE
 - WW WASTEWATER LINE
 - STM STORM-DRAIN LINE
 - W WATER LINE
 - G GAS LINE
 - T TELECOMMUNICATION LINE
 - ○ CHAINLINK FENCE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Eve Capital, LLC, acting by and through its duly authorized agent, Bryce Tillery, do hereby adopt this plat, designating the herein described property as EDGEFIELD 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.

Eve Capital, LLC,
Witness my hand this ___ day of ___, 2024.

Bryce Tillery
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 Bryce Tillery, 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, 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) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this ___ day of ___, 2024.

Mark A. Nace
Texas Registered Professional Land Surveyor No. 5539

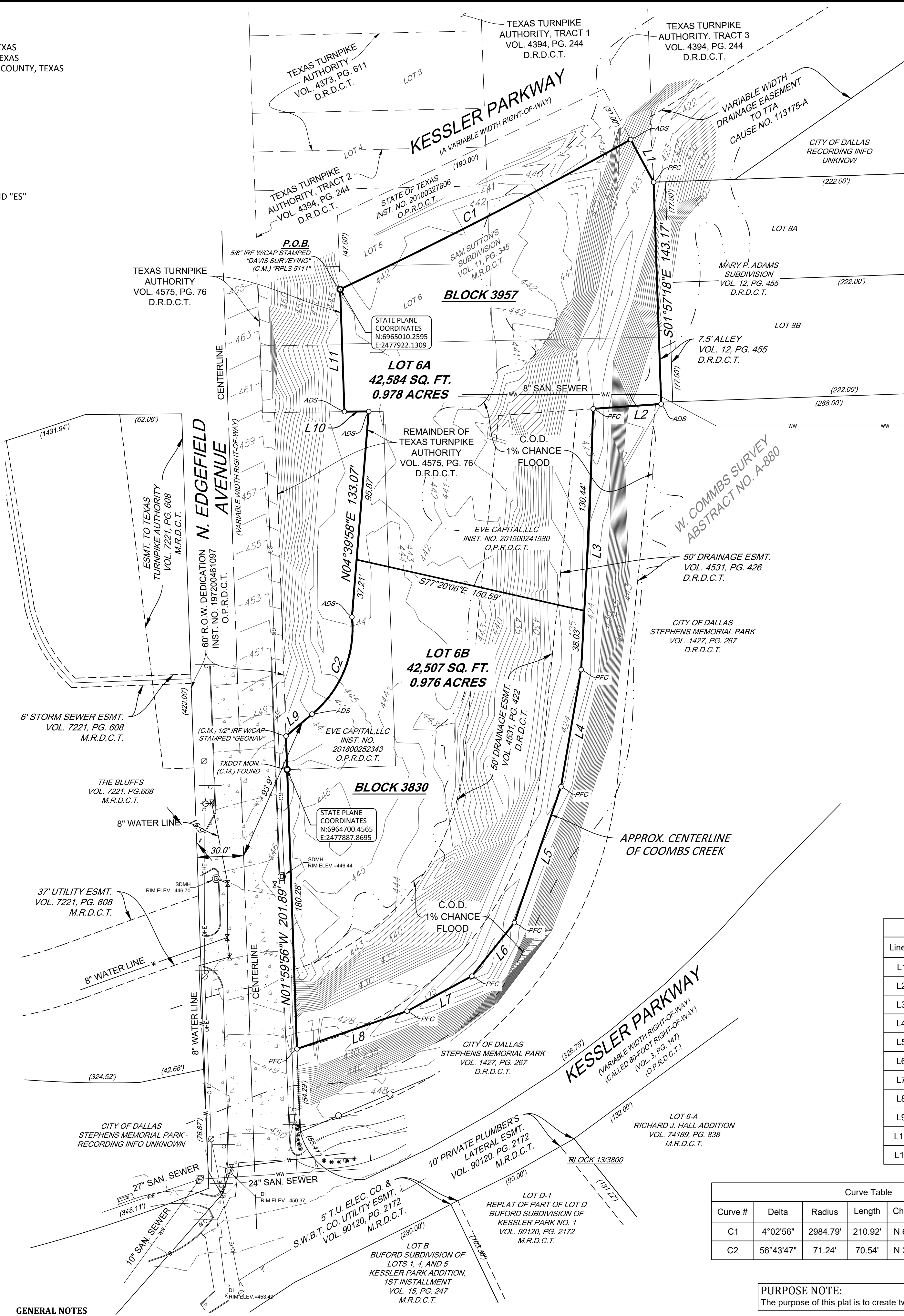
STATE OF TEXAS §
COUNTY OF DALLAS §

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 ___, 2024.

Notary Public, in and for the State of Texas

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.



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS EVE CAPITAL, LLC is the sole owner of a 85,092 square foot or 1.953 of an acre tract of land situated in the W. Coombs Survey, Abstract Number A-880, City of Dallas, Dallas County, Texas, being that tract of land described to said EVE CAPITAL, LLC by General Warranty Deed recorded in Instrument No. 201500241580, Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and that tract of land also described to said EVE CAPITAL, LLC, by Deed without Warranty recorded in Instrument No. 201800252343, O.P.R.D.C.T., being a portion of Lots 5 and 6, Block 3957, Sam Sutton's Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 11, Page 345, Map Records, Dallas County, Texas (M.R.D.C.T.), and a portion of City Block 3830, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "Davis Surveying" found (controlling monument (C.M)) at the intersection of the east Right-of-Way (R.O.W.) line of North Edgfield Avenue (a variable width R.O.W., called 60 foot R.O.W. according to Instrument No. 197200461097, O.P.R.D.C.T.), and the south line of Kessler Parkway (Dallas-Fort Worth Turnpike, a variable width R.O.W.), and being the beginning of a non-tangent curve to the left, having a radius of 2984.79 feet, a central angle of 04 degrees 02 minutes 56 seconds, and a chord bearing and distance of North 62 degrees 44 minutes 32 seconds East, a distance of 210.88 feet;

THENCE, with the south R.O.W. line of said Kessler Parkway, the following bearings and distance:
With said curve to the left, an arc distance of 210.92 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "ES" set for the north corner of said EVE CAPITAL, LLC tract (201500241580);

South 28 degrees 15 minutes 05 seconds East, a distance of 31.23 feet to a point for corner in Coombs Creek, being the northwest corner of a 7.5 foot alley, recorded in Volume 12, Page 455, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE South 01 degrees 57 minutes 18 seconds East, with the west line of said Alley, a distance of 143.17 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "ES" set for the most northerly, southeast corner, said corner being on the north line of Stephens Memorial Park to the City of Dallas, by deed recorded in Volume 1427, Page 267, D.R.D.C.T.;

THENCE South 85 degrees 56 minutes 31 seconds West, with the north line of said Stephens Memorial Park, a distance of 43.98 feet to a point for corner in said Coombs Creek;

THENCE, with the west line of said Stephens Memorial Park, and meandering along said Coombs Creek, the following bearings and distances:
South 03 degrees 07 minutes 54 seconds West, a distance of 98.61 feet to a point for corner;

South 09 degrees 45 minutes 04 seconds West, a distance of 76.61 feet to a point for corner;

South 18 degrees 54 minutes 53 seconds West, a distance of 92.74 feet to a point for corner;

South 38 degrees 32 minutes 06 seconds West, a distance of 44.12 feet to a point for corner;

South 61 degrees 34 minutes 56 seconds West, a distance of 47.47 feet to a point for corner;

South 71 degrees 06 minutes 28 seconds East, a distance of 75.13 feet to a point for corner, being the most southerly, northwest corner of said Stephens Memorial Park, and being in the east R.O.W. line of said North Edgfield Avenue;

THENCE North 01 degrees 59 minutes 56 seconds West, with the East R.O.W. line of said North Edgfield Avenue, passing a TXDOT Monument found (C.M.) for reference, being the common west corner of said EVE CAPITAL, LLC tract (201500241580), and said EVE CAPITAL, LLC tract (201800252343), at a distance of 180.28 feet, and continuing a total distance of 201.89 feet to a 1/2 inch iron rod with cap stamped "Geonav" found (C.M.) for the southeast corner of the remainder of that tract of land described to Texas Turnpike Authority, by deed recorded in Volume 4575, Page 76, D.R.D.C.T.;

THENCE, with the east R.O.W. line of said North Edgfield Avenue, and the east R.O.W. line of said Texas Turnpike Authority tract, the following bearings and distances:
North 49 degrees 46 minutes 33 seconds East, a distance of 21.99 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "ES" set for the beginning of a non-tangent curve to the left, having a radius of 71.24 feet, a central angle of 58 degrees 43 minutes 47 seconds, and a chord bearing and distance of North 22 degrees 21 minutes 23 seconds East, a distance of 67.69 feet;

With said curve to the left, an arc length of 70.54 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "ES" set;

North 04 degrees 39 minutes 58 seconds East, a distance of 133.07 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "ES" set for corner;

South 09 degrees 36 minutes 12 seconds West, a distance of 15.65 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "ES" set for corner;

North 01 degrees 59 minutes 56 seconds West, a distance of 79.03 feet to the **POINT OF BEGINNING**, and containing 85,092 square feet or 1.953 acres of land.

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, 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

Line #	Direction	Length
L1	S 28°15'05" E	31.23'
L2	S 85°56'31" W	43.98'
L3	S 03°07'54" W	98.61'
L4	S 09°45'04" W	76.61'
L5	S 18°54'53" W	92.74'
L6	S 38°32'06" W	44.12'
L7	S 61°34'56" W	47.47'
L8	S 71°06'28" W	75.13'
L9	N 49°46'33" E	21.99'
L10	S 89°36'12" W	15.65'
L11	N 01°59'56" W	79.03'

Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	4°02'56"	2984.79'	210.92'	N 62°44'32" E	210.88'
C2	56°43'47"	71.24'	70.54'	N 22°21'23" E	67.69'

PURPOSE NOTE:
The purpose of this plat is to create two platted lots

Surveyor
MARK A. NACE, RPLS
TEXAS LICENSE NO 5539
URBAN STRATEGY
1100 E. CAMPBELL, STE 210
DALLAS, TX 75201
214-396-2339
MARKN@URBANSTRATEGY.US
TBPIS FIRM NO. 10194610

DEVELOPER/OWNER
EVE CAPITAL
CONTACT: BRYCE TILLERY
2100 MCKINNEY AVE
DALLAS, TX 75201
PHONE: 630-853-9841
EMAIL: BT@EVECAPITAL.COM



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

PRELIMINARY PLAT

**EDGEFIELD SUBDIVISION
LOTS 6A AND 6B, BLOCK A/3957**

1.953 ACRES / 85,092 SQUARE FEET

BEING A PORTION OF LOTS 5 AND 6, BLOCK 3957, SAM SUTTON'S SUBDIVISION
RECORDED IN VOL. 11, PG. 345, MAP RECORDS OF DALLAS COUNTY, TEXAS
AND A PORTION OF BLOCK 3830

OUT THE W. COOMBS SURVEY, ABSTRACT NO. 880
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S245-042, ENGINEERING PLAN NO. DP_____
ISSUE DATE: 11/07/2024 | PROJECT NO.: 241043 | SCALE: 1 inch = 40 feet | PAGE 1 OF 1

FILE NAME: S:\241043\PRELIMINARY\PLAT\WITH DWG
FILE LOCATION: R:\P\10194610\241043\Edgefield Subdivision\CAD\Sheets\241043 Preliminary Plat\WITH DWG
PLOTTED ON: 11/07/2024 3:32 PM