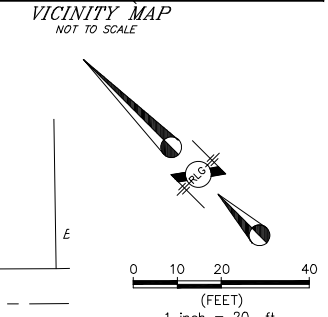
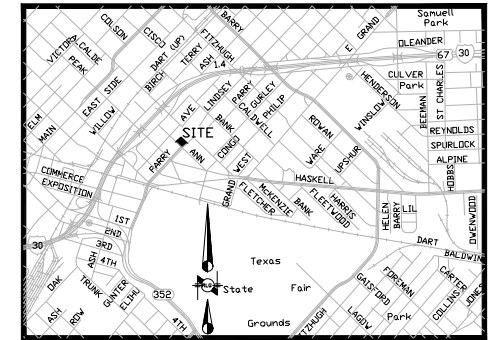


NOTES:

1. THE PURPOSE OF THIS PLAT IS TO COMBINE FIVE PLATTED LOTS INTO ONE PLATTED LOT.
2. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
3. CONTROLLING MONUMENTS: AS SHOWN
4. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
5. NO BUILDINGS ON SITE
6. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
7. ALL 1/2" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "RLG INC" MARKING EXTERIOR BOUNDARY CORNERS OF THIS PLAT WERE SET BY THIS FIRM IN THE PERFORMANCE OF A SURVEY COMPLETED IN MAY OF 2020.



LOT 1B, BLOCK 17/1261
JUBILEE PARK ADDITION
INSTRUMENT NUMBER 20080382307
O.P.R.D.C.T.

BLOCK 17/1261
BROWDER'S PROVIDENCE ADDITION
VOLUME 150, PAGE 402

MARTIN NEGRETTE
INSTRUMENT NUMBER 2001134-4031
O.P.R.D.C.T.

GARLAND AVENUE
(50' RIGHT-OF-WAY)
(F.K.A. THIRD STREET)
(VOLUME 150, PAGE 402, D.R.D.C.T.)

PARRY AVENUE
(60' RIGHT-OF-WAY)
(F.K.A. ARABASTRO AVENUE)
(VOLUME 150, PAGE 402, D.R.D.C.T.)

ANN AVENUE
(48.4' RIGHT-OF-WAY)
(VOLUME 150, PAGE 402, D.R.D.C.T.)



LEGEND

| | | | |
|-----|------------------------|-----|---|
| --- | PROPERTY LINE | --- | OVERHEAD POWER |
| --- | EASEMENT LINE | --- | GAS LINE |
| --- | BUILDING LINE | --- | SEWER LINE |
| --- | ASPHALT | --- | STORM SEWER LINE |
| --- | CONCRETE | --- | WATER LINE |
| --- | FENCE LINE | --- | EXISTING CONTOUR LINE |
| --- | LIGHT STANDARD | --- | 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET |
| --- | WATER VALVE | --- | 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" FOUND |
| --- | WATER METER | --- | IRON ROD FOUND |
| --- | FIRE HYDRANT | --- | CHISEL "S" SET / FOUND |
| --- | CLEAN OUT | --- | CONTR. MONUMENT |
| --- | IRRIGATION BOX | --- | MAP RECORDS, DALLAS COUNTY, TX |
| --- | TELEPHONE PEDESTAL | --- | DEED RECORDS, DALLAS COUNTY, TX |
| --- | POWER POLE | --- | O.P.R.D.C.T. |
| --- | GUY WIRE | --- | OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX |
| --- | SIGN | --- | INST. NUMBER |
| --- | SANITARY SEWER MANHOLE | --- | VOLUME PAGE |
| --- | STORM SEWER MANHOLE | --- | UNABLE TO MONUMENT |
| --- | ELECTRIC BOX | --- | |
| --- | ELECTRIC METER | --- | |

PRELIMINARY PLAT
OF
JPCH1
LOT 10R, BLOCK 13/1080
REPLAT
OF
BROWDER'S PROVIDENCE ADDITION
LOTS 10, 11, 12, 13, & 14, BLOCK 13/1080
JOHN CRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-187
ENGINEERING NO. 311T-
SCALE: 1" = 20' DATE: 05-05-2020

OWNER:
JUBILEE PARK CLINIC HOLDINGS, LLC
917 BANK STREET
DALLAS, TX 75223
(214)-887-1364, EXT. 242
BBN LBAL

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REG #1-493
TBFELS REG #100341-00

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas, Jubilee Park Clinic Holdings, LLC is the sole owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being the all of a tract of land described in a Special Warranty Deed to Jubilee Park Clinic Holdings, LLC recorded in Instrument Number 202000129242, Official Public Records, Dallas County, Texas, being all of a tract of land described as Tract 1 in a Special Warranty Deed to Jubilee Park Clinic Holdings, LLC recorded in Instrument Number 202000129341, Official Public Records, Dallas County, Texas, being all of Lots 10, 11, 12, 13 and 14, Block 13/1080, Browder's Providence Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 150, Page 402, Plat Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a found "x" cut at the intersection of the northwesterly right-of-way line of Parry Avenue (a 60-foot right-of-way, formerly known as Armstrong Avenue, recorded in Volume 150, Page 402, Deed Records, Dallas County, Texas) and the northeasterly right-of-way line of Ann Avenue (48.4' right-of-way, recorded in Volume 150, Page 402, Deed Records, Dallas County, Texas) for the southerly corner of said Lot 14;

THENCE North 45° 16' 29" West, along the northeasterly right-of-way line of said Ann Avenue, a distance of 250.00 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "JPCH1" on a 1/2" iron rod set for the westerly corner of said Lot 10 and the southerly corner of Lot 9, Block 13/1080, of said Browder's Providence Addition;

THENCE North 44° 10' 01" East, along the common line between said Lot 10 and said Lot 9, a distance of 134.00 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "JPCH1" on a 1/2" iron rod set on the southwesterly line of 16' alley (recorded in Volume 150, Page 402, Deed Records, Dallas County, Texas) for the north corner of said Lot 10 and the east corner of said Lot 9;

THENCE South 45° 16' 29" East, along the southwesterly line of said 16' alley, passing at a distance of 50.00 feet a found 1/2" iron rod with yellow plastic cap stamped "RLG INC" for the east corner of said Lot 10 and the north corner of said Lot 11, passing a found 1/2" iron rod with a yellow plastic cap stamped "RLG INC" for witness at 245.00 feet and continuing for a total distance of 250.00 feet to a point (unable to monument) on the northwest right-of-way of said Parry Avenue;

THENCE South 44° 10' 01" West, along the northwesterly right-of-way line of said Parry Avenue, passing a found 1/2" iron rod with a yellow plastic cap stamped "RLG INC" for witness at 5.00 feet and continuing for a total distance of 134.00 feet to the **POINT OF BEGINNING**, containing 33,497 square feet or 0.7690 acres, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jubilee Park Clinic Holdings, LLC, acting by and through its duly authorized agent, Ben Leal does hereby adopt this plat, designating the herein described property as **JPCH1** 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 _____, 2020.

JUBILEE PARK CLINIC HOLDINGS, LLC

By: _____
Ben Leal
President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Ben Leal, 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 stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2020.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Brian R. Wade, 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 Land Surveying, 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 _____, 2020.

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.

Brian R. Wade
Texas Registered Professional Land Surveyor No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Brian R. Wade, 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 stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2020.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
OF
JPCH1
LOT 10R, BLOCK 13/1080
REPLAT
OF
BROWDER'S PROVIDENCE ADDITION
LOTS 10, 11, 12, 13, & 14, BLOCK 13/1080
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
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CITY PLAN FILE NO. S190-187
ENGINEERING NO. 311T-____

SCALE: 1" = 20'

DATE: 05-05-2020

| | | |
|--|--|--------------|
| OWNER: JUBILEE PARK CLINIC HOLDINGS, LLC 917 BANK STREET DALLAS, TX 75223 (214)-887-1364, EXT. 242 BEN LEAL | SURVEYOR: RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX 75243 214-739-8100 rlg@riginc.com TX PE REG #P-493 TBPBLS REG #100341-00 | SHEET 2 OF 2 |
|--|--|--------------|

| | | | | | | | | |
|----------|-------|---|---------|----------|--------|------------|---------|---------|
| RECORDED | INST# | - | JOB NO. | 2011.052 | E-FILE | 2011.052PP | DWG NO. | 27.372W |
|----------|-------|---|---------|----------|--------|------------|---------|---------|