

**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 **JPCH2** 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

**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 all of a tract of land described as Tract 1 in a Special Warranty Deed to Jubilee Clinic Holdings, LLC recorded in Instrument Number 202000129341, Official Public Records, Dallas County, Texas, being all of Lots 5, 6, and 7, Block 14/1076, Browder's Providence Addition, an addition to the City of Dallas, according to the plat recorded in Volume 150, Page 402, Plat Records, Dallas County, Texas and being more particularly described as follows:

**COMMENCING** at a found "X" cut at the intersection of the northerly 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 (a 48.4' right-of-way, recorded in Volume 150, Page 402, Deed Records, Dallas County, Texas) for the southerly corner of Lot 14, Block 13/1080, of said Browder's Providence Addition, from which a found 1/2" iron rod with yellow plastic cap stamped "RIG INC", bears North 44° 10' 02" East a distance of 129.00 feet to a witness corner for the east corner of said Lot 14;

**THENCE** South 44° 10' 02" West, over and across said Ann Avenue, a distance of 48.40 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "JPCH2" on a 1/2" iron rod set for the easterly corner of said Lot 7 for the **POINT OF BEGINNING**, from which a punch hole bears South 00° 03' 51" a distance of 0.61 feet;

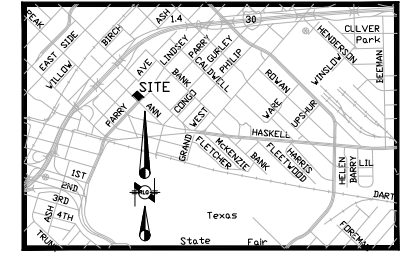
**THENCE** South 44° 10' 02" West, along the common line of said Parry Avenue and said Lot 7, passing at a distance of 88.94 on a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "JPCH2" on a 1/2" iron rod set, passing a chiseled "X" in concrete found at a distance of 89.55 feet, from which a chiseled "X" in concrete found bears South 21° 26' 38" West a distance of 0.15 feet, and continuing for a total distance of 133.98 feet to a at the intersection of said Parry Avenue with a 16' Alley (recorded in Volume 150, Page 402, Deed Records, Dallas County, Texas) for the south corner of said Lot 7;

**THENCE** North 45° 32' 27" West, along the northeasterly line of said 16-foot alley, passing at a distance of 6.09 feet on a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "JPCH2" on a 1/2" iron rod set, and continuing for a total distance of 150.00 feet to an 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "JPCH2" on a 1/2" iron rod set for the west corner of said Lot 5 and the south corner of Lot 4, Block 14/1076, of said Browder's Providence Addition, from which a 2" iron pipe found bears North 32° 38' 50" East a distance of 0.32 feet;

**THENCE** North 44° 10' 02" East, along the common line of said Lot 5 and said Lot 4, a distance of 134.63 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "JPCH2" on a 1/2" iron rod set on the southwest right-of-way of said Ann Avenue, for the north corner of said Lot 5 and the east corner of said Lot 4;

**THENCE** South 45° 16' 28" East, along the southwesterly right-of-way line of said Ann Avenue, a distance of 150.00 to the **POINT OF BEGINNING**, containing 20,004 square feet or 0.4592 acres, more or less.

- Notes:
- The purpose of this plat is to combine three platted lots into one platted lot.
  - Basis of Bearings: Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) EPOCH 2010.00, based on real-time kinematic observations utilizing Altimera central's virtual reference network.
  - Controlling Monuments: As shown
  - Lot-to-lot drainage will not be allowed without engineering section approval.
  - No buildings on site
  - 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.



**PRELIMINARY PLAT**  
OF  
**JPCH2**  
**LOT 5A, BLOCK 14/1076**  
**REPLAT**  
OF  
**BROWDER'S PROVIDENCE ADDITION**  
**LOTS 5, 6, & 7, BLOCK 14/1076**  
**JOHN GRIGSBY SURVEY, ABSTRACT NO. 495**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
CITY PLAN FILE NO. S190-188  
ENGINEERING NO. 311T-\_\_\_\_

SCALE: 1" = 20'      DATE: 04-01-2020

**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  
rig@rlginc.com  
TX PE REG #F-483  
TYPICAL REG #100341-00

RECORDED	INST#	-	JOB NO.	2011.052	E-FILE	2011.052PP2	DWG NO.	27.375W
----------	-------	---	---------	----------	--------	-------------	---------	---------