

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°43'59" E	15.00'
L2	S 44°49'16" E	20.00'
L3	S 44°43'59" W	15.00'
L4	N 45°10'39" E	10.00'
L5	S 20°58'48" W	10.96'

- GENERAL NOTES**
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
  - THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS OR COVENANTS, IF ANY ON THIS PROPERTY.
  - THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR, OR BE MAINTAINING ANY NON-DRAINAGE RELATED IMPROVEMENTS WITHIN THE DRAINAGE EASEMENT, INCLUDING BUT NOT LIMITED TO PAVING AND FENCES.
  - BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°56'11.1". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000138299827.
  - BY SCALED MAP LOCATION, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48113C0345J, MAP EFFECTIVE AUGUST 23, 2001.
  - LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
  - TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).
  - THE PURPOSE OF THIS PLAT IS TO COMBINE FIVE (5) LOTS AND AN ABANDONED PORTION OF A PUBLIC RIGHT-OF-WAY INTO ONE (1) LOT.

**OWNER'S CERTIFICATE**  
 STATE OF TEXAS )  
 COUNTY OF DALLAS )

WHEREAS CoBe HOLDINGS, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 1.028 ACRE TRACT OF LAND DESCRIBED IN DEEDS TO CoBe HOLDINGS, LLC, AS RECORDED IN COUNTY CLERK'S FILE NOS. 202200284256, 202200284257, 202200284258, 202200284259, AND 202200284260, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), SAID 1.028 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A 1.028 ACRE (44,790 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, DALLAS COUNTY, TEXAS; BEING ALL OF LOTS 1 & 2, BLOCK 12/1598, ELK HILL ADDITION, AN ADDITION TO THE CITY OF DALLAS AS SHOWN ON THE MAP RECORDED IN VOLUME 1, PAGE 85, MAP RECORDS, DALLAS COUNTY, TEXAS; BEING ALL OF LOTS 4, 5 & 6, BLOCK 8/1597 OF SAID ELK HILL ADDITION; AND BEING ALL OF CABELL DRIVE (A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY, VOLUME 1, PAGE 85 OF SAID MAP RECORDS) SITUATED BETWEEN BLOCK 8/1597 AND BLOCK 12/1598 AND SITUATED NORTHEAST OF THE NORTHEAST RIGHT-OF-WAY LINE OF ANNEX AVENUE (A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY, VOLUME 1, PAGE 85 OF SAID MAP RECORDS), SAID 1.028 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°56'11.1". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000138299827.

BEGINNING AT A 3/8" IRON ROD FOUND (N: 6981028.43, E: 2495984.14) FOR THE COMMON WEST CORNER OF SAID LOT 4 AND THE SOUTH CORNER OF LOT 3 OF SAID BLOCK 8/1597, FROM WHICH A 5/8" IRON ROD FOUND (N: 6981139.79, E: 2495873.47) FOR THE WEST CORNER OF SAID BLOCK 8/1597 AND BEING AT THE INTERSECTION OF SAID NORTHEAST RIGHT-OF-WAY WITH THE SOUTHWEST RIGHT-OF-WAY OF DEERE STREET (A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY, VOLUME 1, PAGE 85 OF SAID MAP RECORDS) BEARS NORTH 44°49'21" WEST, A DISTANCE OF 157.03 FEET;

THENCE, NORTH 45°10'39" EAST, WITH THE COMMON NORTHWEST BOUNDARY LINE OF SAID LOT 4 AND THE SOUTHWEST BOUNDARY LINE OF SAID LOT 3, A DISTANCE OF 158.00 FEET TO A POINT IN A 4 INCH STEEL FENCE CORNER POST FOUND AND BEING IN THE COMMON NORTHEAST BOUNDARY LINE OF SAID BLOCK 8/1597 AND THE SOUTHWEST BOUNDARY LINE OF BLOCK F/2012, LAFAYETTE SQUARE 2, AN ADDITION TO THE CITY OF DALLAS AS SHOWN ON THE PLAT RECORDED IN COUNTY CLERK'S FILE NO. 20070264671 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, SOUTH 44°49'21" EAST, WITH SAID COMMON LINE, A DISTANCE OF 158.00 FEET TO A 5/8" YELLOW PLASTIC CAPPED IRON ROD STAMPED "MMA" SET (HEREINAFTER CALLED 5/8" IRON ROD SET) FOR THE COMMON EAST CORNER OF SAID BLOCK 8/1597 AND THE NORTH CORNER OF THE AFORESAID CABELL DRIVE;

THENCE, SOUTH 44°49'21" EAST, WITH THE COMMON NORTHEAST RIGHT-OF-WAY LINE OF SAID CABELL DRIVE AND SAID SOUTHWEST BOUNDARY LINE, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD SET FOR THE EAST CORNER OF SAID CABELL DRIVE AND THE NORTH CORNER OF THE AFORESAID BLOCK 12/1598;

THENCE, SOUTH 44°49'21" EAST, WITH THE COMMON NORTHEAST BOUNDARY LINE OF SAID BLOCK 12/1598 AND SAID SOUTHWEST BOUNDARY LINE, A DISTANCE OF 40.00 FEET TO A 5/8" IRON ROD SET FOR THE EAST CORNER OF SAID BLOCK 12/1598 AND BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF LAFAYETTE STREET (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, VOLUME 1, PAGE 85 OF SAID MAP RECORDS);

THENCE, SOUTH 20°58'48" WEST, WITH THE COMMON SOUTHWEST LINE OF SAID BLOCK 12/1598 AND SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 173.22 FEET TO A 5/8" IRON ROD SET FOR THE SOUTH CORNER OF SAID BLOCK 12/1598 AND BEING AT THE INTERSECTION OF SAID NORTHWEST RIGHT-OF-WAY LINE WITH THE NORTHEAST RIGHT-OF-WAY LINE OF THE AFORESAID ANNEX AVENUE;

THENCE, NORTH 44°49'21" WEST, WITH THE COMMON SOUTHWEST BOUNDARY LINE OF SAID BLOCK 12/1598 AND SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 111.00 FEET TO A 5/8" CAPPED IRON ROD SET FOR THE WEST CORNER OF SAID BLOCK 12/1598 AND BEING AT THE INTERSECTION OF SAID NORTHEAST RIGHT-OF-WAY LINE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF THE AFORESAID CABELL DRIVE;

THENCE, NORTH 44°49'21" WEST, OVER AND ACROSS SAID CABELL DRIVE, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTH CORNER OF THE AFORESAID BLOCK 8/1597 AND BEING AT THE INTERSECTION OF SAID NORTHEAST RIGHT-OF-WAY LINE WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CABELL DRIVE;

THENCE, NORTH 44°49'21" WEST, WITH THE COMMON SOUTHWEST BOUNDARY LINE OF SAID BLOCK 8/1597 AND SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 158.00 FEET TO THE POINT OF BEGINNING AND BEING 1.028 ACRES OR 44,790 SQUARE FEET OF LAND, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

THIS IS TO STATE THAT I, TIMOTHY A. NOLD, 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.

**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.

TIMOTHY A. NOLD  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5658

STATE OF TEXAS )  
 COUNTY OF TARRANT )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIMOTHY A. NOLD, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CoBe HOLDINGS, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, JAIPUR LOFTS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATED TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS FOR FILING AND RECORDING WITH THE DALLAS COUNTY CLERK'S OFFICE.

WITNESS MY HAND THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2022.

GRANTOR:  
 CoBe HOLDINGS, LLC  
 A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
 NAME

ITS: \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF DALLAS §

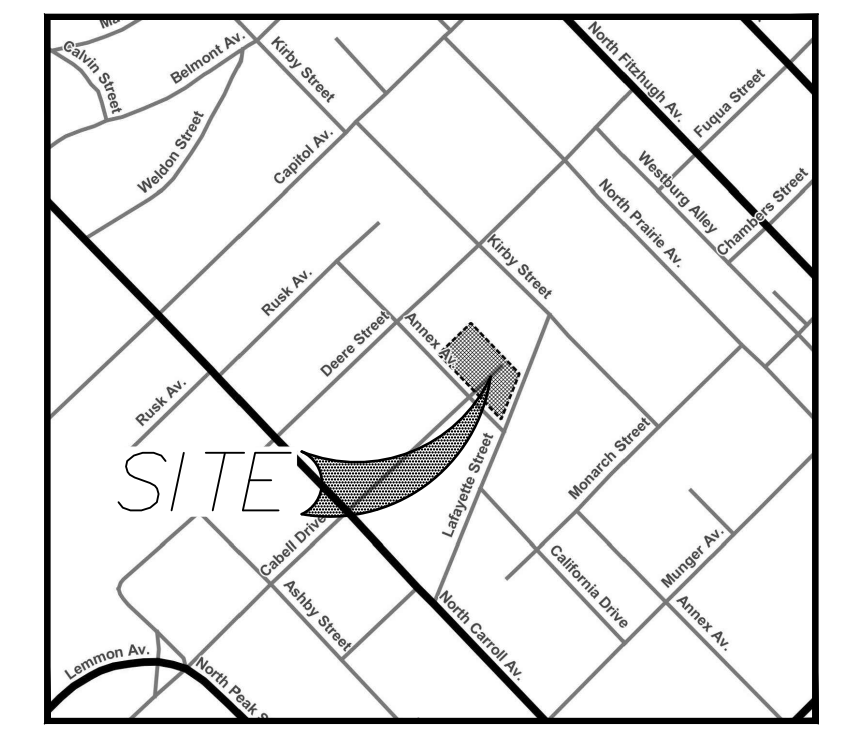
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2022,

BY \_\_\_\_\_ OF \_\_\_\_\_

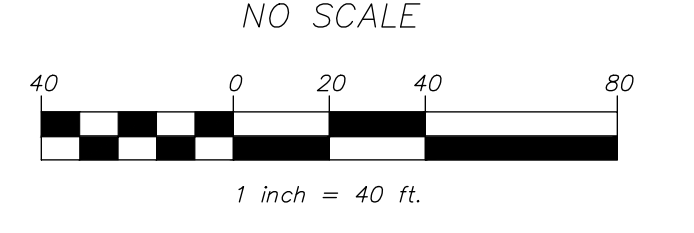
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_



**VICINITY MAP**



**LEGEND/ABBREVIATIONS**

- CIRS 5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)
- CIRF CAPPED IRON ROD FOUND
- DRDCT DEED RECORDS, DALLAS COUNTY, TEXAS
- MRDCT MAP RECORDS, DALLAS COUNTY, TEXAS
- OPRDCT OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- UE UTILITY EASEMENT
- BL BUILDING LINE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- POB POINT OF BEGINNING
- FND. FOUND
- IRF IRON ROD FOUND
- MFF MINIMUM FINISHED FLOOR ELEVATION
- \* FEMA ELEVATION CERTIFICATE NOT REQUIRED
- DOC. No. COUNTY CLERK'S INSTRUMENT NUMBER
- CM CONTROLLING MONUMENT
- NAD83 (GRID) TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION

(For SPRG use only)  
 Reviewed by: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 SPRG NO. \_\_\_\_\_

**PRELIMINARY PLAT**

**LOT 1  
 JAIPUR LOFTS ADDITION  
 CITY BLOCK 8/1597**

BEING A 1.028 ACRE TRACT OF LAND, BEING ALL OF LOTS 1 AND 2, BLOCK 12/1598 AND ALL OF LOTS 4, 5 AND 6, BLOCK 8/1597 AND PART OF CABELL DRIVE, BEING PART OF ELK HILL ADDITION, VOL. 1, PG. 85, MRDCT SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S223-028  
 ENGINEERING NO. \_\_\_\_\_

NOVEMBER 2022  
 SURVEYOR/ENGINEER:



OWNER / DEVELOPER:  
**CoBe HOLDINGS, LLC**  
 5501-A BALCONES DRIVE, #302  
 AUSTIN, TX 78731  
 TEL: 830-330-0762  
 email: megan@co-sda.com  
 CONTACT: MEGAN LASCH

CONTACT: \_\_\_\_\_  
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 SHEET 1 OF 1