



**LEGEND**  
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  
INST. NO. INSTRUMENT NUMBER  
VOL., PG. VOLUME, PAGE  
SQ. FT. SQUARE FEET  
IRF ○ IRON ROD FOUND  
IPF ○ IRON PIPE FOUND  
MDS 3-1/4" ALUMINUM DISK STAMPED "VALENTINE GATEWAY & RPLS 5382" SET ON AN IRON ROD FOR CORNER  
CM CONTROL MONUMENT

ASPHALT ———  
EASEMENT LINE ———  
BUILDING LINE ———  
BOUNDARY LINE ———  
CENTERLINE ———  
SANITARY SEWER LINE — SS ———  
STORM SEWER LINE — STM ———  
GAS LINE — G ———  
WATER LINE — W ———  
OVERHEAD SERVICE LINE — OES ———  
OVERHEAD POWER LINE — OHP ———  
WOOD FENCE — □ ———  
CHAINLINK FENCE — ○ ———

GENERAL NOTES:

- The purpose of this plat is to create two lots out of an unplatted tract of land.
- The maximum number of lots permitted by this plat is two.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- According to the F.I.R.M. Panel No. 48113C0505J, the subject property lies in Zone X (SFHA) and does not lie within a flood prone Hazard Area, as shown hereon.
- There are no existing structure on the subject property.
- City of Dallas Water Dept. benchmarks used:  
#1788 56-H-1 Square cut of a concrete curb at the center of a storm sewer inlet on the south side of Saint Clair Street and 40 feet east on the centerline of Municipal Street.  
N= 6,956,718.092 E= 2,504,821.687 Elevation= 400.23'  
#1420 48-E-2 City of Dallas Benchmark is set on top of a concrete curb at the northeast corner of a storm sewer drop inlet as the southwest corner of the intersection.  
N= 6,977,041.537 E= 2,521,524.159 Elevation= 524.90'
- Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0330J, with a date of identification of 04/11/2023, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated. This area protected from the one percent annual chance (100 year) flood by levee, dike or other structures subject to possible failure due to overtopping during larger floods.
- All site trees are as shown.

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, **GSI LB 2, LLC**, is the owner of a tract of land situated in the Soloman Silkwood Survey Abstract No. 1345, in the City of Dallas, Dallas County, Texas, being in the of City of Dallas Block 7068, and being that same tract of land described in General Warranty Deed to GSI LB 2, LLC recorded in Instrument No. 202300244602, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with a plastic yellow cap stamped "BURNS" for corner, said point being the southeast corner of GSI LB 2 tract, lying on a westerly line of City Dallas Block 7069, and the Second Tract described in Deed to the City of Dallas as recorded in Volume 5887, Page 357, Deed Records, Dallas County, Texas, lying on the north right-of-way line of Valentine Street (variable width right-of-way);

THENCE South 88 degrees 55 minutes 52 seconds West, along the said north right-of-way line of Valentine Street, a distance of 110.00 feet to a 3-1/4 inch aluminum disc set stamped "VALENTINE GATEWAY & RPLS 5382" set on a 1/2 inch iron rod for corner, said point being the southwest corner of said GSI LB 2 tract, also being the southeast corner of that certain tract of land described in General Warranty Deed to Alondr I. Palencia Gutierrez recorded in Instrument Number 202100044634, Official Public Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears South 12 degrees 30 minutes 28 seconds East, a distance of 0.32 feet for reference;

THENCE North 00 degrees 08 minutes 28 seconds West, departing the said north right-of-way line of Valentine Street, along the east line of said Palencia Gutierrez tract, a distance of 119.93 feet to a 1/2 inch iron rod found with a plastic yellow cap stamped "BURNS" for corner, said point being the northeast corner of said Palencia Gutierrez tract, lying on the south right-of-way line of a 15 foot alley;

THENCE North 88 degrees 56 minutes 51 seconds East, along the said south right-of-way line of alley, also being the north line of said GSI LB 2 tract, a distance of 110.00 feet to a 3-1/4 inch aluminum disc set stamped "VALENTINE GATEWAY & RPLS 5382" set on a 1/2 inch iron rod for corner, said point being the northeast corner of said GSI LB 2 tract, lying on a westerly line of City Dallas Block 7069, and said City of Dallas tract, from which a 1/2 inch iron rod found bears South 50 degrees 41 minutes 36 seconds West, a distance of 1.60 feet for reference;

THENCE South 00 degrees 08 minutes 27 seconds East, departing the said south right-of-way line of alley, along the east line of said GSI LB 2 tract, and said City Dallas Block 7069 and said City of Dallas tract, a distance of 119.90 feet to the POINT OF BEGINNING and containing 13,189 square feet or 0.302 an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GSI LB 2, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **VALENTINE GATEWAY**, 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 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 the 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.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_, 2024.

GSI LB 2, LLC

Yehuda Goldman, Manager

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 Yehuda Goldman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. January, 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 \_\_\_\_, 2024.

**Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (01/23/2024)**

J.R. January  
Texas Registered Professional Land Surveyor No. 5382

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 J.R. January, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_, 2024.

Notary Public in and for the State of Texas

PLACE COUNTY  
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shiddi, 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



**TEXAS HERITAGE**  
SURVEYING, LLC

OWNER  
GSI INVESTMENTS, LLC  
13601E PRESTON ROAD  
DALLAS, TEXAS 75240  
ATTN: YEHUDA GOLDMAN

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

**PRELIMINARY PLAT  
VALENTINE GATEWAY  
LOTS 1 AND 2, BLOCK A/7068**

BEING PART OF CITY BLOCK 7068  
SITUATED IN THE SOLOMAN SILKWOOD SURVEY,  
ABSTRACT NO. 1345  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S234-053  
ENGINEERING PLAN NO. 311T-\_\_\_\_

DATE: 01/16/2024 / JOB # 2302410-1 / SCALE= 1" = 30' / DRAWN: JAM