

OWNERS CERTIFICATE:

WHEREAS, Garcia Enterprise Trust, is the owner of that certain tract or land situated in the Thomas Langley Survey, Abstract No. 779, City of Dallas, Dallas County, Texas, being a portion of City Block 6970, being the same tract described in the Quitclaim Deed to Garcia Enterprise Trust, as recorded in Instrument Number 202300045900, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), the subject tract is more particularly described as follows:

BEGINNING at a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the southwest property corner of the said Garcia Enterprise Trust tract, being the southeast lot corner of Lot 17, Block D/6970, Alexander Subdivision, an addition in the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 70227, Page 1723, Map Records, Dallas County, Texas (M.R.D.C.T.) and being a point on the north right-of-way line of Gladiolus Lane, being a 60 foot right-of-way;

> NORTH 01° 24' 40" WEST, departing the said right-of-way line, with the west property line of the said Garcia Enterprise Trust tract and with the east lot line of said Lot 17, a distance of 146.68 feet to a 3/8 inch rebar found at the northeast lot corner of said Lot 17, same being the southeast lot corner of Lot 15 of said Alexander Subdivision;

NORTH 01° 19' 10" WEST, continuing with the said west property line of the Garcia Enterprise Trust tract and with the east lot line of said Lot 15, a distance of 51.32 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the south right-of-way corner of an existing Alley, as shown on and being dedicated on Park South Addition, an addition in the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 29, Page 187, M.R.D.C.T.;

NORTH 68° 38' 53" EAST, departing the said lot line, with the north property line of the Garcia Enterprise Trust tract and with the south right-of-way line of the said Alley a distance of 235.08 feet to a 2 inch rebar found at the northeast property corner of the Garcia Enterprise Trust tract same being the northwest property corner of the tract described in the Deed to Amy Hinojosa and Demetrius Rowland, as recorded in Instrument Number 200302531594, O.P.R.D.C.T.;

SOUTH 01° 15' 06" EAST, departing the said Alley right-of-way line, with the east property line of the Garcia Enterprise Trust tract and with the west property line of the said *Hinojosa and Rowland* tract, a distance of 199.30 feet to a 2 inch rebar found at the southeast property corner of the Garcia Enterprise Trust tract same being the southwest property corner of the said Hinojosa and Rowland tract and being a point on the aforementioned north right-of-way line of Gladiolus Lane;

SOUTH 68° 54' 28" WEST, with the south property line of the Garcia Enterprise Trust tract and with the said north right-of-way line of Gladiolus Lane a distance of 234.20 feet to the **POINT OF BEGINNING** and enclosing 1.006 acres ($\pm 43,833$ square feet).

OWNER'S DEDICATION:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Holly Avenue Developments LLC, acting by and through its duly authorized agent, Jordan Love, does hereby adopt this plat, designating the herein described property as GLADIOLUS 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 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

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

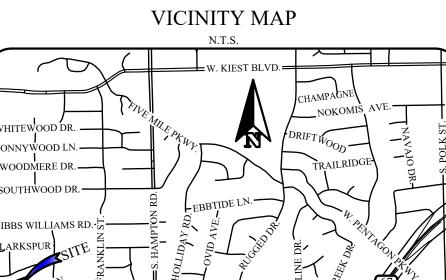
WITNESS, my hand at Dallas, Texas, this the dav of.

Member

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day , known 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 consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of 20 .

Notary Public in and for Dallas County, Texas



JINDCHIME LOOI w LEDBETTER D **MONUMENTS / DATUMS / BEARING BASIS** Monuments are found if not marked MNS or CRS.

MNS O Mag nail & washer stamped "TEXTERRA SURVEYIN" set **LEGEND OF ABBREVIATIONS** M.R.D.C.T. Map Records of Dallas County, Texas O.P.R.D.C.T. Official Public Records of Dallas County, Texas D.R.D.C.T. Deed Records of Dallas County, Texas OL/PG/INST# Volume/Page/Instrument Number POB/POC Point of Beginning/Point of Commencing ESMT/BL Easement/Building Line N.T.S. Not To Scale CM Controlling Monument

CRS O 1/2" rebar stamped "TEXTERRA SURVEYING" set

NOTES:

- 1. Bearings are based on the State Plane Coordinated System, Texas North Central Zone, North American Datum of 1983 (2011).
- 2. The purpose of this Plat is to create 1 lot.

P.D.E. Private Drainage Easement

- 3. Lot-to-lot drainage will not be allowed without Engineering Section approval.
- 4. Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

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

PRELIMINARY PLAT **GLADIOLUS ADDITION** 43,833 SQUARE FEET (1.006 ACRES)

BEING IN THE THOMAS LANGLEY SURVEY, ABSTRACT NO. 779 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO.

OWNER: Garcia Enterprise Trust 8621 Trolley Trail, McKinney, TX 75070

SURVEYOR: TEXTERRA SURVEYING P.O. BOX 202165 Arlington, Texas 76006 Phone: (817) 235-7326

SHEET 1 OF 1

DATE : December, 2024 Scale : 1" = 30'