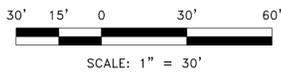




VICINITY MAP
NOT TO SCALE



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Neo Homes, Inc., acting by and through its duly authorized agent Donald Flowers, do hereby adopt this plat, designating the herein described property as **NEO MURDOCK 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 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 _____, 2023.

BY: _____
NEO Homes, Inc (Owner)
Donald Flowers (Representative)

**STATE OF TEXAS
COUNTY OF DALLAS**

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Donald Flowers known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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-5.617 (c)(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 _____, 2023.

RELEASED FOR REVIEW 09/20/2023 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.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

**STATE OF TEXAS
COUNTY OF DALLAS**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 _____, 2023.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Neo Homes, Inc., is the owner of a 0.547 acre tract of land situated in the Stephens B. McCommas Survey, Abstract No. 914, Dallas County, Texas, same being that tract of land conveyed to Neo Homes, Inc., by General Warranty Deed recorded in Instrument No. 202200068716, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner, said corner being at the intersection of the North Right-of-Way line of Pond Street (a 50 foot Right-of-Way dedicated by use and occupation), and the West line of Murdock Road (a 100 foot Right-of-Way dedicated by use and occupation), same being the Southeast corner of a tract of land conveyed to Juan Jose Valles Flores, a single person, by deed recorded in Instrument No. 202100030938, Official Public Records, Dallas County, Texas;

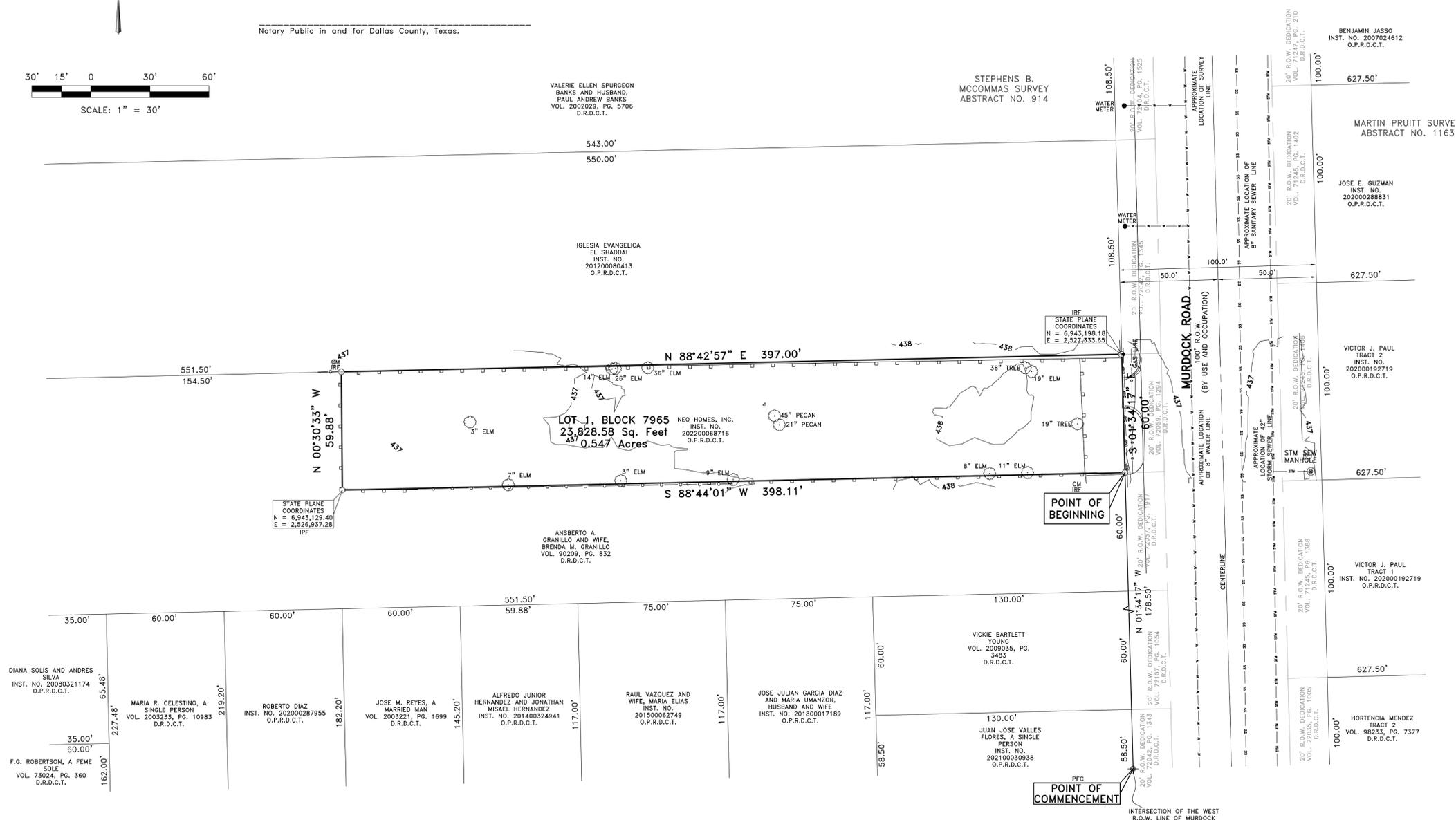
THENCE North 01 degree 34 minutes 17 seconds West, along the East line of said Flores tract, a distance of 178.50 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Ansberto A. Granillo and wife, Brenda M. Granillo by deed recorded in Volume 90209, Page 832, Deed Records, Dallas County, Texas, same lying along the West Right-of-Way line of said Murdock Road, and being the POINT OF BEGINNING of the tract herein described;

THENCE South 88 degrees 44 minutes 01 second West, along a North line of said Granillo tract, a distance of 398.11 feet to a 1 inch iron pipe found for corner, said corner being an "ell" corner of said Granillo tract;

THENCE North 00 degree 30 minutes 33 seconds West, along an East line of said Granillo tract, a distance of 59.88 feet to a 1/2 inch iron rod found for corner, said corner being a Northeast corner of said Granillo tract, same lying along the South line of a tract of land conveyed to Iglesia Evangelica El Shaddai by deed recorded in Instrument No. 201200080413, Official Public Records, Dallas County, Texas;

THENCE North 88 degrees 42 minutes 57 seconds East, along the South line of said El Shaddai tract, a distance of 397.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said El Shaddai tract, same lying along the West Right-of-Way line of said Murdock Road;

THENCE South 01 degree 34 minutes 17 seconds East, along the West Right-of-Way line of said Murdock Road, a distance of 60.00 feet to the POINT OF BEGINNING and containing 23,828.58 square feet or 0.547 acres of land.



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
NEO MURDOCK ADDITION
LOT 1, BLOCK 7965
23,828.58 SQ. FT. / 0.547 ACRES
STEPHENS B. MCCOMMAS SURVEY, ABSTRACT NO. 914
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-255**



OWNER: NEO HOMES, INC.
P.O. BOX 85077
MESQUITE, TEXAS, 75185
PHONE: 214-876-2508
EMAIL: NEOHOMEINV@GMAIL.COM

LEGEND
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. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = 1/2 INCH IRON ROD FOUND
IPF = 1 INCH IRON PIPE FOUND
PFC = POINT FOR CORNER

GENERAL NOTES
1) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
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.
5) FLOOD NOTE: ACCORDING TO THE F.I.R.M. NO. 48113C0480K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.