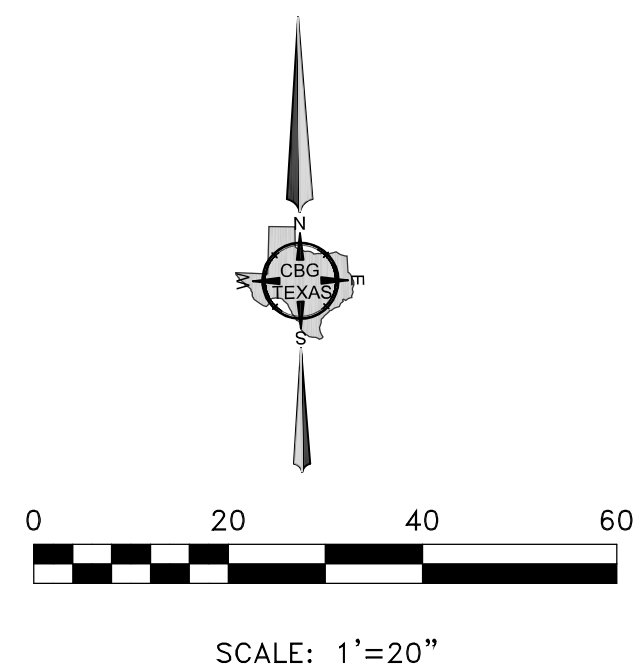


VICINITY MAP  
NOT TO SCALE



SCALE: 1"=20'

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Luis Lucero, is a owner of a 18,265.71 square foot tract, situated in the B. F. Bethurum Survey, Abstract No. 72, Block 8/7859, Dallas County, Texas, same being a tract land conveyed Luis Lucero, by deed recorded in Instrument No. 201900091158, of Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a Mag nail with washer set for corner, said corner being the intersection of the West Right-of-Way line of Dowdy Ferry Road (100 width Right-of-Way) recorded in Volume 806, Page 551, Official Public Records, Dallas County, Texas and the North Right-of-Way line of Rylie Road (40 width Right-of-Way);

THENCE South 89 degrees 28 minutes 03 seconds West, along the North Right-of-Way line of said Rylie Road, a distance of 226.42 feet to Mag nail with washer set for corner, said corner being in the East right of Way line of a 10 foot Alley, by Plat recorded in Volume 209, Page 2500, Map Records, Dallas County, Texas;

THENCE North 00 degrees 31 minutes 57 seconds West, along the East Right-of-Way line of said 10 foot Alley, a distance of 82.83 feet to a 1/2-inch iron rod found for corner, said corner being the Northeast corner of said 10 foot Alley, same being along the South line of a tract of land conveyed to Rosalio Guzman-Mejia (Tract 1), by deed recorded in instrument No. 201600330523, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 28 minutes 03 seconds East, along the South line of said Guzman-Mejia (Tract 1), a distance of 216.15 feet to a 1/2-inch iron rod found for corner, said corner being the Southeast corner of said Guzman-Mejia (Tract 1), same being in the West Right-of-Way line of said Dowdy Ferry Road and being in a non-tangent curve to the left having a radius of 766.20 feet, a delta of 06 degrees 14 minutes 40 seconds, a chord bearing and distance of South 07 degrees 35 minutes 56 seconds East, 83.46 feet;

THENCE along the said West Right-of-Way line of said Dowdy Ferry Road, an arc length of 83.51 feet to the POINT OF BEGINNING and containing 18,265.7 square feet or 0.419 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: Luis Lucero, does hereby adopt this plat, designating the herein described property as LUCERO 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 buildings, 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 \_\_\_\_\_, 2024.

By: \_\_\_\_\_  
Luis Lucero (OWNER)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Luis Lucero, 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 \_\_\_\_\_, 2024.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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.

RELEASED FOR REVIEW ON 09/09/2024. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

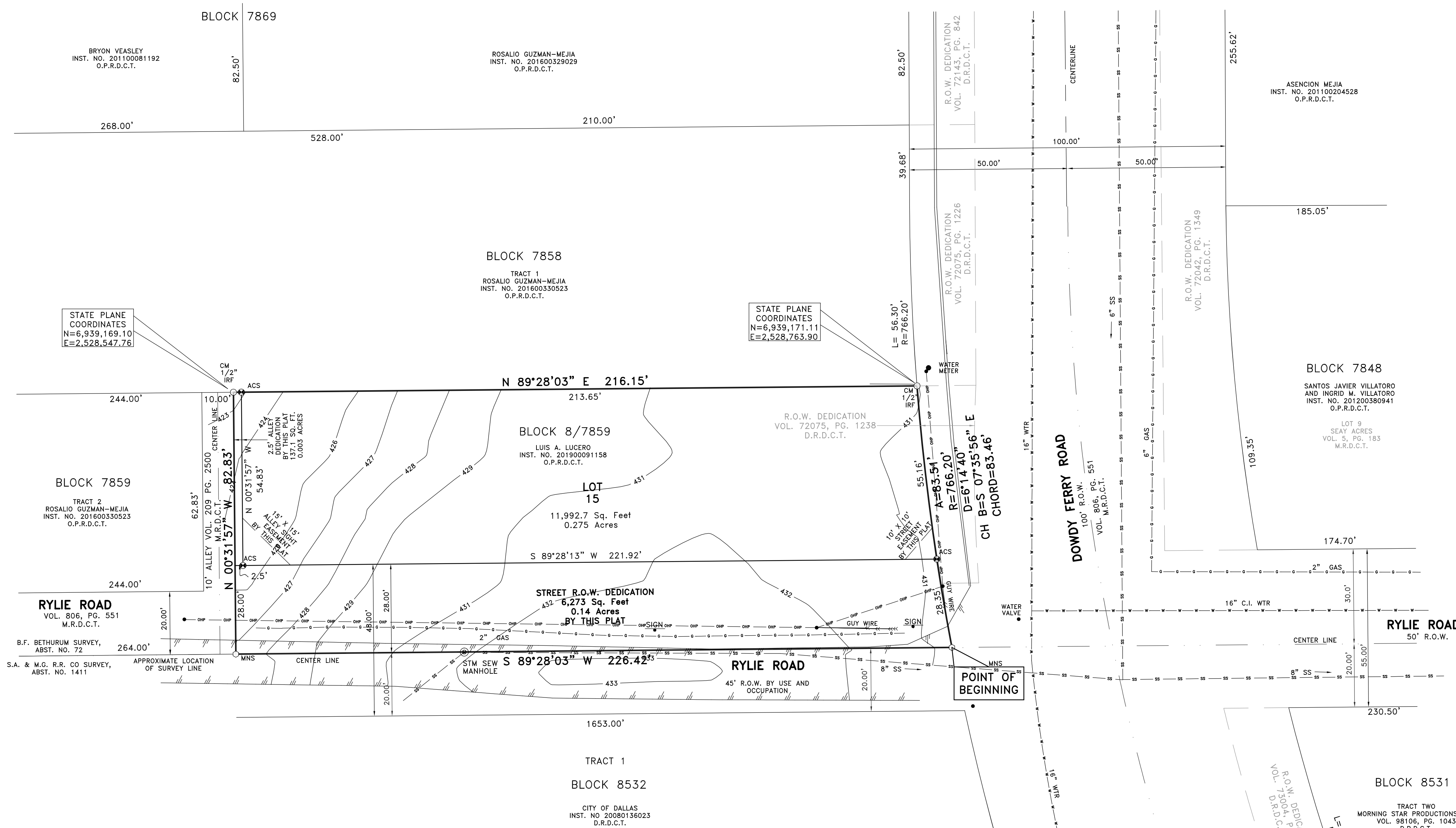
Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513

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 Connolly 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



- LEGEND**
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
  - M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - INST. NO. = INSTRUMENT NUMBER
  - VOL., PG. = VOLUME, PAGE
  - R.O.W. = RIGHT-OF-WAY
  - IRF = 1/2 INCH IRON ROD FOUND
  - IRS = 1/2 INCH IRON ROD SET
  - MAG = MAG NAIL WITH WASHER SET STAMPED "LA AND R.P.L.S. 5513"
  - ACS = 3-1/4 INCH ALUMINUM DISK STAMPED "LA AND R.P.L.S. 5513" SET OVER 1/2" INCH IRON ROD SET
  - R.P.L.S. 5513" SET OVER 1/2" INCH IRON ROD SET
  - STM = STORM WATER LINE
  - M = STORM WATER MANHOLE LID
  - SS = SEWER LINE
  - W = WATER LINE
  - G = GAS LINE

**GENERAL NOTES**

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER:  
LUIS LUCERO  
1804 BURNS DRIVE  
DALLAS, TEXAS 75101  
214-414-8388



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**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  
LUCERO ADDITION  
LOT 15, BLOCK 7859  
18,265.7 SQ.FT. / 0.419 ACRES  
PART OF CITY BLOCK 8/7859 IN  
B. F. BETHURUM SURVEY, ABSTRACT NO. 72  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S234-203**