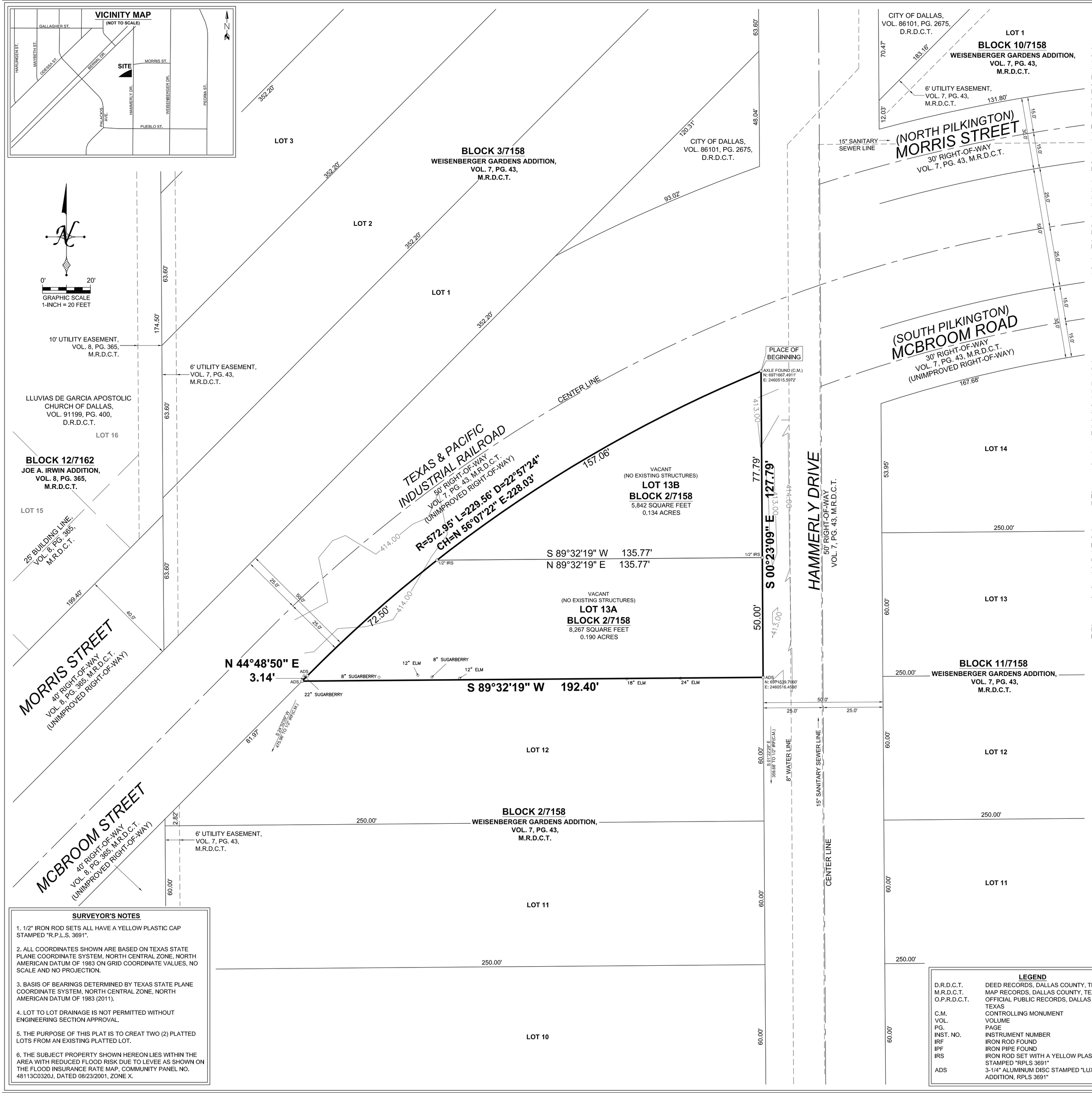

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Lux Home Corporation, is the sole owner of a tract of land located in the THOMAS CHESHIRE SURVEY, Abstract No. 252, City of Dallas, Dallas County, Texas, being Lot 13, Block 2/7158, of Weisenberger Gardens Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 7, Page 43, Map Records, Dallas County, Texas, and being the same tract of land described in General Warranty Deed to Lux Home Corporation, recorded in Instrument No. 202100017453, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at an 'axle' found at the intersection of the West line of Hammerly Drive, with the Southeast line of Texas & Pacific Industrial Railroad, at the North corner of said Lot 13, Block 2/7158;

Thence South 00 degrees 23 minutes 09 seconds East, along said West line, a distance of 127.79 feet to a 3-1/4 inch aluminum disc stamped "LUX HOME ADDITION, RPLS 3691" set at the common Easterly corner of Lot 12 and said Lot 13, Block 2/7158;

Thence South 89 degrees 32 minutes 19 seconds West, a distance of 192.40 feet to a 3-1/4 inch aluminum disc stamped "LUX HOME ADDITION, RPLS 3691" set in the said Southeast line of Texas & Pacific Industrial Railroad, at the common Westerly corner of said Lots 12 and 13, Block 2/7158;

Thence North 44 degrees 48 minutes 50 seconds East, along said Southeast line, a distance of 3.14 feet to a 3-1/4 inch aluminum disc stamped "LUX HOME ADDITION, RPLS 3691" set for corner at the beginning of a curve to the right, having a central angle of 22 degrees 57 minutes 24 seconds, a radius of 572.95 feet, and a chord bearing and distance of North 56 degrees 07 minutes 22 seconds East, 228.03 feet;

Thence Northeasterly, along said Southeast line and said curve to the right, an arc distance of 229.56 feet to the PLACE OF BEGINNING and containing 14,109 suqare feet or 0.324 of an are of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

That I, Barry S. Rhodes, 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.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

PRELIMINARY / NOT FOR
RECORDING PURPOSES

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

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 Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 and in the capacity therein stated.

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

_____
Notary Public in and for the State of Texas
My commission expires:

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Lux Home Corporation, acting herein by its duly authorized representative, _____, does hereby adopt this plat, designating the herein described property as: **LOTS 13A & 13B, BLOCK 2/7158, LUX HOME ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forevever 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 systems 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. (Anye 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 thet utility).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

_____
Name:
Title: Owner

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 Maria Jeni Rodriguez, 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 and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas
My commission expires:

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 Alberto Martinez Martinez, 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 and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S NOTES

1. 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691".

2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

3. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

4. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.

5. THE PURPOSE OF THIS PLAT IS TO CREAT TWO (2) PLATTED LOTS FROM AN EXISTING PLATTED LOT.

6. THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0320J, DATED 08/23/2001, ZONE X.

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
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"
ADS	3-1/4" ALUMINUM DISC STAMPED "LUX HOME ADDITION, RPLS 3691"

PROPERTY ADDRESS:
3327 HAMMERLY DRIVE, DALLAS, TEXAS 75212
OWNER: LUX HOME CORPORATION,
ADDRESS: PO BOX 1502 ADDISION, TX 75001
PHONE: 214-206-7100

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TX 75043
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202202751 PREPARATION DATE: 07/01/2022 DRAWN BY: TD

PRELIMINARY PLAT
LOTS 13A & 13B, BLOCK 2/7158
LUX HOME ADDITION

BEING LOT 13, BLOCK 2/7158, OF
WEISENBERGER GARDENS ADDITION, LOCATED IN
THE THOMAS CHESHIRE SURVEY, ABSTRACT NO. 252
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-078
ENGINEERING FILE NO. ____-_____