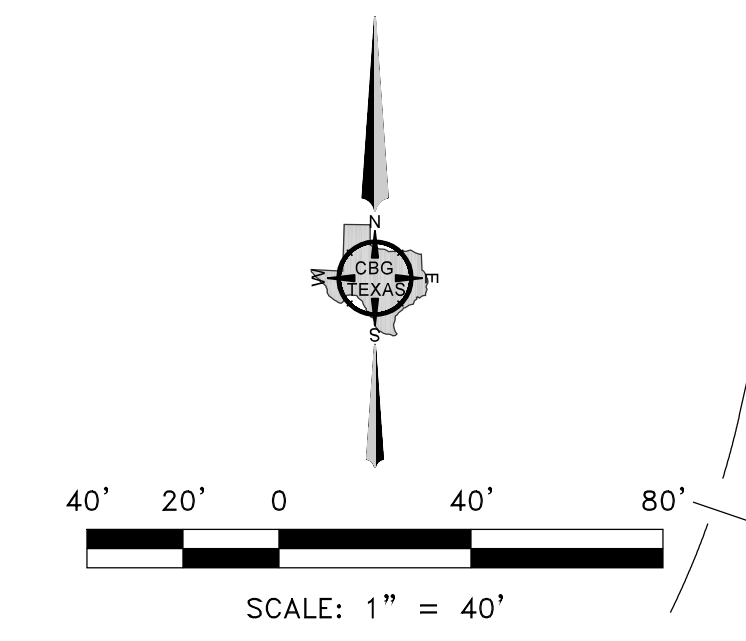
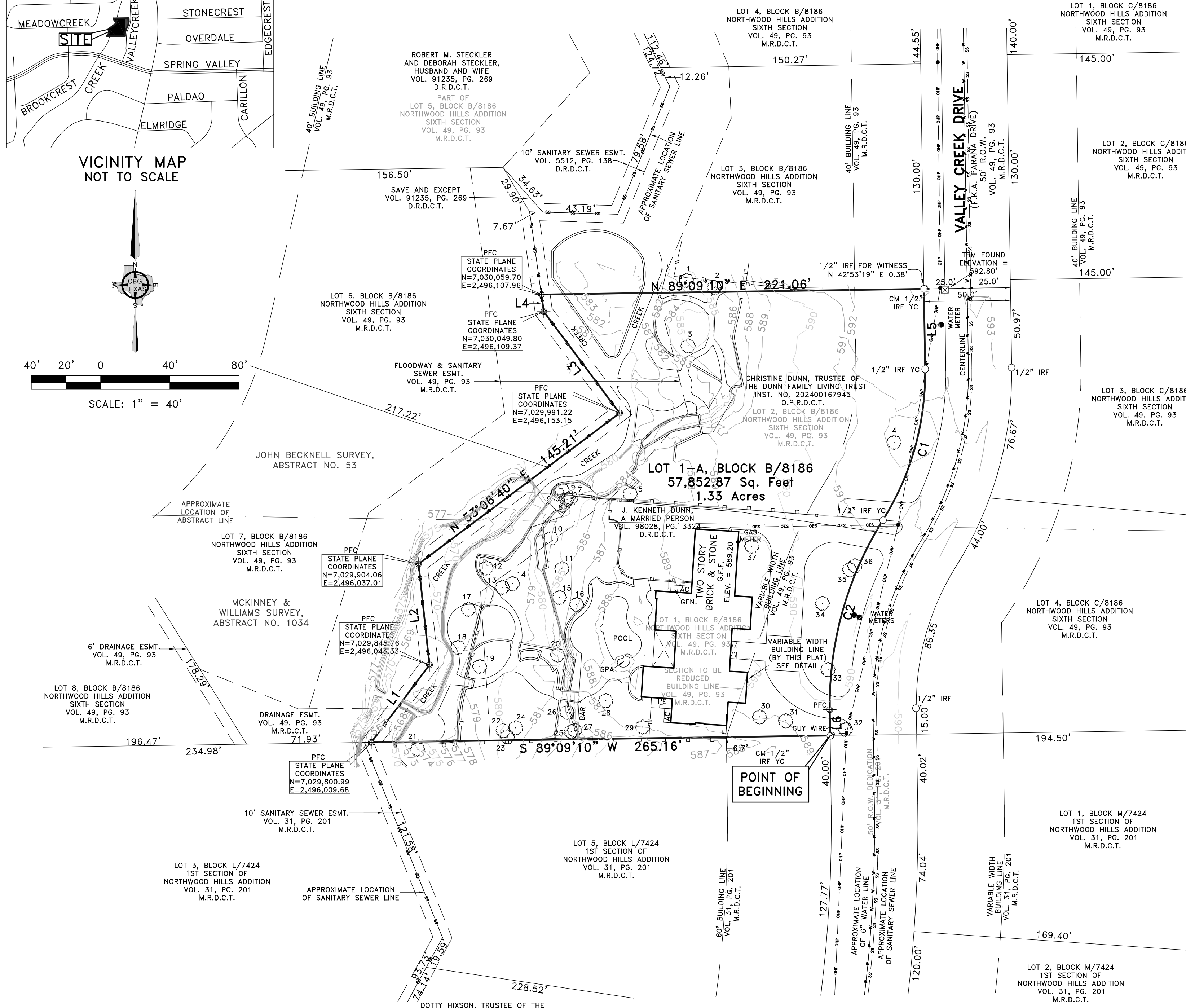


VICINITY MAP
NOT TO SCALE



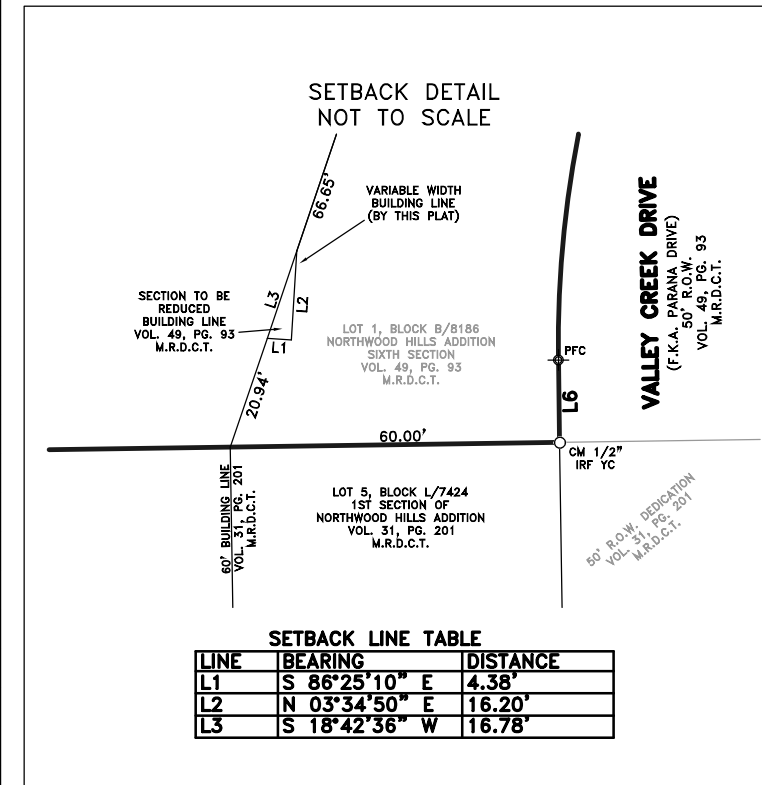
LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	N 36°56'10" E	56.01'	C1	91.87'	159.51'	33°00'00"	S 15°39'10" W	90.61'
L2	N 06°11'20" W	58.64'	C2	115.19'	200.00'	33°00'00"	S 15°39'10" W	113.61'
L3	N 36°46'50" W	73.13'						
L4	N 08°03'50" W	10.00'						
L5	S 00°50'50" E	46.42'						
L6	S 00°50'50" E	15.00'						



LEGEND
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 VOL. = VOLUME
 PG. = PAGE
 INST. NO. = INSTRUMENT NUMBER
 ESMT. = EASEMENT
 CM = CONTROLLING MONUMENT
 R.O.W. = RIGHT-OF-WAY
 IRF = IRON ROD FOUND
 IRF YC = IRON ROD FOUND WITH YELLOW CAP STAMPED
 "RPLS 5310"
 PFC = POINT FOR CORNER
 ACS = 3-1/4" ALUMINUM DISK STAMPED "____ RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET
 SQ. = SQUARE

GENERAL NOTES
 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE (4202), NAD 83 (2011).
 2) THE PURPOSE OF THIS PLAT IS TO COMBINE 2 PLATTED LOTS INTO 1 LOT AND TO REDUCE THE FRONT BUILDING LINE.
 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER 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, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 6) STRUCTURES SHOWN HEREON ARE TO REMAIN.

NO.	TREE TYPE	TREE SIZE	NO.	TREE TYPE	TREE SIZE
1	ELM	10"	30	CEDAR ELM	12"
2	ELM	10"	31	CALLERY PEAR	10"
3	OAK	36"	32	OAK	20"
4	OAK	16"	33	OAK	6"
5	OAK	12"	34	OAK	10"
6	ELM	10"	35	OAK	12"
7	ELM	10"	36	ELM	8"
8	ELM	12"	37	OAK	12"
9	ELM	10"			
10	ELM	15"			
11	OAK	14"			
12	ELM	8"			
13	CHINESE ELM	14"			
14	OAK	20"			
15	ELM	8"			
16	ELM	22"			
17	ELM	10"			
18	ELM	12"			
19	ELM	20"			
20	OAK	14"			
21	ELM	12"			
22	ELM	12"			
23	ELM	15"			
24	ELM	14"			
25	ELM	12"			
26	ELM	14"			
27	ELM	15"			
28	MAGNOLIA	14"			
29	OAK	8"			



OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF DALLAS
 Whereas Christine Dunn, Trustee of the Dunn Family Living Trust and J. Kenneth Dunn are the owners of a 57,852.87 square foot tract of land situated in John Becknell Survey, Abstract Number 53 and McKinney & Williams Survey, Abstract Number 1034, same being Lots 1 and 2, Block B/8186, Northwood Hills Addition Sixth Section, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 49, Page 93, Map Records, Dallas County, Texas, and being a tract of land conveyed to Christine Dunn, Trustee of the Dunn Family Living Trust, by General Warranty Deed recorded in Instrument Number 202400167945, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to J. Kenneth Dunn, by General Warranty Deed with Vendor's Lien in Favor of Third Party and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with yellow cap stamped "RPLS 5310" for corner, said corner being along West right-of-way line of Valley Creek Drive (formerly know as Parana Drive) recorded in Volume 49, Page 93, Map Records, Dallas County, Texas, same being the Northeast corner of Lot 5, Block L/7424, 1st Section of Northwood Hills Addition, an Addition to the Plat thereof recorded in Volume 31, Page 201, Map Records, Dallas County, Texas;

THENCE South 89 degrees 09 minutes 10 seconds West, along the North line of said Lot 5, a distance of 265.16 feet to a point for corner, said corner being the Southeast corner of Lot 7, Block B/8186, of said Northwood Hills Addition Sixth Section, same being in the center of a creek;

THENCE along the center of said creek, the course and distance as follows:
 North 36 degrees 56 minutes 10 seconds East, a distance of 56.01 feet to a point for corner;
 North 06 degrees 11 minutes 20 seconds West, a distance of 58.64 feet to a point for corner;
 North 53 degrees 06 minutes 40 seconds East, a distance of 145.21 feet to a point for corner;
 North 36 degrees 46 minutes 50 seconds West, a distance of 73.13 feet to a point for corner;

THENCE North 08 degrees 03 minutes 50 seconds West, along the center of said creek, a distance of 10.00 feet to a point for corner, said corner being the Southwest corner of Lot 3, Block B/8186, of said Northwood Hills Addition Sixth Section;

THENCE North 89 degrees 09 minutes 10 seconds East, along the South line of said Lot 3, a distance of 221.06 feet to a 1/2-inch iron rod found with yellow cap stamped "RPLS 5310" for corner, said corner being along the West right-of-way line of said Valley Creek Drive;

THENCE along the West right-of-way line of said Valley Creek Drive, the courses and distances as follows:
 South 00 degrees 50 minutes 50 seconds East, a distance of 46.42 feet to a 1/2-inch iron rod found with yellow cap stamped "RPLS 5310" for corner, said corner being in a tangent curve to the right, having a radius of 159.51 feet, a delta of 33 degrees 00 minutes 00 seconds, a chord bearing and distance of South 15 degrees 39 minutes 10 seconds West, 113.61 feet;

Along said curve to the right an arc length of 91.87 feet to a 1/2-inch iron rod found with yellow cap stamped "RPLS 5310" for corner, said corner being in a tangent curve to the left, having a radius of 200.00 feet, a delta of 33 degrees 00 minutes 00 seconds, a chord bearing and distance of South 15 degrees 39 minutes 10 seconds West, 113.61 feet;

Along said curve to the left an arc length of 115.19 feet to a point for corner;

THENCE South 00 degrees 50 minutes 50 seconds East, along the West right-of-way line of said Valley Creek Drive, a distance of 15.00 feet to the POINT OF BEGINNING and containing 57,852.87 square feet and or 1.33 acres of land.

OWNER'S DEDICATION
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That J. Kenneth Dunn, and Christine Dunn, Trustee of the Dunn Family Living Trust do hereby adopt this plat, designating the herein described property as **DUNN VALLEY CREEK ADDITION LOT 1-A, BLOCK B/8186** 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 of 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 _____, 2025.
 By: _____
 Christine Dunn, Trustee of the Dunn Family Living Trust (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 Christine Dunn 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 _____, 2025.
 Notary Public in and for Dallas County, Texas.
 WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2025.

By: _____
 J. Kenneth Dunn (Owner)
 Christine Dunn (Agent)

STATE OF TEXAS
 COUNTY OF DALLAS
 BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Christine Dunn 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 _____, 2025.
 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 _____ day of _____, 2025.

RELEASED FOR REVIEW 02/28/2025 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 Connolly
 Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
 COUNTY OF DALLAS
 BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Bryan Connolly 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 _____, 2025.
 Notary Public in and for Dallas County, Texas.

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
DUNN VALLEY CREEK ADDITION
LOT 1-A, BLOCK B/8186
 LOT 1-A, BLOCK B/8186
 BEING A REPLAT OF LOTS 1 AND 2, BLOCK B/8186
 NORTHWOOD HILLS ADDITION SIXTH SECTION
 JOHN BECKNELL SURVEY, ABSTRACT NO. 53
 MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1034
 CITY PLAN FILE NO. S245-115

OWNER: CHRISTINE DUNN, TRUSTEE OF THE DUNN FAMILY LIVING TRUST
 14139 VALLEY CREEK DRIVE
 DALLAS, TEXAS 75254

OWNER: J. KENNETH DUNN
 AGENT: CHRISTINE DUNN
 14139 VALLEY CREEK DRIVE
 DALLAS, TEXAS 75254

CBG
 SURVEYING TEXAS LLC
 PROFESSIONAL LAND SURVEYORS

PLANNING & SURVEYING
 Main Office
 1413 East I-30, Ste. 7
 Garland, TX 75043
 P 214.349.9485
 F 214.481.8716
 Firm No. 10166800
 www.cbgtllc.com

SCALE: 1"=40' / DATE: 02/28/2025 / JOB NO. 2411875-02 / DRAWN BY: JLA