

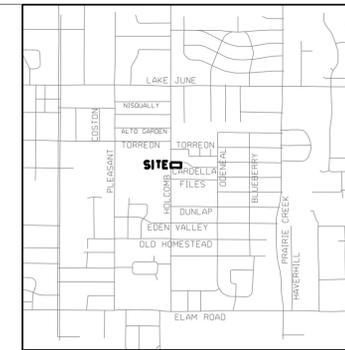
SURVEY NOTES:
 1. The Basis of Bearings is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.

2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate Values. No Scale and No Projection.

3. The purpose of this plat is to create a 2 buildable lots.

4. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.

0' 15' 30' 60'
 1" = 30'

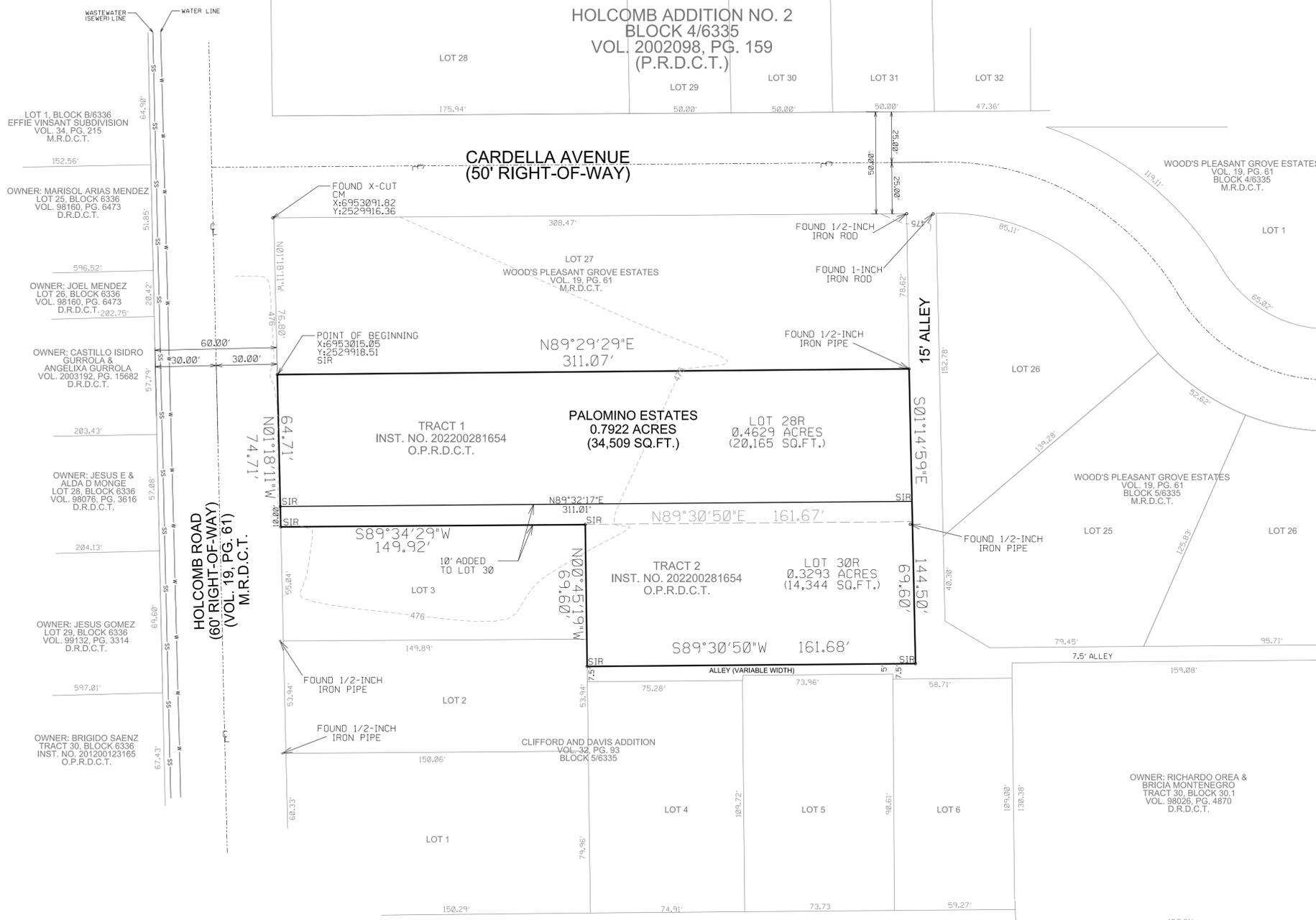


VICINITY MAP
 NOT TO SCALE

LEGEND:

M.R.D.C.T.
 D.R.D.C.T.
 O.P.R.D.C.T.
 FIR(C)
 SIR
 INST.
 NO.
 VOL.
 PAGE
 CM
 T

MAP RECORDS OF DALLAS COUNTY, TEXAS
 DEED RECORDS OF DALLAS COUNTY, TEXAS
 OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 FOUND IRON ROD (WITH CAP)
 SET 1/2" IRON ROD W/ YELLOW CAP STAMPED "GEONAV"
 INSTRUMENT NUMBER
 VOLUME
 PAGE
 CONTROLLING MONUMENT
 CENTERLINE
 SEWER LINE
 WATER LINE
 ORIGINAL TRACT LINE



**PLACE COUNTY
 RECORDING LABEL HERE**

CERTIFICATE OF APPROVAL
 I, _____, Chairperson or
 I, _____, 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

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, Jose Palomino and Victor Palomino, is the owner of two tracts of land situated in the W. B. Elam Survey, Abstract Number 441, being all of those tracts of land described in Warranty Deed as Tract 1 and Tract 2 in that deed to Jose Palomino and Victor Palomino, as recorded in Instrument Number 202200281654 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod with cap stamped "GEONAV" at the northwest corner of said "Tract 1" and the southwest corner of a tract of land known as Lot 27, Block 5/6335 of the Wood's Pleasant Grove Estates Addition, as recorded in Volume 19, Page 61 in the Map Records of Dallas County, Texas (M.R.D.C.T.), and on the east right-of-way line of Holcomb Road;

THENCE North 89 degrees 29 minutes 29 seconds East, along the north line of said "Tract 1", a distance of 311.07' feet, to a found 1/2-inch iron pipe, and being the west line of a 15' Alley as described in said plat of Wood's Pleasant Grove Estates Addition;

THENCE South 01 degrees 14 minutes 59 seconds East, along the west line of said 15' Alley, a distance of 144.50' feet to a found 1/2-inch iron rod with yellow plastic cap stamped "GEONAV" and being the north line of a Variable width Alley as described in a plat known as Clifford and Davis Addition, as recorded in a plat thereof in Volume 32, Page 93 (M.R.D.C.T.);

THENCE South 89 degrees 30 minutes 50 seconds West, along the south line of said Tract 2, a distance of 161.68 feet to a found 1/2-inch iron rod with yellow plastic cap stamped "GEONAV" and being the southwest corner of said Tract 2, and being on the east line of a tract of land known as Lot 2, of the said Clifford and Davis Addition;

THENCE North 00 degrees 45 minutes 19 seconds West, along the west line of said Tract 2, a distance of 69.60 feet to a found 1/2-inch iron rod with yellow plastic cap stamped "GEONAV" and being the northeast corner of a tract of land known as Lot 3 of said Clifford and Davis Addition and being on the south line of said Tract 1;

THENCE South 89 degrees 34 minutes 29 seconds West, along the south line of said Tract 1, and along the north line of said Lot 3, a distance of 149.52 feet to a found 1/2-inch iron rod with yellow plastic cap stamped "GEONAV" and being the southwest corner of said Tract 1, and being the east line of said Holcomb Road;

THENCE North 01 degrees 18 minutes 11 seconds West, along the east line of said Holcomb Road, a distance of 74.71 feet to the POINT OF BEGINNING AND CONTAINING 34,509 square feet or 0.7922 acres more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jose Palomino and Victor Palomino, does hereby adopt this plat, designating the herein described property as PALOMINO ESTATES 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 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: _____

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 Noorlah Joona, 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 _____, 2025.

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

WITNESS, my hand at Dallas, Texas, this the _____ day of, _____, 2025.

By: _____

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 Noorlah Joona, 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 _____, 2025.

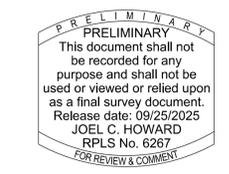
Notary Public in and for the State of Texas
 My commission expires:

SURVEYOR'S STATEMENT:
 I, Joel C. Howard, 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)(1)(c)(i) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.
 Dated this the _____ day of _____, 2025.

Joel C. Howard
 Texas Registered Professional Land Surveyor No. 6267

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 Joel C. Howard 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 _____, 2025.

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



OWNERS:
 VICTOR PALOMINO
 2521 HEALEY DR.
 DALLAS, TX 75228
 PH: 469-335-4795
 EMAIL: VICTORPALOMINO1982@GMAIL.COM
 JOSE DE JESUS PALOMINO
 2641 MRIBELLA LN.
 DALLAS, TX 75228
 PH: 214-924-7676
 EMAIL: JESUSPALOMINO614@GMAIL.COM

GEONAV
 SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006
 SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 3614
 TBPLS FIRM NO. 10194205

DATED: JUNE 24, 2025 DRAWN BY: MHJR

**PRELIMINARY PLAT
 PALOMINO ESTATES
 ADDITION
 LOTS 28R & 30R
 BLOCK 5/6335**

SITUATED IN THE
 W. B. ELAM SURVEY, ABSTRACT NO. 441
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. 25-000108 & S245-251