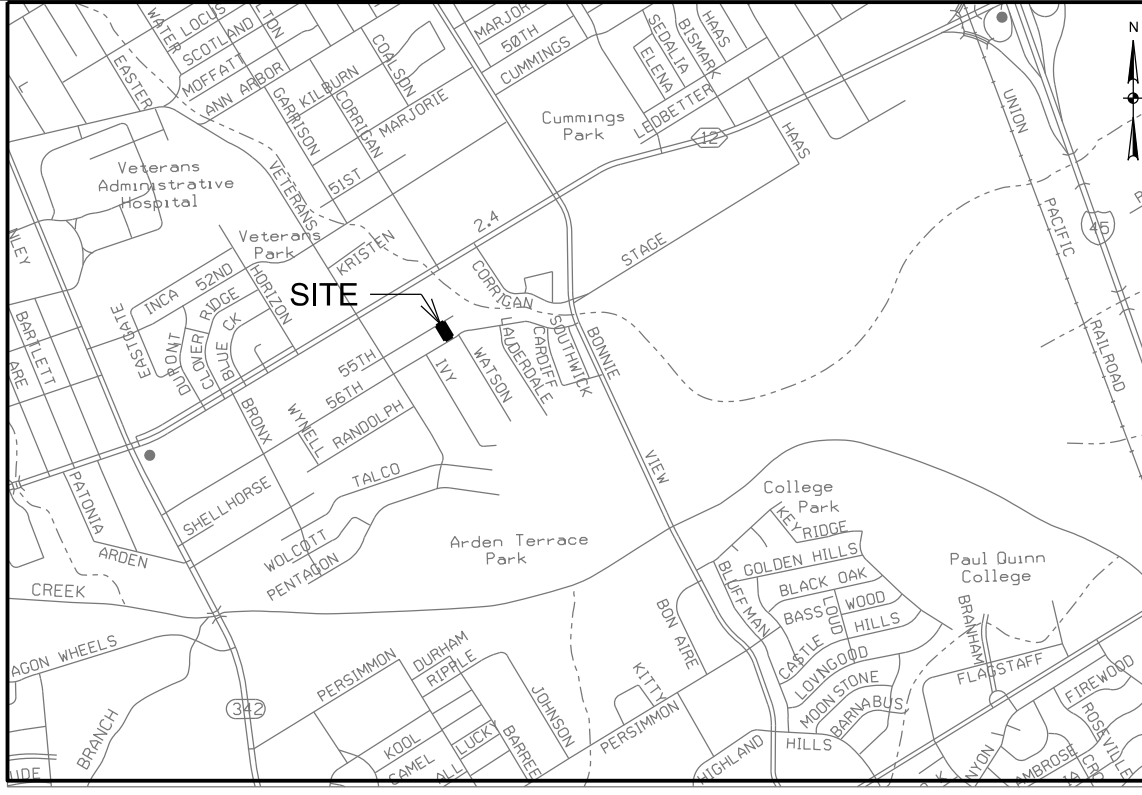
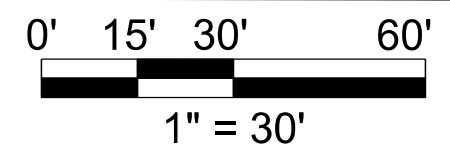


SURVEY NOTES:
 1. The Basis of Bearings is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
 2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
 3. The purpose of this plat is to create 2 buildable lots.
 4. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
 5. By graphical plotting of FEMA Flood Insurance Rate Map Number 48113C04851, dated August 23, 2001, the subject property is located within Zone x (unshaded), designated as those areas outside the 0.2% annual chance floodplain.



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS BRIGIDO RODRIGUEZ is the owner of a tract of land situated in the W.B. Elam Survey, Abstract Number 441, City of Dallas, Dallas County, Texas and being all of Lot 7, Block G/6855 of Goldmine Addition, Third Installment, as recorded in Volume 11, Page 363 of the Map records of Dallas County, Texas, and being all of that tract of land described in General Warranty Deed to Brigido Rodriguez, as recorded in Instrument Number 20230023123 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron with a yellow plastic cap stamped "GEONAV" found for the southwesterly corner of said Lot 7 on the northwesterly right-of-way line of 56' Street (a 50-foot wide right-of-way);

THENCE North 30 degrees 44 minutes 28 seconds West, departing said northwesterly right-of-way line and along the northwesterly line of said Lot 7, a distance of 212.50 feet to a 2-inch iron pipe found for the northwesterly corner of said Lot 7 on the southeasterly right-of-way line of 55' Street (a 50-foot wide right-of-way);

THENCE North 59 degrees 32 minutes 18 seconds East, along the common said southeasterly right-of-way line and the northwesterly line of said Lot 7, a distance of 102.50 feet to a 2-inch iron pipe found for the north corner of said Lot 7;

THENCE South 30 degrees 44 minutes 28 seconds East, departing said southeasterly right-of-way line and along the northwesterly line of said Lot 7, a distance of 212.50 feet to a point in a Brick Column for the southeasterly corner of said Lot 7 on the aforementioned northwesterly right-of-way line of 56' Street;

THENCE South 59 degrees 32 minutes 18 seconds West, along the common said northwesterly right-of-way line and the southeasterly line of said Lot 7, a distance of 102.50 feet to the POINT OF BEGINNING AND CONTAINING 21,782 square feet or 0.5000 acres of land.

OWNER'S DEDICATION
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Brigido Rodriguez, does hereby adopt this plat, designating the herein described property as GOLDMINE ADDITION THIRD INSTALLMENT, 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 roadway 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 _____, 2026.

By: _____
 BRIGIDO RODRIGUEZ, 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 Brigido 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 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 _____, 2026.

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)(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 _____, 2026.

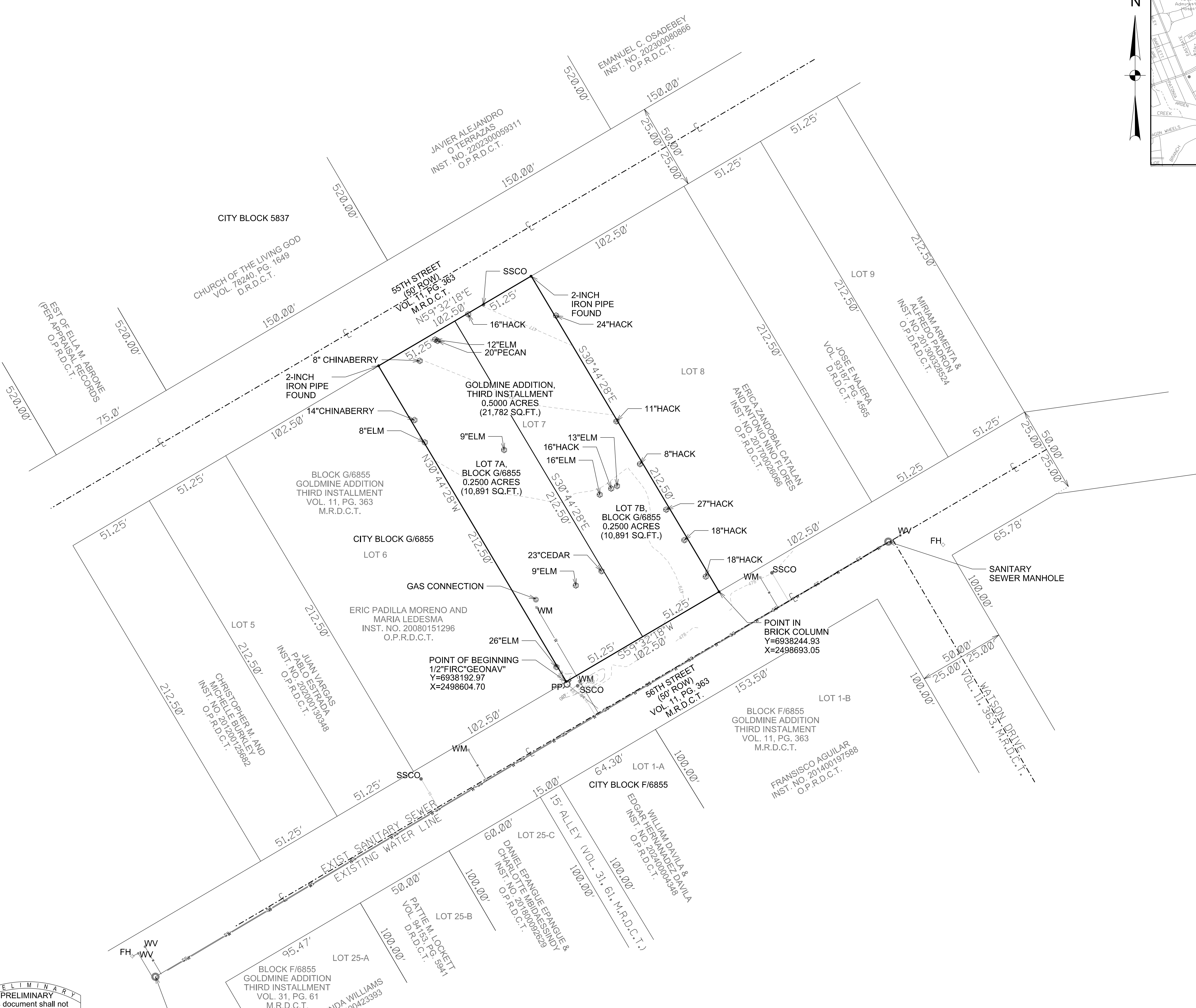
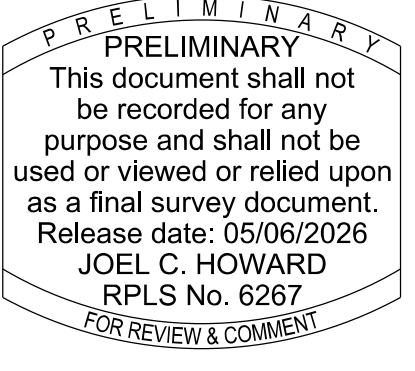
Joel C. Howard
 Texas Registered Professional Land Surveyor No. 6267

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 _____, 2026.

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



LEGEND:
 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
 FORMERLY KNOWN AS

M.R.D.C.T.
 D.R.D.C.T.
 O.P.R.D.C.T.
 FIR(C)
 SIR
 INST.
 NO.
 VOL.
 PG.
 CM
 C
 SS
 W
 FKA

OWNERS:
 BRIGIDO RODRIGUEZ
 2660 BRUTON SPRINGS DR
 DALLAS, TEXAS 752278001

**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

GEONAV
 SURVEYING • MAPPING • SCANNING
 3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006
 SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 3957
 TBPLS FIRM NO. 10194205
 DATED: MAY 05, 2026 DRAWN BY: JCH

**PRELIMINARY PLAT
 GOLDMINE ADDITION
 THIRD INSTALLMENT
 LOTS 7A & 7B
 BLOCK G/6855
 SITUATED IN THE
 W. B. ELAM SURVEY, ABSTRACT NO. 441
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. Plat 26-000130**