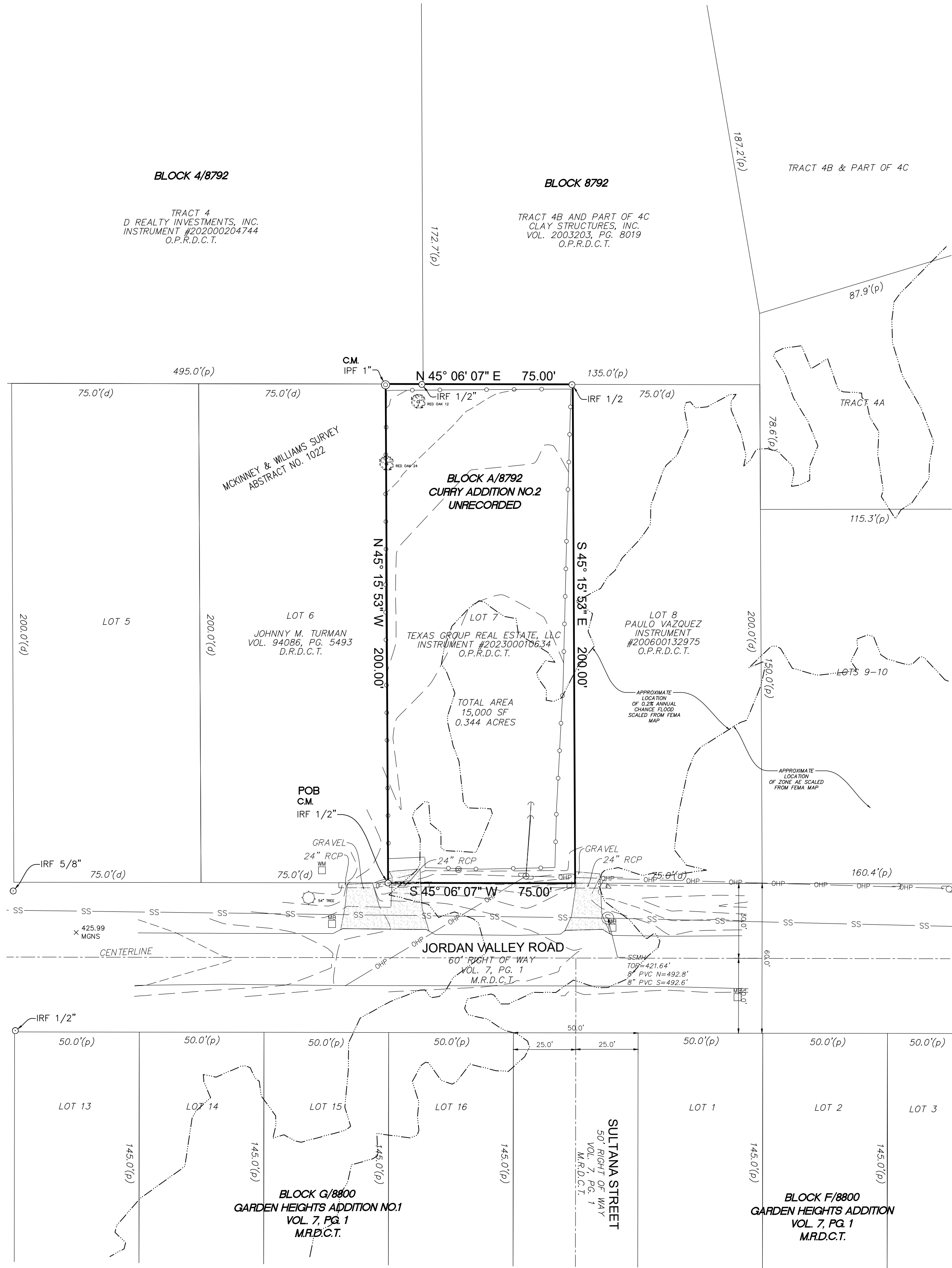


Drawing: G:\My Drive\Survey\23066-2100 Jordan Valley Rd Dallas-Plat.dwg Saved By: eol Save Time: 7/27/2023 3:39 PM Plotted by: eol Plot Date: 8/10/2023 7:26 PM



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Texas Group Real Estates, LLC, acting by and through it's duly authorized officer, Diana Franco Sierra, does hereby adopt this plat, designating the herein described property as **JORDAN VALLEY 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, _____ 2023.

Texas Group Real Estates, LLC
Diana Franco Sierra
Member

STATE OF TEXAS

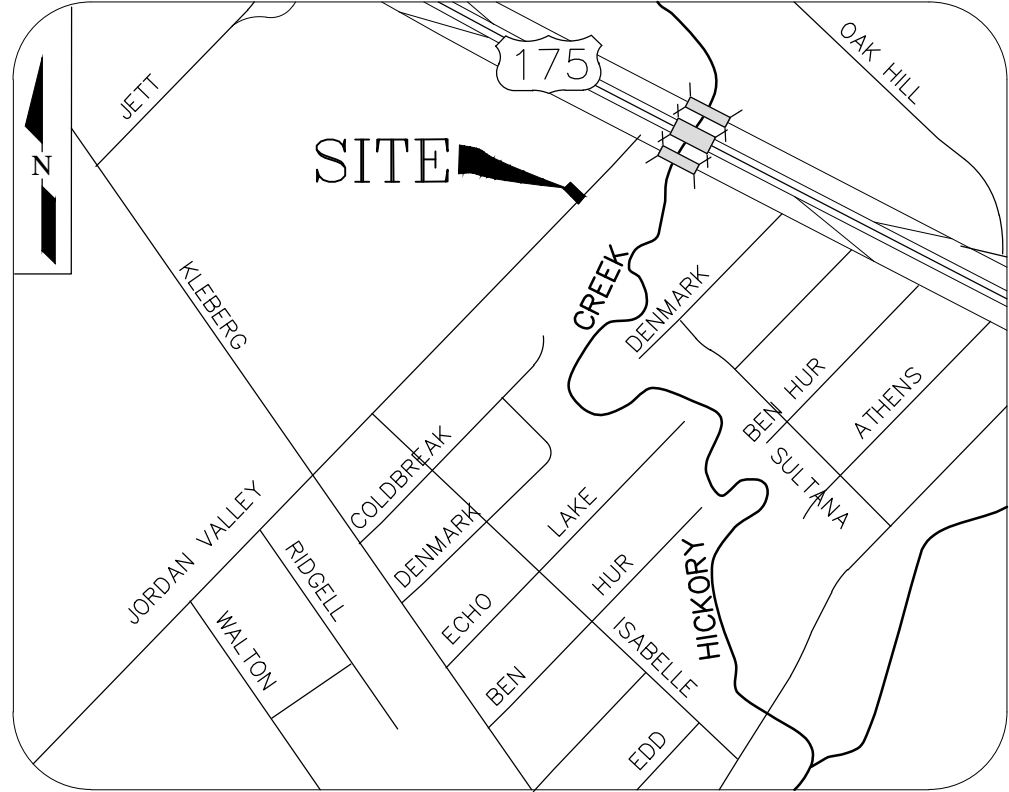
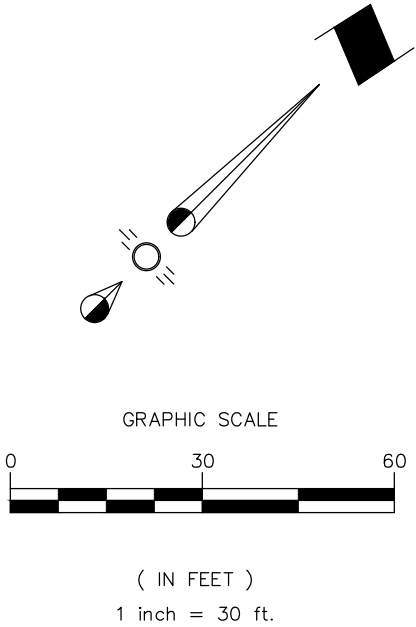
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared

_____ 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 _____, 2023.

Notary Public in and for the State of Texas



VICINITY MAP
(NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS Texas Group Real Estate, LLC is the owner of a 15,000 square foot or 0.344 acre tract of land, situated in the McKinney & Williams Survey, Abstract Number 1022, in the City and County of Dallas, Texas, being all of Lot 7, Block A/8792 of Curry Addition No. 2, an Addition to the City of Dallas, Texas (unrecorded), being all of the property described in a General Warranty Deed to Texas Group Real Estate, LLC, recorded in Instrument #202300010634 Official Public Records Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found (Controlling Monument) in the Northwestern right of way line of Jordan Valley Road, a 60 foot right-of-way, same being the South corner of said Lot 7, and being the East corner of Lot 6, Block A/8792;

THENCE North 45 degrees 15 minutes 53 seconds West, with the common line between said Lot 6 and Lot 7, a distance of 200.00 feet to a 1 inch iron pipe found (Controlling Monument) for the common North corner between said Lot 6 and Lot 7, same being in the Southeastly line of a tract of land described in a Deed to D. Realty Investments, Inc, recorded in Instrument #202000204744 (O.P.R.D.C.T.);

THENCE North 45 degrees 06 minutes 22 seconds East, with the common line between said Lot 7 and said D. Realty Investments, Inc tract, at 14.00 feet passing a 1/2 inch iron rod found at the South corner of a tract of land described in a Deed to Clay Structures, Inc., recorded in Volume 2003203, Page 8019 (O.P.R.D.C.T.), for a total distance of 75.00 feet to a 1/2 inch iron rod found at the North corner of said Lot 7, same being the West corner of Lot 8, Block A/8792;

THENCE South 45 degrees 15 minutes 53 seconds East, with the common line between said Lot 7 and Lot 8, a distance of 200.00 feet to a 3" Monument set at the common East corner between said Lot 7 and Lot 8, same being in the Northwestern right of way line of said Jordan Valley Road;

THENCE South 45 degrees 06 minutes 07 seconds West, with the Northwestern right of way line of said Jordan Valley Road, a distance of 75.00 feet to the **POINT OF BEGINNING**, containing 15,000 square feet or 0.344 acres of land more or less.

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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, Section 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 _____, 2023.

**PRELIMINARY , THIS DRAWING SHALL NOT BE
RECORDED FOR ANY PURPOSE**

Anel Rodriguez
Texas Registered Professional Land Surveyor No. 6671

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 Anel 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 _____ 2023.

Notary Public in and for the State of Texas

GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
- The purpose of this plat is to create one lot.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

(C.M.)	CONTROLLING MONUMENT
O.P.R.D.C.T.	OFFICIAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
POB	POINT OF BEGINNING
p, m	PLATTED, MEASURED
⊙ IRF	IRON ROD FOUND (AS NOTED)
⊗ IPF	IRON PIPE FOUND (AS NOTED)
—OHP—	OVERHEAD POWER LINE
—o—o—	CHAIN LINK FENCE

LEGEND

⊕	UTILITY POLE
EM	ELECTRIC METER
MB	MAILBOX
⊗	SANITARY SEWER CLEANOUT
WM	WATER METER
WV	WATER VALVE
⊕	FIRE HYDRANT
⊗	SANITARY SEWER MANHOLE

SURVEYOR

ARA
SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL (972) 946-4172
TBPCLS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

**PRELIMINARY PLAT
JORDAN VALLEY ADDITION**
LOT 7A, BLOCK A/8792

A REPLAT OF LOT 7, BLOCK A/8792
CURRY ADDITION NO.2
0.344 ACRES SITUATED IN THE
MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1022
CITY OF DALLAS DALLAS COUNTY, TEXAS
CITY PLAN FILE: S223-223