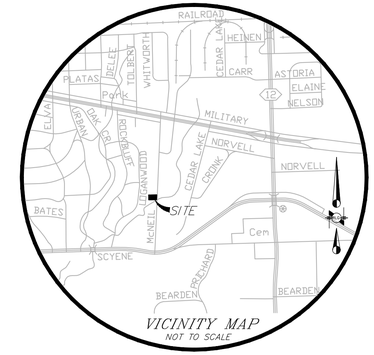

0 10 20 40
(FEET)
1 inch = 20 ft.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ASPHALT
- CONCRETE
- FENCE LINE
- OVERHEAD POWER
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- EXISTING CONTOUR LINE
- 550.5 EXISTING SPOT ELEVATION
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TX
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TX
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- GAS VALVE
- BOLLARD
- POWER POLE
- GUY WIRE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE

GENERAL NOTES:

1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
2. CONTROLLING MONUMENTS: AS SHOWN
3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
4. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM ONE EXISTING TRACT.

PRELIMINARY PLAT
OF
MNS ADDITION
LOTS 1 & 2, BLOCK A/5830
J.S. BEEMAN SURVEY, ABSTRACT NO. 100
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000029 & S245-193
ENGINEERING NO. DP-___

SCALE: 1" = 20' DATE: MAY 2025

OWNER:
METRO BUILDERS LLC
615 N MAIN ST
CRANDALL, TX 75114
459-957-8257
FELIPE RODOLFO LOYA PINEDA

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TX PE REG #F-493
TBPELS REG #100341-00

RECORDED	INST#	–	JOB NO.	2511.029	E-FILE	2511.029PP	DWG NO.	28,703W

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Metro Builders LLC, is the sole owner of a 17,797 square foot (0.4086 acre) tract or parcel of land situated in the J.S. Beeman Survey, Abstract No. 100, City of Dallas, Dallas County, Texas, City Block A/5830, being all of a tract of land described in a General Warranty Deed to Metro Builders LLC, recorded in Instrument No. 202400143701, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron pipe found in the east right-of-way line of a 15' alley (Volume 24, Page 91, Map Records, Dallas County, Texas) for the southwest corner of a called 0.381 acre tract of land described in a Special Warranty Deed to Albert & Mona Richard Revocable Trust, recorded in Instrument No. 201800115503, Official Public Records, Dallas County, Texas, for the northwest corner of said 0.4086 acre tract;

THENCE North 88°02'41" East, at 162.93 feet passing a 1/2" iron rod found for the southeast corner of said 0.381 acre tract, and continuing in total a distance of 183.10 feet to a point in the west right-of-way line of McNeil Street (a variable width right-of-way)

THENCE along the common line between said 0.4086 acre tract and said McNeil Street, the following bearings and distances:

South 03°00'04" West, a distance of 99.35 feet to a point for corner;

South 88°02'41" West, at 24.20 feet passing the northeast corner of Lot 9, Block C/5830, McNeil Estates, an addition to the City of Dallas according to the plat recorded in Volume 18, Page 113, Map Records, Dallas County, Texas, and continuing a total distance of 176.50 feet to a point in the east line of said 15' Alley, for the northwest corner of said Lot 9 and the southwest corner of said 0.4086 acre tract;

THENCE North 00°48'28" West, along the common line between said 0.4086 acre tract and said 15' Alley, a distance of 99.00 feet to the **POINT OF BEGINNING** containing 17,797 square feet or 0.4086 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Metro Builders LLC**, acting by and through its duly authorized agent, **Felipe Rodolfo Loya Pineda**, does hereby adopt this plat, designating the herein described property as **Lots 1 & 2, Block A/5830, MNS 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.

Metro Builders LLC

By:
_____
Felipe Rodolfo Loya Pineda

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared **Felipe Rodolfo Loya Pineda,** 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 stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, **BRIAN R. WADE,** 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 _____, 2025.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Brian R. Wade
Texas Registered Professional
Land Surveyor No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared **BRIAN R. WADE,** 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 stated.

GIVEN under my hand and seal of office this the ____ day of

_____, 2025.

_____
Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

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
OF
MNS ADDITION
LOTS 1 & 2, BLOCK A/5830
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