



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, LUX Homes Corporation, is the sole owner of a tract of land situated in the Robert Kleberg Survey, Abstract No. 716, in Dallas County, Texas, and being part of City Block No. 8806, being all of that tract of land described in deed to LUX Homes Corporation, as recorded in Instrument No. 202200172284, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch orange-capped iron rod found for corner on the Northwest right-of-way line of Woody Road, being the East corner of a tract of land described in deed to Juanita Martinez, as recorded in Instrument No. 201900147507, Official Public Records of Dallas County, Texas, and being the South corner of said tract of land described herein;

THENCE North 45 degrees 31 minutes 27 seconds West, a distance of 223.24 feet to a 1/2 inch yellow-capped iron rod set for corner being the Eastermost corner of Lot 8, Block E/8805, Hickory Creek, Phase 1, Replat, an addition to the City of Dallas as recorded in Volume 2003186, Page 26, Map Records of Dallas County, Texas;

THENCE North 44 degrees 48 minutes 23 seconds West, a distance of 46.76 feet to a 1/2 inch yellow-capped iron rod set for corner being the South corner of a tract of land described in deed to Harold B. Lewis and wife, Virginia P. Lewis, and M.O. Hall and wife, Ann Hall, as recorded in Volume 86106, Page 2080, Deed Records of Dallas County, Texas;

THENCE North 44 degrees 25 minutes 57 seconds East, a distance of 101.85 feet to a 1/2 inch yellow-capped iron rod found for corner being the South corner of a tract of land described in deed to Jose Raul Rojas and Maria Elena Hernandez, Husband and Wife, as recorded in Instrument No. 201500161202, Official Public Records of Dallas County, Texas, and being the West corner of a tract of land described in deed to Lucilio Villanueva (Tract 2), as recorded in Instrument No. 202200077855, Official Public Records of Dallas County, Texas;

THENCE South 44 degrees 57 minutes 27 seconds East, a distance of 270.00 feet to a 1/2 inch yellow-capped iron rod found for corner on the Northwest right-of-way line of said Woody Road;

THENCE South 44 degrees 25 minutes 26 seconds West, a distance of 99.77 feet to the PLACE OF BEGINNING and containing 27,284 square feet or 0.626 of an acre of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LUX Homes Corporation, does hereby add this plat, designating the herein described property as: **LOTS 1 & 2, BLOCK 8806, LUX HOMES 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 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 systems 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).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Witness my hand at _____, Texas, This _____ day of _____, 20____.

Name: _____
 Title: 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 _____, 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 therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20____.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, 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 Land Surveying, 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), and (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20____.

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

Barry S. Rhodes
 Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

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

SURVEYOR'S NOTES

- 1/2" IRON ROD SETS ALL HAVE A 3 1/2" ALUMINUM CAP STAMPED LUX HOME ADDITION, "R.P.L.S. 3691".
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT CITY OF DALLAS ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE 2 PLATTED LOTS FROM AN EXISTING TRACT OF LAND.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREAS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4813C0540K, DATED 07/07/2014, ZONE X.

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shields, 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

GPS MONUMENTS

DALLAS 70-N-1
 WOODY ROAD - HAWN FREEWAY
 A SQUARE IS CUT IN BASE OF GUARDRAIL, SOUTHEAST CORNER OF BRIDGE OVER HAWN FREEWAY AT WOODY ROAD.

DALLAS 70-S-1
 A SQUARE CUT WITH "X" IN CONCRETE WALK IN CENTER OF SOUTH SIDE OF CONCRETE BRIDGE ON SOUTH SERVICE ROAD OF HAWN FREEWAY OVER WOODY BRANCH, AND 1580 FEET EAST OF WOODY ROAD.

NAD83
 N=6,933,019.719
 E=2,554,452.785
 NORTH CENTRAL ZONE 4202
 ELEV=453.294

NAD83
 N=6,932,164.783
 E=2,555,937.035
 NORTH CENTRAL ZONE 4202
 ELEV=430.290'

NOTE

THERE ARE NO IMPROVEMENTS ON THIS SITE

LEGEND

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

C.M. CONTROLLING MONUMENT
 VOL. VOLUME
 PG. PAGE
 INST. NO. INSTRUMENT NUMBER
 IRF IRON ROD FOUND
 IRS IRON ROD SET WITH A YELLOW PLASTIC CAP
 STAMPED "RPLS 3691"
 IRF OC IRON ROD FOUND WITH ORANGE PLASTIC CAP

OWNER: LUX HOMES CORPORATION
ADDRESS: 1910 PACIFIC AVE, STE 16100, DALLAS, TX 75201
PHONE: 214-206-7100

BURNS SURVEYING

PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, UNIT 500, STE. 303, ROCKWALL, TX. 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
PREPARATION DATE: 5/15/2023 DRAWN BY: KW
REVISION DATE: 12/19/2023 (REVISED 11/17/2024)

PRELIMINARY PLAT
LOTS 1 & 2, BLOCK 8806,
LUX HOMES ADDITION,
 BEING PART OF CITY BLOCK 8806,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 27,284 SQUARE FEET - 0.626 OF AN ACRE
 ROBERT KLEBERG SURVEY, ABSTRACT NO. 716

CITY PLAN FILE NO. S234-054