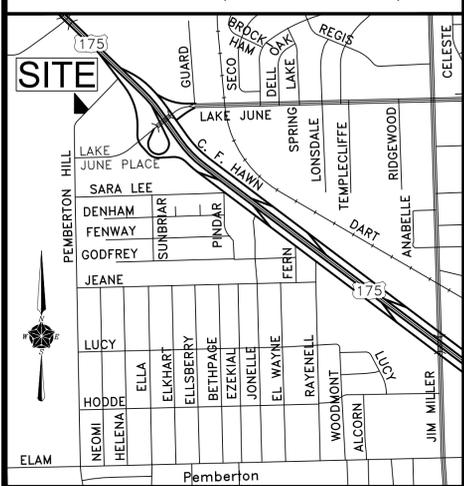


VICINITY MAP (NOT TO SCALE)



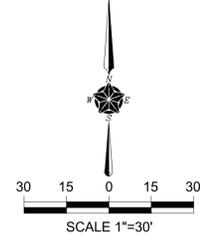
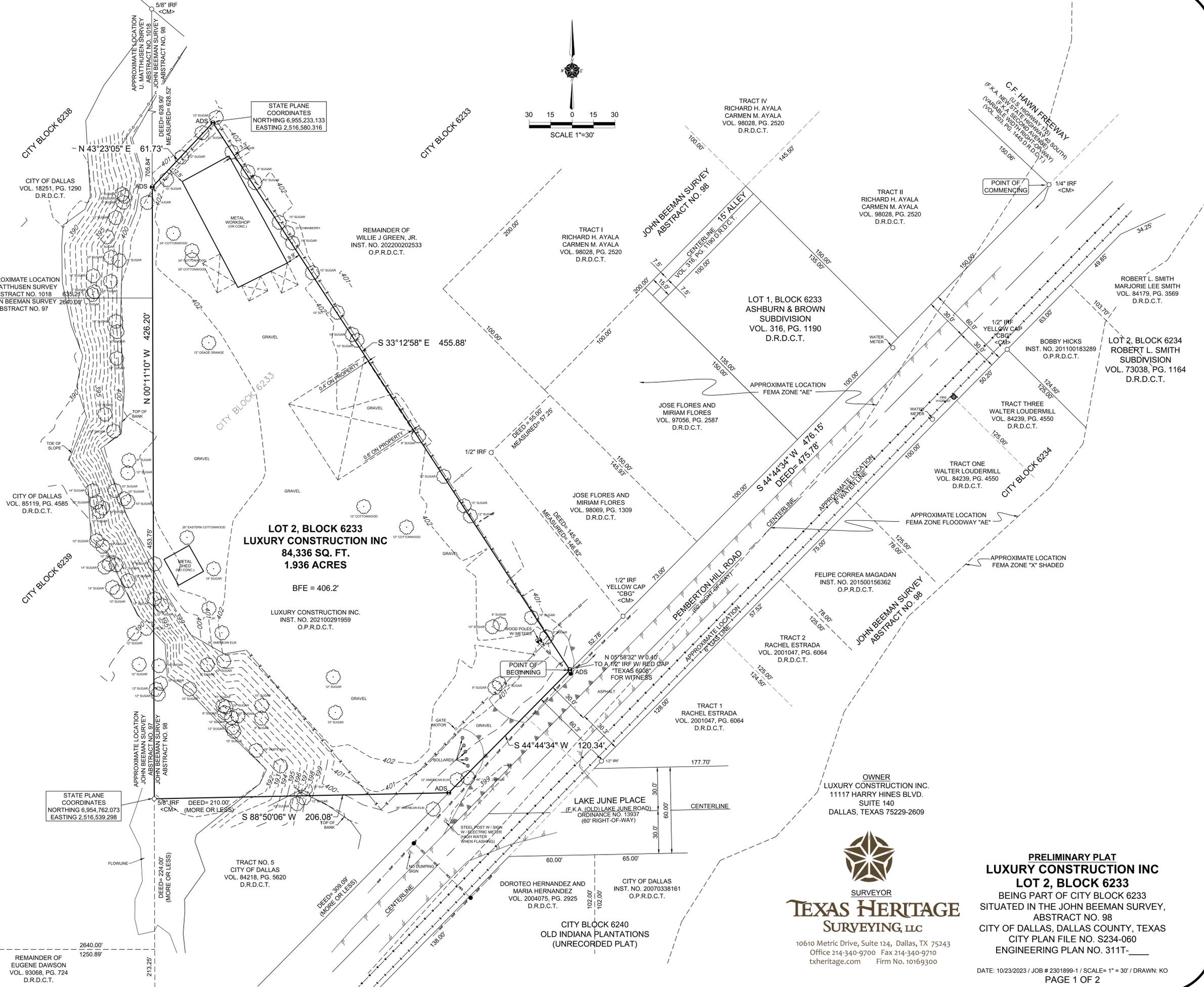
**LEGEND**  
M.R.D.C.T.  
D.R.D.C.T.  
O.P.R.D.C.T.  
INST. NO.  
VOL., PG.  
SQ. FT.  
IRF  
IPF  
ADS  
<CM>  
F.K.A.  
B.F.E.

MAP RECORDS, DALLAS COUNTY, TEXAS  
DEED RECORDS, DALLAS COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INSTRUMENT NUMBER  
VOLUME, PAGE  
SQUARE FEET  
IRON ROD FOUND  
IRON PIPE FOUND  
3-1/4" ALUMINUM DISK STAMPED "LUXURY CONSTRUCTION INC & RPLS 5382" SET ON AN IRON ROD FOR CORNER  
CONTROL MONUMENT  
FORMERLY KNOWN AS  
BASE FLOOD ELEVATION

ASPHALT  
EASEMENT LINE  
BUILDING LINE  
BOUNDARY LINE  
CENTERLINE  
FLOOD ZONE  
GAS LINE  
WATER LINE  
OVERHEAD SERVICE LINE  
OVERHEAD POWER LINE  
CHAINLINK FENCE  
SHEET METAL FENCE  
PIPE RAIL FENCE

**GENERAL NOTES:**

- The purpose of this plat is to create one lot out of a tract of land.
- The maximum number of lots permitted by this plat is one.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- Structures to remain on subject property.
- City of Dallas Water Dept. benchmark used:  
#1420 48-E-2 City benchmark on top of curb northeast corner of a storm sewer drop inlet southwest corner of Highland Road and Jim Miller Road.  
N= 6.977,041.537 E= 2,521,524.159 Elevation= 524.89'
- Subject property is located within an area having a Zone Designation FLOODWAY "AE" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0505J, with a date of identification of 01/06/2023, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated. Subject property lies within an area served by LOMR 17-06-4026P having an effective date of 10/22/2018.



STATE PLANE COORDINATES  
NORTHING 6,955,233.133  
EASTING 2,516,580.316

STATE PLANE COORDINATES  
NORTHING 6,954,762.073  
EASTING 2,516,539.298

**LOT 2, BLOCK 6233**  
**LUXURY CONSTRUCTION INC**  
**84,336 SQ. FT.**  
**1.936 ACRES**  
  
BFE = 406.2'

LUXURY CONSTRUCTION INC.  
INST. NO. 202100291959  
O.P.R.D.C.T.

OWNER  
**LUXURY CONSTRUCTION INC.**  
11117 HARRY HINES BLVD.  
SUITE 140  
DALLAS, TEXAS 75229-2609

**TEXAS HERITAGE**  
SURVEYING, LLC  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

**PRELIMINARY PLAT**  
**LUXURY CONSTRUCTION INC**  
**LOT 2, BLOCK 6233**  
BEING PART OF CITY BLOCK 6233  
SITUATED IN THE JOHN BEEMAN SURVEY,  
ABSTRACT NO. 98  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S234-060  
ENGINEERING PLAN NO. 311T-\_\_\_\_\_

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, **LUXURY CONSTRUCTION INC.**, is the owner of a tract of land situated in the John Beeman Survey, Abstract No. 98, City of Dallas Block 6233, City of Dallas, Dallas County, Texas, and being that tract of land described in Sheriff's Deed to LUXURY CONSTRUCTION INC., recorded in Instrument No. 202100291959, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

Commencing at a 1/4 inch iron rod found for the east corner of that tract of land described as Tract II, in Cash Warranty Deed to Richard H. Ayala and wife Carmen Ayala as recorded in Volume 98028, Page 2520, Deed Records, Dallas County, Texas, same being the intersection of the southwest right-of-way line of C.F. Hawn Freeway, (U.S. Highway 175) (F.K.A. New State highway 40 south) (F.K.A. Second Avenue) (variable width right-of-way) and the northwest right-of-way line of Pemberton Hill Road (60' right-of-way);

Thence South 44 degrees 44 minutes 34 seconds West, along the said northwest right-of-way line of Pemberton Hill Road, a distance of 476.15 feet (deed= 475.78') to a 3 1/4 aluminum disk stamped "LUXURY CONSTRUCTION INC, RPLS 5328 & Texas Heritage Surveying" set on an iron rod for the POINT OF BEGINNING;

Thence South 44 degrees 44 minutes 34 seconds West, along the said northwest right-of-way line of Pemberton Hill Road, a distance of 120.34' to a 3 1/4 aluminum disk stamped "LUXURY CONSTRUCTION INC, RPLS 5328 & Texas Heritage Surveying" set on an iron rod, for the northeast corner of a tract of land as described in Cash Warrant Deed to City of Dallas, Texas, a Municipal Corporation, as recorded in Volume 84218, Page 5620, Deed Records, Dallas County, Texas;

Thence South 88 degrees 50 minutes 06 seconds West, along the north line of said City of Dallas tract, a distance of 206.08 feet to a 5/8 inch iron rod found for the northwest corner of said City of Dallas Tract and lying in the east line of that tract of land described in Judgement to the City of Dallas as recorded in Volume 85119, Page 4585, Deed Records, Dallas County, Texas;

Thence North 00 degrees 11 minutes 10 seconds West, along the east line of said City of Dallas (Volume 85119, Page 4585) tract, passing the northeast corner of said City of Dallas (Volume 85119, Page 4585) tract, same being the southeast corner of that tract of land described in Special Warranty Deed to City of Dallas, Texas, a Municipal Corporation, as recorded in Volume 18521, Page 1290, Deed Records, Dallas County, Texas, and continuing for a total distance of 426.20 feet to a 3 1/4 aluminum disk stamped "LUXURY CONSTRUCTION INC, RPLS 5328 & Texas Heritage Surveying" set on an iron rod for the westmost southwest corner of the remainder of that tract of land described in General Warranty Deed to Willie J Green, Jr. as recorded in Instrument Number 202200202533, Official Public Records, Dallas County, Texas, as affected by those tracts of land described in Special Warranty Deed to Lamer Nealy, Jr. as recorded in Volume 97214, Page 1690, Deed Records, Dallas County, Texas and Warranty Deed to Jose Flores and Miriam Flores as recorded in Volume 98069, Page 1309, Deed Records, Dallas County, Texas;

Thence North 43 degrees 23 minutes 05 seconds East, along the westmost southeast line of the remainder of said Green tract, a distance of 61.73 feet to a 3 1/4 aluminum disk set stamped "LUXURY CONSTRUCTION INC, RPLS 5328 & Texas Heritage Surveying" on a iron rod for corner;

Thence South 33 degrees 12 minutes 58 seconds East, along the eastern southwest line of the remainder of said Green tract, a distance of 455.88 feet to the PLACE OF BEGINNING and containing 84,336 square feet of 1.936 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LUXURY CONSTRUCTION INC., acting by and through their duly assigned agent, do hereby adopt this plat, designating the herein described property as **LUXURY CONSTRUCTION INC** 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 dedicated 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 dedicated 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the 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, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
LUXURY CONSTRUCTION INC.

By: \_\_\_\_\_  
YARESHI BERENICE HERNANDEZ CANTU - OWNER

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared YARESHI BERENICE HERNANDEZ CANTU, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. January, 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 \_\_\_\_\_, 2024.

**Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (02/09/2024)**

J.R. January  
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. January, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for the State of Texas

<p><b>PLACE COUNTY</b></p> <p><b>RECORDING LABEL HERE</b></p>
<p><b>CERTIFICATE OF APPROVAL</b></p> <p>I, <u>Tony Shiddi</u>, Chairperson or <u>Brent Rubin</u>, 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.</p> <p>_____ Chairperson or Vice Chairperson City Plan Commission Dallas, Texas</p> <p>Attest: _____ Secretary</p>



OWNER  
LUXURY CONSTRUCTION INC.  
11117 HARRY HINES BLVD.  
SUITE 140  
DALLAS, TEXAS 75229-2609

10610 Metric Drive, Suite 124, Dallas, TX 75243  
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