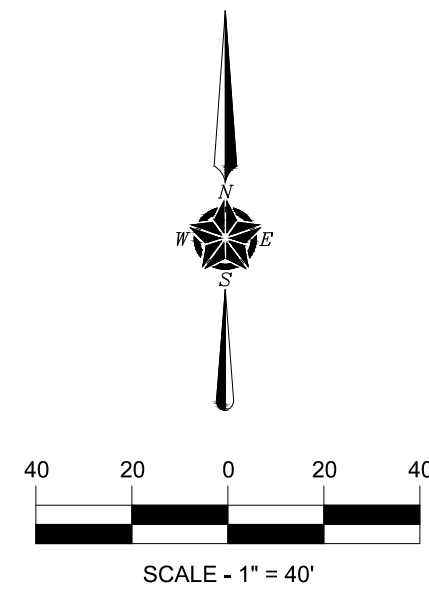
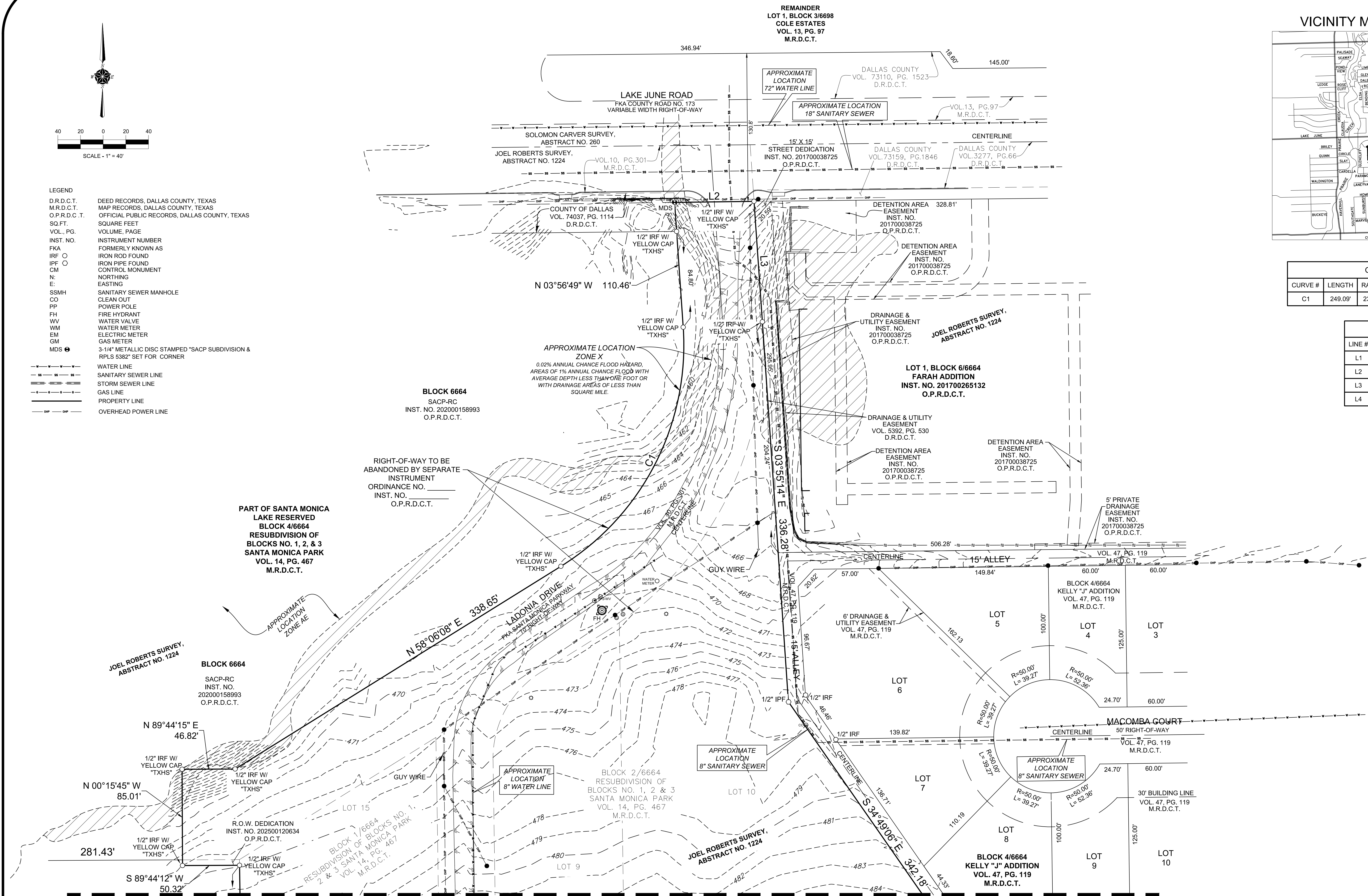




LEGEND

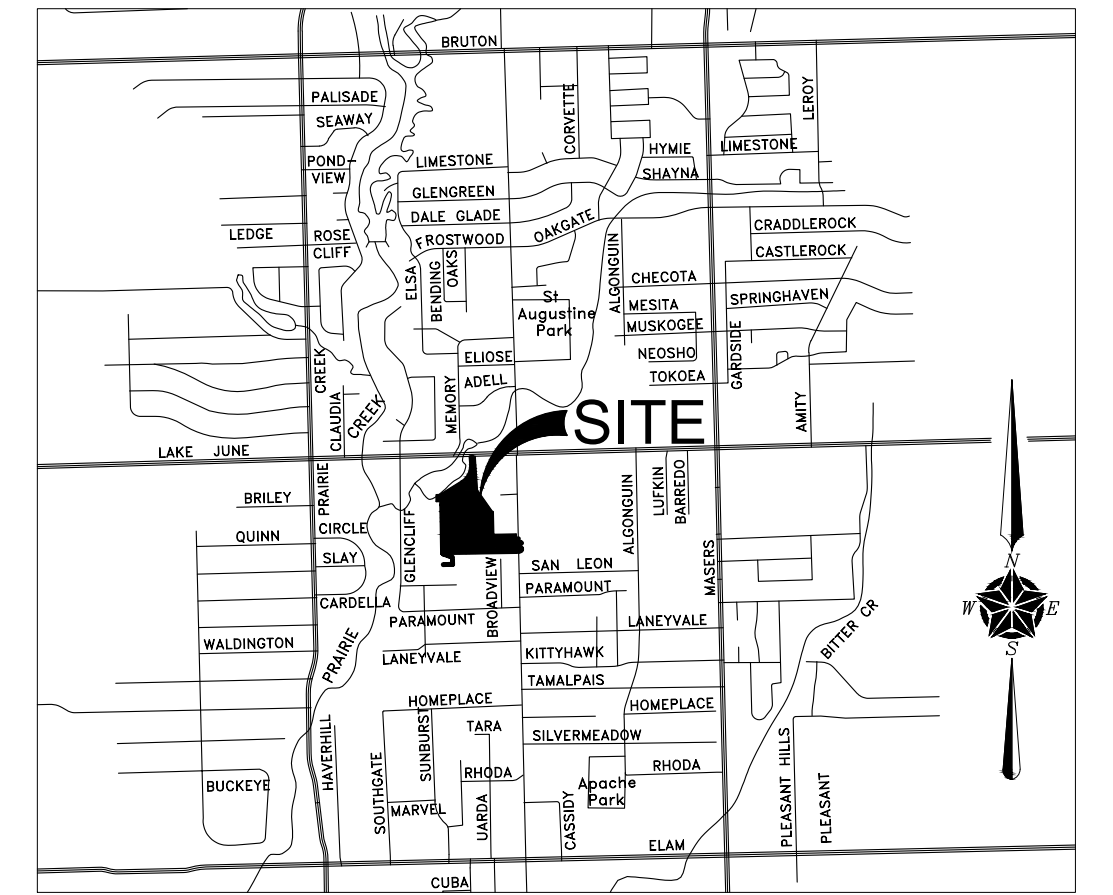
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
SQ.FT. SQUARE FEET  
VOL., PG. VOLUME, PAGE  
INST. NO. INSTRUMENT NUMBER  
FKA FORMERLY KNOWN AS  
IRF O IRON ROD FOUND  
IPF O IRON PIPE FOUND  
CM CONTROL MONUMENT  
N: NORTHING  
E: EASTING  
SSMH SANITARY SEWER MANHOLE  
CO CLEAN OUT  
PP POWER POLE  
FH FIRE HYDRANT  
WV WATER VALVE  
WM WATER METER  
EM ELECTRIC METER  
GM GAS METER  
MDS 3-1/4" METALLIC DISC STAMPED "SACP SUBDIVISION & RPLS 5382" SET FOR CORNER

--- WATER LINE  
--- SANITARY SEWER LINE  
--- STORM SEWER LINE  
--- GAS LINE  
--- PROPERTY LINE  
--- OVERHEAD POWER LINE



MATCH LINE PAGE 2

VICINITY MAP - NOT TO SCALE



| CURVE TABLE |         |         |           |                       |
|-------------|---------|---------|-----------|-----------------------|
| CURVE #     | LENGTH  | RADIUS  | DELTA     | CHORD                 |
| C1          | 249.09' | 230.00' | 62°03'01" | N27° 04' 47"E 237.09' |

| LINE TABLE |         |             |
|------------|---------|-------------|
| LINE #     | LENGTH  | DIRECTION   |
| L1         | 244.64' | S0°56'13"E  |
| L2         | 70.11'  | N89°14'57"E |
| L3         | 106.55' | S3°56'49"E  |
| L4         | 293.86' | N89°14'17"E |

SHEET 1 OF 3

PRELIMINARY PLAT  
SACP SUBDIVISION  
LOT 1, BLOCK 7/6664

BEING A REPLAT OF ALL OF LOTS 1-15, BLOCK 1/6664;  
LOTS 2-10, BLOCK 2/6664 OF RESUBDIVISION OF  
BLOCKS NO. 1, 2 & 3 SANTA MONICA PARK; TRACT OF LAND  
OUT OF CITY BLOCK 6664 AND RIGHT-OF-WAY  
ABANDONMENT OF LADONIA DRIVE AND ANGELUS ROAD  
JOEL ROBERTS SURVEY, ABSTRACT NO. 1224  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. PLAT-25-000105

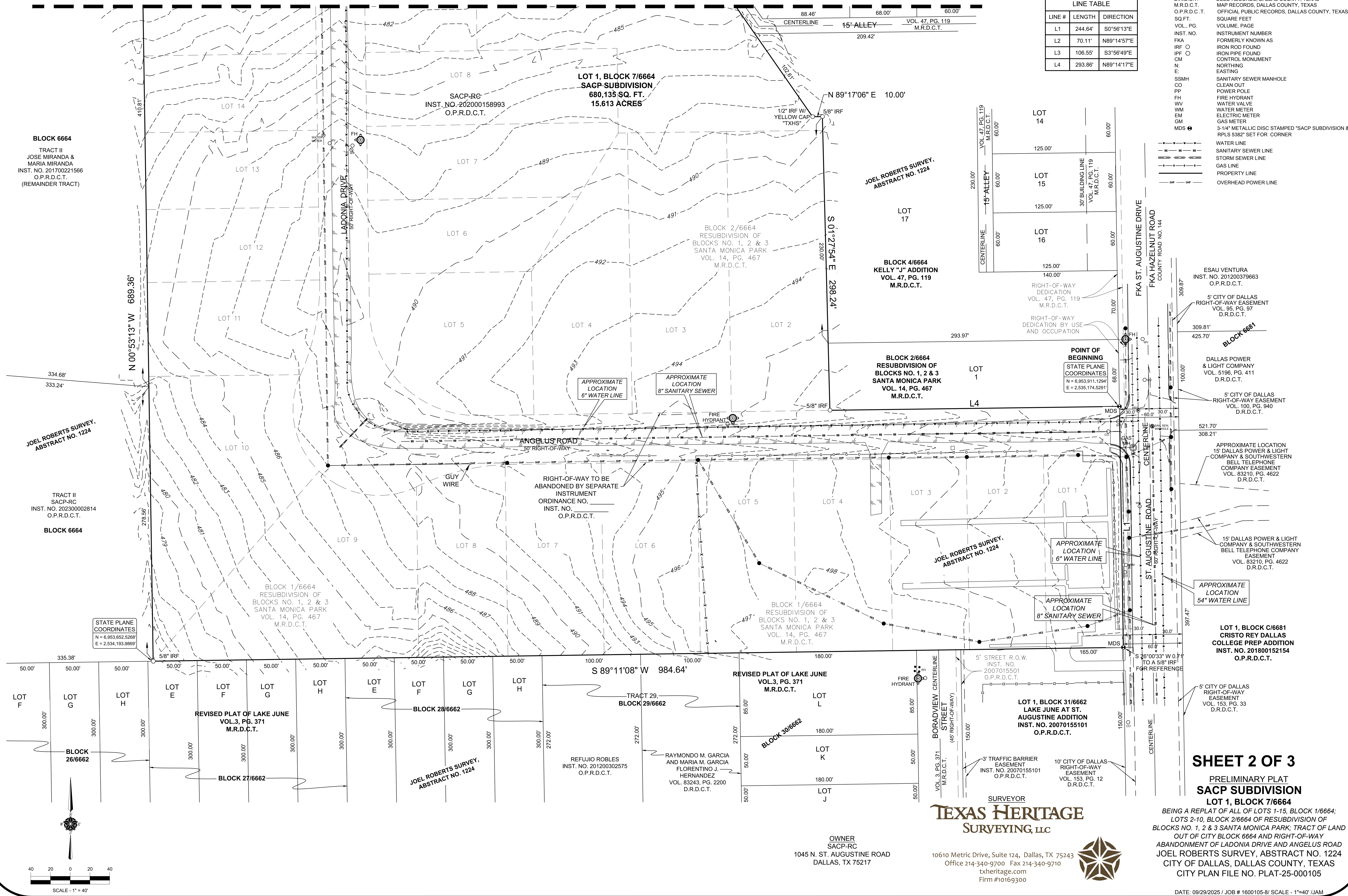
SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC

OWNER  
SACP-RC  
1045 N. ST. AUGUSTINE ROAD  
DALLAS, TX 75217

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300



MATCH LINE PAGE 1



| LINE TABLE |         |             |
|------------|---------|-------------|
| LINE #     | LENGTH  | DIRECTION   |
| L1         | 244.64' | S0°56'13"E  |
| L2         | 70.11'  | N89°14'57"E |
| L3         | 106.55' | S3°56'49"E  |
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- LEGEND
- D.R.D.C.T.  
M.R.D.C.T.  
O.P.R.D.C.T.  
S.Q.F.T.  
VOL., PG.  
INST. NO.  
FKA  
IRF  
IPF  
CM  
N:  
E:  
SSMH  
CO  
PP  
FH  
VV  
WM  
EM  
GM  
MDS
- DEED RECORDS, DALLAS COUNTY, TEXAS  
MAP RECORDS, DALLAS COUNTY, TEXAS  
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CLEAN OUT  
POWER POLE  
FIRE HYDRANT  
WATER VALVE  
WATER METER  
ELECTRIC METER  
GAS METER  
3-1/4" METALLIC DISC STAMPED "SACP SUBDIVISION & RPLS 5382" SET FOR CORNER
- WATER LINE  
SANITARY SEWER LINE  
STORM SEWER LINE  
GAS LINE  
PROPERTY LINE  
OVERHEAD POWER LINE

SHEET 2 OF 3

PRELIMINARY PLAT  
SACP SUBDIVISION  
LOT 1, BLOCK 7/6664

BEING A REPLAT OF ALL OF LOTS 1-15, BLOCK 1/6664;  
LOTS 2-10, BLOCK 2/6664 OF RESUBDIVISION OF  
BLOCKS NO. 1, 2 & 3 SANTA MONICA PARK; TRACT OF LAND  
OUT OF CITY BLOCK 6664 AND RIGHT-OF-WAY  
ABANDONMENT OF LADONIA DRIVE AND ANGELUS ROAD  
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OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, **SACP-RC**, the sole owner of that certain tract of land situated in the Joel Roberts Survey, Abstract No. 1224, Dallas County, Texas, said tract being all of Lots 1-15, Block 1/6664; Lots 2-10, Block 2/6664 of Resubdivision of Blocks No. 1, 2 & 3 Santa Monica Park, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 14, Page 467, Map Records, Dallas County, Texas, same being those certain tracts of land described as Tracts 1, 2, 3, 5, 6 and 7 in Correction Warranty Deed to SACP-RC recorded in Instrument Number 202000158993, Official Public Records, Dallas County, Texas, together with that tract of land in the City Block 6664 described in the Special Warranty Deed recorded in Instrument Number 202500120634, Official Public Records, Dallas County, Texas, together with the right-of-way abandonment of Ladonia Drive and Angelus Road recorded in Instrument Number \_\_\_\_\_, Official Public Records, Dallas County, Texas, together being more particularly described as follows:

Beginning at a set 3-1/4 inch metallic disk stamped "SACP SUBDIVISION & RPLS 5382" for corner, said point being the southeast corner of Lot 1, Block 2/6664, of said Resubdivision of Blocks No. 1, 2 & 3 Santa Monica Park, lying on the westerly right-of-way line of St. Augustine Road (60' right-of-way);

THENCE South 00 degrees 56 minutes 13 seconds East, along the said westerly right-of-way line of St. Augustine Road, a distance of 244.64 feet to a set 3-1/4 inch metallic disk stamped "SACP SUBDIVISION & RPLS 5382" for corner, said point being the southeast corner of said Lot 1, Block 1/6664, also being the northeast corner of Lot 1, Block 31/6662 of Lake June at St. Augustine Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 20070155101, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 11 minutes 08 seconds West, departing the said westerly right-of-way line of St. Augustine Road, along the south line of said Block 1/6664, a distance of 984.64 feet to a 5/8 inch iron rod found for corner, said point being the southwest corner of said Lot 9, Block 1/6664, said point lying on an easterly line of Block 6664, said point also lying on the north line of Lot E, Block 27/6662 of Revised Plat of Lake June, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 3, Page 371, Map Records, Dallas County, Texas, also being the southeast corner of that certain tract of land described as Tract II in Special Warranty Deed to SACP-RC, recorded in Instrument Number 202300002814, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 53 minutes 13 seconds West, along an easterly line of said Block 6664, also being the east line of said SACP-RC (Tract II), passing the northeast corner of said SACP-RC (Tract II) at a distance of 278.56 feet, also being the southeast corner of that certain tract of land described as Tract II in General Warranty Deed with Vendor's Lien to Jose Miranda and Maria Miranda recorded in Instrument Number 201700221566, Official Public Records, Dallas County, Texas, continuing along said line a total distance of 689.36 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "THXS", said point being the southeast corner of that certain tract of land described in said Special Warranty Deed (202500120634);

THENCE South 89 degrees 44 minutes 12 seconds West, continuing along the south line of said SACP-RC tract (202500120634), a distance of 50.32 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "THXS", said point being the southwest corner of said SACP-RC tract (202500120634);

THENCE North 00 degrees 15 minutes 45 seconds West, along the west line of said SACP-RC tract (202500120634), passing the northwest corner of said SACP-RC tract (202500120634) at a distance of 5.00 feet, said point being a southeasterly corner of PART OF SANTA MONICA LAKE RESERVED BLOCK 4/6664 of said Resubdivision of Blocks No. 1, 2 & 3 Santa Monica Park, continuing along said line for a total distance of 85.01 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "THXS";

THENCE North 89 degrees 44 minutes 15 seconds East, continuing along a southeasterly line of said PART OF SANTA MONICA LAKE RESERVED BLOCK 4/6664 of said Resubdivision of Blocks No. 1, 2 & 3 Santa Monica Park, a distance of 46.82 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "THXS";

THENCE North 58 degrees 06 minutes 08 seconds East, continuing along a southeasterly line of said PART OF SANTA MONICA LAKE RESERVED BLOCK 4/6664 of said Resubdivision of Blocks No. 1, 2 & 3 Santa Monica Park, a distance of 338.65 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "THXS", said point being the beginning of a tangent curve to the left having a radius of 230.00 feet;

THENCE along said tangent curve to the left having a radius a delta angle of 62 degrees 03 minutes 01 seconds, a chord that bears North 27 degrees 04 minutes 47 seconds East, a chord distance of 237.09 feet, and an arc length of 249.09 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "THXS" at the end of said curve;

THENCE North 03 degrees 56 minutes 49 seconds West, continuing along an easterly line of said PART OF SANTA MONICA LAKE RESERVED BLOCK 4/6664 of said Resubdivision of Blocks No. 1, 2 & 3 Santa Monica Park, passing at a distance of 84.80 feet the southeast corner of that certain tract of land described in deed to Dallas County recorded in Volume 74037, Page 1114, Deed Records, Dallas County, Texas, continuing along said line for a total distance of 110.46 feet to a set 3-1/4 inch metallic disk stamped "SACP SUBDIVISION & RPLS 5382" for corner, said point lying on the south right-of-way line of Lake June Road (variable width right-of-way)

THENCE North 89 degrees 14 minutes 57 seconds East, along the said south right-of-way line of Lake June Road, a distance of 70.11 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "THXS", said point being the northwest corner of a 15' X 15' street dedication as dedicated by Farah Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201700038725, Official Public Records, Dallas County, Texas;

THENCE South 03 degrees 56 minutes 49 seconds East, departing the said south right-of-way line of Lake June Road, along the west line of said 15'X15' street dedication, passing at a distance of 15.00 feet the most westerly northwest corner of Lot 1, Block 6/6664 of said Farah Addition, continuing along the west line of said Lot 1, Block 6/6664, a total distance of 106.55 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "THXS";

THENCE South 03 degrees 55 minutes 14 seconds East, continuing along the said west line of Lot 1, Block 6/6664, passing at a distance of 204.25 feet the southwest corner of said Lot 1, Block 6/6664, also being the most northwesterly corner of Block 4/6664 of Kelly "J" Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 47, Page 119, Map Records, Dallas County, Texas, continuing along the said line for a total distance of 336.28 feet to a 1/2 inch iron pipe found, said point being an angle point on the west line of said Block 4/6664 Kelly "J" Addition;

THENCE South 34 degrees 49 minutes 06 seconds East, along a westerly line of said Block 4/6664 of Kelly "J" Addition, a distance of 342.18 feet to a 1/2 inch iron rod found with yellow cap stamped "TXHS";

THENCE North 89 degrees 17 minutes 06 seconds, continuing along the westerly line of said Block 4/6664 of Kelly "J" Addition, a distance of 10.00 feet to a 5/8 inch iron rod found;

THENCE South 01 degrees 27 minutes 54 seconds East, continuing along the westerly line of said Block 4/6664 of Kelly "J" Addition, passing at a distance of 230.00 feet, said point being the southwest corner of said Block 4/6664 of Kelly "J" Addition, also being the northwest corner of Lot 1, Block 2/6664 of Resubdivision of Blocks No. 1, 2 & 3 Santa Monica Park, continuing along the west line of said Lot 1, Block 2/6664, a total distance of 298.24 feet to a 5/8 inch iron rod found, said point being the southwest corner of said Lot 1, Block 2/6664;

THENCE North 89 degrees 14 minutes 17 seconds East, along the south line of said Lot 1, Block 2/6664, a distance of 293.86 feet to the POINT OF BEGINNING and containing 680,135 square feet or 15.613 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SACP-RC, acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described property as **SACP SUBDIVISON**, 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 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 and 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 \_\_\_\_\_, 2025.  
SACP-RC

\_\_\_\_\_  
Rev. Paolo Capra, President

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 Paolo Capra, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Signature

SURVEYOR'S STATEMENT

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 \_\_\_\_\_, 2025.

**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. (10/06/2025)

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 Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Signature

GENERAL NOTES:

1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)

2) THE PURPOSE OF THIS PLAT IS TO COMBINE ALL OF LOTS 1-15, BLOCK 1/6664 LOTS 2-10, BLOCK 2/6664 OF RESUBDIVISION OF BLOCKS NO. 1, 2 & 3 SANTA MONICA PARK AND RIGHT-OF-WAY ABANDONMENT (LADONIA DRIVE AND ANGELUS ROAD) INTO ONE RECORDED LOT.

3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.

4) ACCORDING TO THE F.I.R.M. PANEL NO. 48113C0510K, THE SUBJECT PROPERTY LIES IN ZONE X, AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA EXCEPT AS SHOWN.

5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

6) THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY.

7) BENCHMARKS:  
**STANDARD BM NO. 1940** SQUARE CUT ON SOUTHEAST CORNER OF 3.5' X 3.5' CONCRETE STORM SEWER DROP INLET SOUTHWEST CORNER OF BLUEBERRY BLVD AND SLAY ST.  
N: 6,953,484.739 E: 2,531,727.704 ELEVATION= 466.70'

**STANDARD BM NO. 1941** ON STORM SEWER INLET NORTH SIDE OF LAKE JUNE ROAD AND 100' EAST OF CLAUDIA LANE.  
N: 6,955,002.065 E: 2,533,078.069 ELEVATION= 464.36'

8) ALL TREES ON THE SUBJECT PROPERTY ARE SHOWN ON A SEPARATE MAP.

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

SHEET 3 OF 3

PRELIMINARY PLAT  
SACP SUBDIVISION  
LOT 1, BLOCK 7/6664

BEING A REPLAT OF ALL OF LOTS 1-15, BLOCK 1/6664;  
LOTS 2-10, BLOCK 2/6664 OF RESUBDIVISION OF  
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