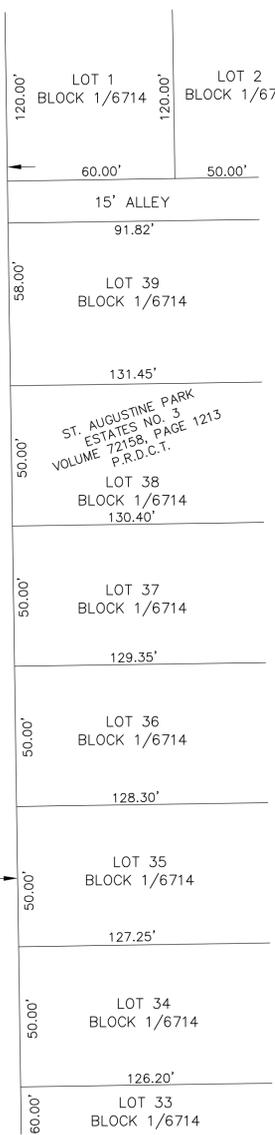
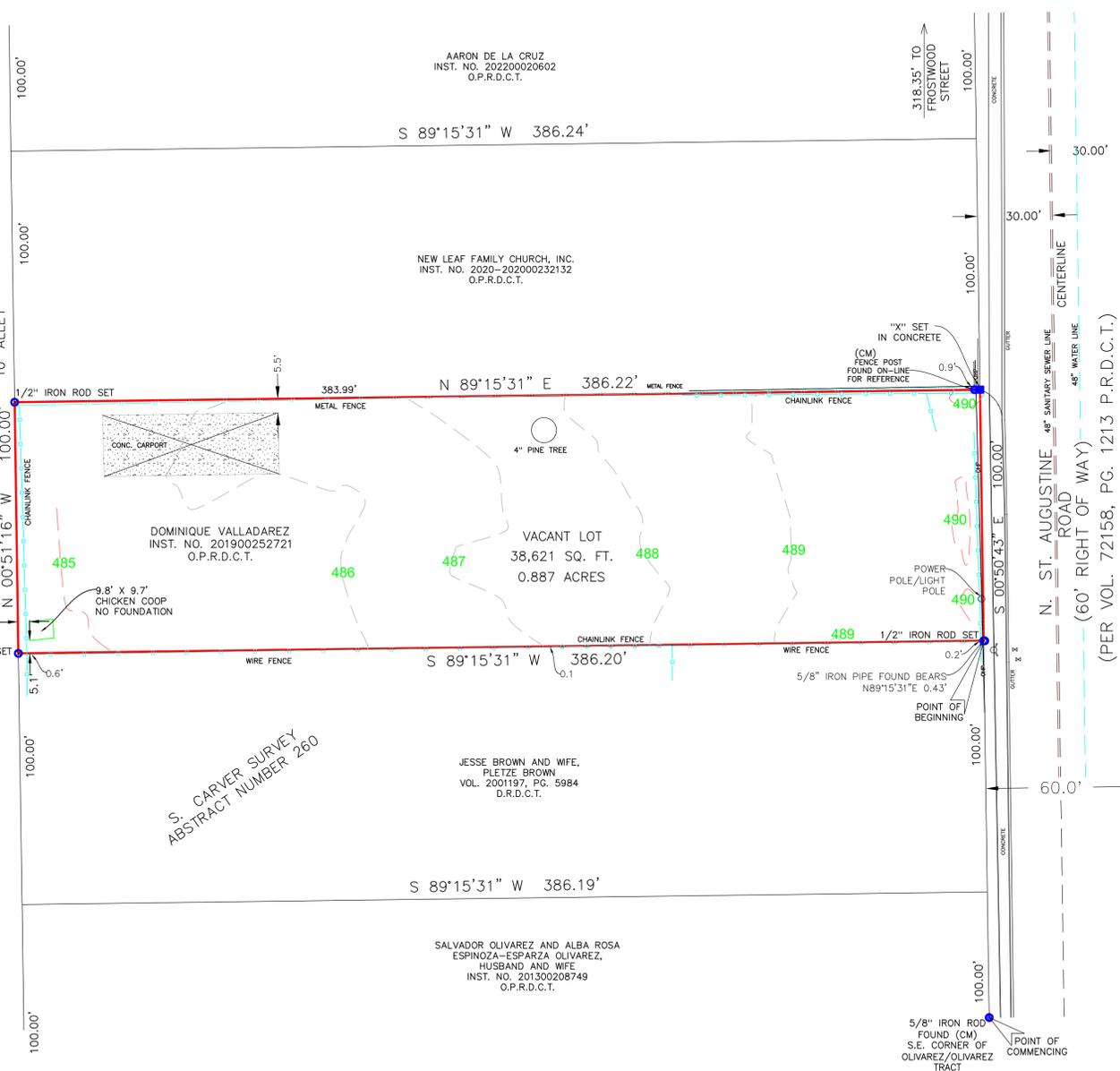
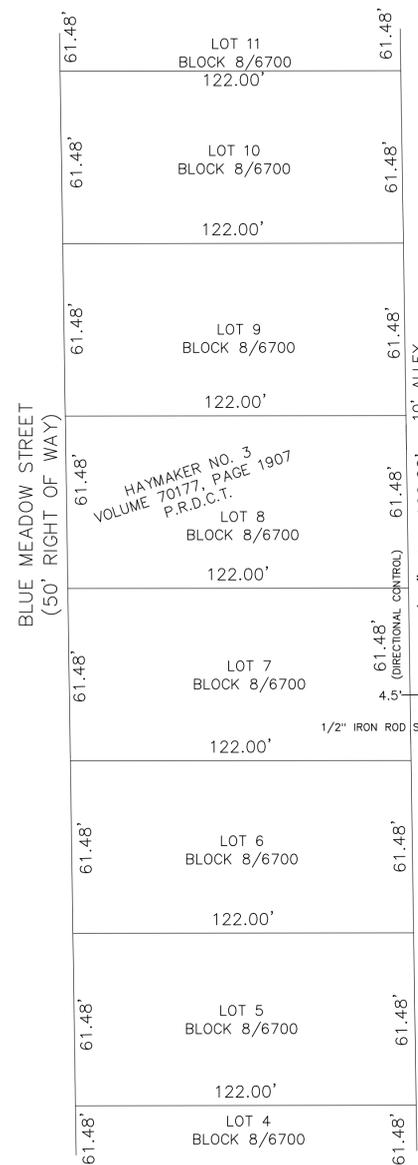




VICINITY MAP (NTS)



OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, I, DOMINIQUE VALLADAREZ, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE S. CARVER SURVEY, ABSTRACT NUMBER 260, DALLAS COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND BY DEED RECORDED IN INSTRUMENT NUMBER 201900252721, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND FOR CORNER, SAID CORNER BEING IN THE WEST LINE OF N. ST. AUGUSTINE ROAD AND BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO SALVADOR OLIVAREZ AND ALBA ROSA ESPINOZA-ESPARZA, HUSBAND AND WIFE, BY DEED RECORDED IN INSTRUMENT NUMBER 201300208749, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 50 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF SAID N. ST. AUGUSTINE, A DISTANCE OF 200.23 FEET TO A 1/2" IRON ROD SET, SAID ROD BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO JESSE BROWN AND WIFE, PLETZE BROWN, BY DEED RECORDED IN VOLUME 2001197, PAGE 5984, DEED RECORDS, DALLAS COUNTY, TEXAS AND THE POINT OF BEGINNING ON THAT TRACT HEREIN DESCRIBED;

THENCE SOUTH 89 DEGREES 15 MINUTES 31 SECONDS WEST, ALONG THE NORTH LINE OF SAID BROWN TRACT, A DISTANCE OF 386.20 FEET TO 1/2" IRON ROD SET FOR CORNER, SAID ROD BEING IN A 10' ALLEY;

THENCE NORTH 00 DEGREES 51 MINUTES 16 SECONDS WEST, ALONG THE EAST LINE OF SAID 10' ALLEY, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD SET, SAID ROD BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO NEW LEAF FAMILY CHURCH, INC. BY DEED RECORDED IN INSTRUMENT NUMBER 2020-202000232132, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 15 MINUTES 31 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NEW LEAF FAMILY CHURCH TRACT, PASSING AT A DISTANCE OF 383.99 FEET TO A FENCE POST FOUND ON LINE FOR REFERENCE, CONTINUING A TOTAL DISTANCE OF 386.22 FEET TO AN "X" SET IN CONCRETE FOUND, SAID "X" SET BEING THE SOUTHEAST CORNER OF SAID NEW LEAF FAMILY CHURCH TRACT AND BEING IN THE WEST LINE OF AFORESAID N. ST. AUGUSTINE ROAD;

THENCE SOUTH 00 DEGREES 50 MINUTES 43 SECONDS EAST, ALONG THE WEST LINE OF SAID N. ST. AUGUSTINE ROAD, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 38,621 SQUARE FEET OR 0.887 ACRES OF LAND.

OWNERS:

DOMINIQUE VALLADAREZ
1636 BLUE MEADOW STREET
DALLAS TEXAS 75217
PHONE: 214-876-3324

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shildt, 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

CITY FILE NO PLAT-25-000013 & S245-199:

Surveyed by:
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE ARE NO ENCROACHMENTS APPARENT EXCEPT AS SHOWN.
BLAIR LAND SURVEYING CO.
12436 F.M. 1960 WEST, #128
HOUSTON, TEXAS 77065
TEL. 832-217-7903
FIRM NUMBER F10194648
STEPHEN RODRIGUEZ R.P.L.S. No. 5325
Date: 03/11/2025

PRELIMINARY PLAT
AUGUSTINE ADDITION OF
0.887 ACRES
SITUATED IN THE
S. CARVER SURVEY, A-260
CITY OF DALLAS,
DALLAS COUNTY, TEXAS

LEGEND table with symbols for various survey features like iron rod sets, fences, and utilities.

- NOTES: 1. BASIS OF BEARINGS = STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. 2. UNDERGROUND UTILITIES HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE OR FROM EXISTING DRAWINGS, OR DISCUSSION WITH THE CITY OF DALLAS, THE SURVEYOR DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. SURVEYOR DOES CERTIFY THAT UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION OBTAINED. 3. PURPOSE OF THIS PLAT IS TO BUILD A RESIDENTIAL HOME 4. EXISTING STRUCTURE TO BE DEMOLISHED

