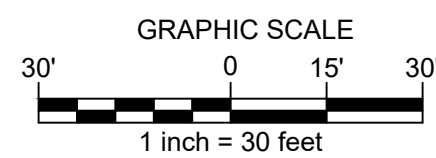
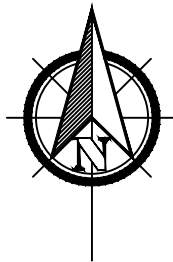


VICINITY MAP  
(NOT TO SCALE)



**ABBREVIATIONS**

INST. NO.	INSTRUMENT NUMBER
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
NO.	NUMBER
P.O.B.	POINT OF BEGINNING
ADS	IRON ROD w/ 3-1/4" ALUMINUM DISK STAMPED "URBAN STRATEGY" "10194610" & "ERA"
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND CAPPED
ELEV.	ELEVATION
HB	HUCKLEBERRY

**LEGEND**

○	BOUNDARY/LOT CORNER
□	A/C UNIT
○	LIGHT POLE
○	POWER POLE
○	WASTEWATER MANHOLE
□	MAILBOX
○	TREE

**LINETYPES**

---	STREET CENTERLINE
---	ASPHALT
---	OVERHEAD ELECTRIC LINE
---	CHAINLINK FENCE
---	WOOD FENCE
---	BUILDING
---	WASTEWATER LINE
---	WATER LINE

**Line Table**

Line #	Direction	Length
L1	N 44°18'38" E	12.05'

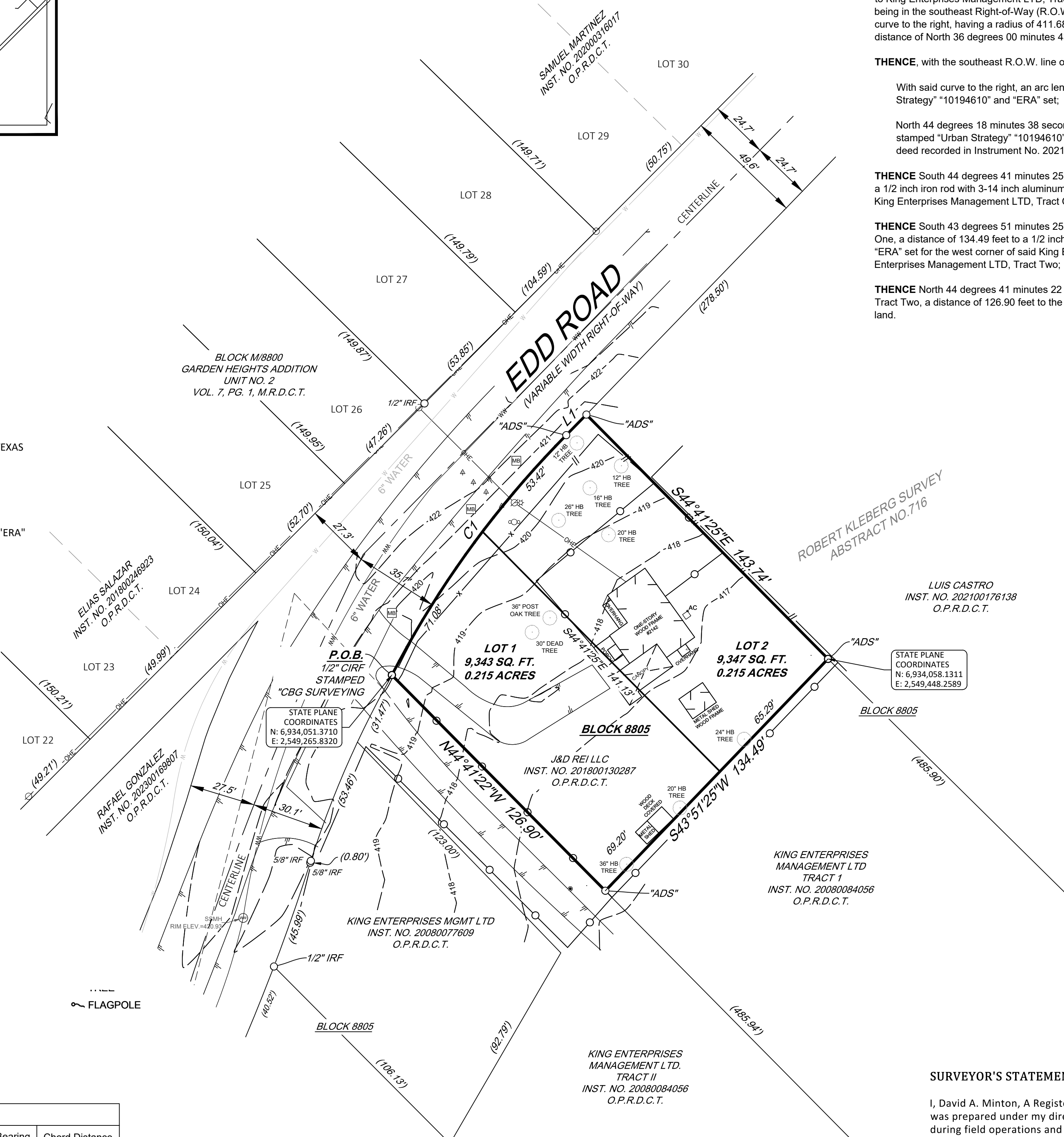
**Curve Table**

Curve #	Central Angle	Radius	Length	Chord Bearing	Chord Distance
C1	17°19'38"	411.68'	124.50'	N 36°00'43" E	124.03'

**GENERAL NOTES**

- Basis of bearing is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- Vertical Datum is NAVD88 GEOID12B, as derived by GNSS from the Trimble RTK Network.
- Not all lot lines outside of the boundary of the subject property show hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section Approval.
- Existing structures to be removed.

**PLAT PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS OUT OF AN UN-PLATTED TRACT OF LAND



**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS J&D REI LLC is the sole owner of a 18,690 square foot or 0.429 of an acre tract of land situated in the Robert Kleberg Survey, Abstract Number 716, City of Dallas, Dallas County, Texas, being that tract of land described to said J&D REI LLC by General Warranty Deed recorded in Instrument No. 201800130287, Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found with cap stamped "CBG SURVEYING" for the north corner of that tract of land described to King Enterprises Management LTD, Tract Two, by deed recorded in Instrument Number 20080084056, O.P.R.D.C.T., and being in the southeast Right-of-Way (R.O.W.) line of Edd Road, a variable width R.O.W., being the beginning of a non-tangent curve to the right, having a radius of 411.68 feet, a central angle of 17 degrees 19 minutes 38 seconds, and a chord bearing and distance of North 36 degrees 00 minutes 43 seconds East, 124.03 feet;

**THENCE**, with the southeast R.O.W. line of said Edd Road, the following bearings and distances:

With said curve to the right, an arc length of 124.50 feet to a 1/2 inch iron rod with 3-14 inch aluminum disk stamped "Urban Strategy" "10194610" and "ERA" set;

North 44 degrees 18 minutes 38 seconds East, a distance of 12.05 feet to a 1/2 inch iron rod with 3-14 inch aluminum disk stamped "Urban Strategy" "10194610" and "ERA" set for the west corner of that tract of land described to Luis Castro, by deed recorded in Instrument No. 202100176138, O.P.R.D.C.T.;

**THENCE** South 44 degrees 41 minutes 25 seconds East, with the southwest line of said Castro tract, a distance of 143.74 feet to a 1/2 inch iron rod with 3-14 inch aluminum disk stamped "Urban Strategy" "10194610" and "ERA" set for the north corner of said King Enterprises Management LTD, Tract One;

**THENCE** South 43 degrees 51 minutes 25 second West, with the northwest line of said King Enterprises Management LTD, Tract One, a distance of 134.49 feet to a 1/2 inch iron rod with 3-14 inch aluminum disk stamped "Urban Strategy" "10194610" and "ERA" set for the west corner of said King Enterprises Management LTD, Tract Two, and being on the northeast line of said King Enterprises Management LTD, Tract Two;

**THENCE** North 44 degrees 41 minutes 22 seconds West, with the northeast line of said King Enterprises Management LTD, Tract Two, a distance of 126.90 feet to the POINT OF BEGINNING, and containing 18,690 square feet or 0.429 of an acre tract of land.

**OWNER'S DEDICATION**

Now therefore, know all men by these presents:

That, **J&D REI LLC**, acting by and through its duly authorized agent, **Jose Urbina**, does hereby adopt this plat, designating the herein described property as Preliminary Plat, **Edd Road 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 \_\_\_\_\_, 2024.

Owner: J&D REI LLC

by: \_\_\_\_\_  
**Jose Urbina**  
Manager

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 **Jose Urbina**, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, in and for said state

**CERTIFICATE OF APPROVAL**

I, Tony Shiddi, 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 \_\_\_\_\_, 20\_\_ by said Commission

\_\_\_\_\_  
Chairperson  
City Plan Commission  
Dallas, Texas

Attest: \_\_\_\_\_  
Secretary

**SURVEYOR'S STATEMENT**

I, David A. Minton, 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) & (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.

David A. Minton  
Texas Registered Professional Land Surveyor No. 6233

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority on this day personally appeared David A. Minton, 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 in the capacity therein stated.

given under my hand and seal of office on this \_\_\_ day of \_\_\_\_\_, 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**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.**

**CIVIL**  
URBAN STRATEGY  
4222 MAIN ST.  
DALLAS, TX 75226  
WWW.URBANSTRATEGY.US  
214-295-5775

**SURVEYOR**  
DAVID A. MINTON, RPLS  
TEXAS LICENSE NO 6233  
URBAN STRATEGY  
1100 E. CAMPBELL, STE 210  
214-396-2339  
DAVIDM@URBANSTRATEGY.US  
TBPLS FIRM NO. 10194610

**DEVELOPER/ OWNER**  
J&D REI LLC  
JOSE URBINA  
214-815-6108  
JDFRAMING79@GMAIL.COM



1100 E. Campbell Road, Suite 210, Richardson, Texas 75081  
Firm Registration #10194610, 214-396-2339  
www.urbanstrategy.us

**PRELIMINARY PLAT**

**LOTS 1 AND 2, BLOCK 8805**  
**EDD ROAD ADDITION**  
0.429 ACRES / 18,690 SQUARE FEET  
BEING OUT OF THE  
ROBERT KLEBERG SURVEY, ABSTRACT NO. 716  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S234-167  
ENGINEERING PLAN NO. XXX-\_\_\_

FILE NAME: S:\249019\PRELIMINARY PLAT WITH DWG  
FILE LOCATION: R:\P\249019\249019-214 Edd Road\Drawings\249019-214 PRELIMINARY PLAT WITH DWG  
PLOT DATE: 07/23/2024 2:52 PM