



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 LUCILO VILLANUEVA 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
MY COMMISSION EXPIRES:

SURVEYOR'S STATEMENT

I, TODD FINCHER, 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.



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.

TODD FINCHER
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5633

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 TODD FINCHER 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
MY COMMISSION EXPIRES:

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO COMBINE TWO TRACTS INTO ONE LOT.
2. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. COORDINATES SHOWN HEREON ARE BASED FROM TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. BASIS OF BEARINGS- BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ELEVATIONS ARE BASED ON CITY OF DALLAS BENCHMARK 70-N-1, WITH AN ELEVATION OF 453.294', LOCATED AT A SQUARE CUT IN THE BASE OF A GUARDRAIL, SOUTHEAST CORNER OF BRIDGE OVER HAWN FREEWAY AT WOODY ROAD.
6. NO EXISTING STRUCTURES FOUND ON SITE.
7. PROPERTY IS ZONED COMMERCIAL SERVICE (CS) DISTRICT.

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, JMA Auto Shop LLC, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE ROBERT KLEBERG SURVEY, ABSTRACT NO. 716, LOCATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, SAID TRACT ALSO BEING PART OF CITY OF DALLAS BLOCK NUMBER 8806, SAME BEING THAT CERTAIN TRACT OF LAND (CALLED TRACT 1 AND TRACT 2) CONVEYED TO SAID JMA AUTO SHOP LLP, BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN COUNTY CLERK INSTRUMENT NUMBER 202400144280 AND CORRECTED IN 202400158198, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND FOR CORNER, SAID CORNER BEING ALONG THE NORTHWEST LINE OF SOUTH WOODY ROAD (60' RIGHT-OF-WAY DEDICATED IN VOLUME 2267, PAGE 38, DEED RECORDS OF DALLAS COUNTY, TEXAS), SAID POINT ALSO BEING THE SOUTH CORNER OF A CALLED 1.830 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED AS RECORDED IN INSTRUMENT NUMBER 202400036408, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, SOUTH 43°49'59" WEST, ALONG THE NORTHWEST LINE OF SAID SOUTH WOODY ROAD, A DISTANCE OF 70.00 FEET TO A 1/2 INCH CAPPED IRON ROD, STAMPED "RPLS 5633" SET FOR CORNER, SAID CORNER BEING THE EAST CORNER OF A CALLED 0.619 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO LUX HOMES CORPORATION AS RECORDED IN INSTRUMENT NUMBER 202200172284, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, NORTH 44°58'01" WEST, ALONG THE NORTHEAST LINE OF SAID 0.619 ACRE TRACT, A DISTANCE OF 270.00 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND, STAMPED "CBG" FOR CORNER, SAID CORNER BEING THE EAST CORNER OF A CALLED 0.308 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO JOSE RAUL ROJAS AND MARIA ELENA HERNANDEZ AS RECORDED IN INSTRUMENT NUMBER 202300171998, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING THE SOUTH CORNER OF THAT CALLED 1.340 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JOSE RAUL ROJAS AND MARIA ELENA HERNANDEZ AS RECORDED IN INSTRUMENT NUMBER 201500161202, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, NORTH 43°41'10" EAST, ALONG THE SOUTHEAST LINE OF SAID 1.340 ACRE TRACT, A DISTANCE OF 69.84 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE WEST LINE OF SAID 1.830 ACRE TRACT;

THENCE, SOUTH 45°00'04" EAST, ALONG THE SOUTHWEST LINE OF SAID 1.830 ACRE TRACT, A DISTANCE OF 270.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 18,880 SQUARE FEET OR 0.4334 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JMA Auto Shop LLC, acting by and through its duly authorized agent, Adriana Lopez, does hereby adopt this plat, designating the herein described property as **JMA Lopez 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.

By:

Adriana Lopez
OWNER

**PLACE COUNTY
RECORDING LABEL HERE**

CERTIFICATE OF APPROVAL

I, Tony Shididi, 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

**PRELIMINARY PLAT
OF
JMA LOPEZ ADDITION
LOT 1, BLOCK A/8806
18,880 SQUARE FEET OR 0.4334 ACRES
ROBERT KLEBERG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-013**

PREPARED BY: JMA Auto Shop, LLC
Rockstar Land Surveying, LLC
P.O. Box 954
Canton, TX 75103
TEL: 903-944-8397

OWNER:
Adriana Lopez
5154 County Road 4098
Kaufman, TX 75142
TEL: 958-502-0177
adriana.castaneda454@gmail.com

DRAWING: 102-008-1032 PLAT.dwg