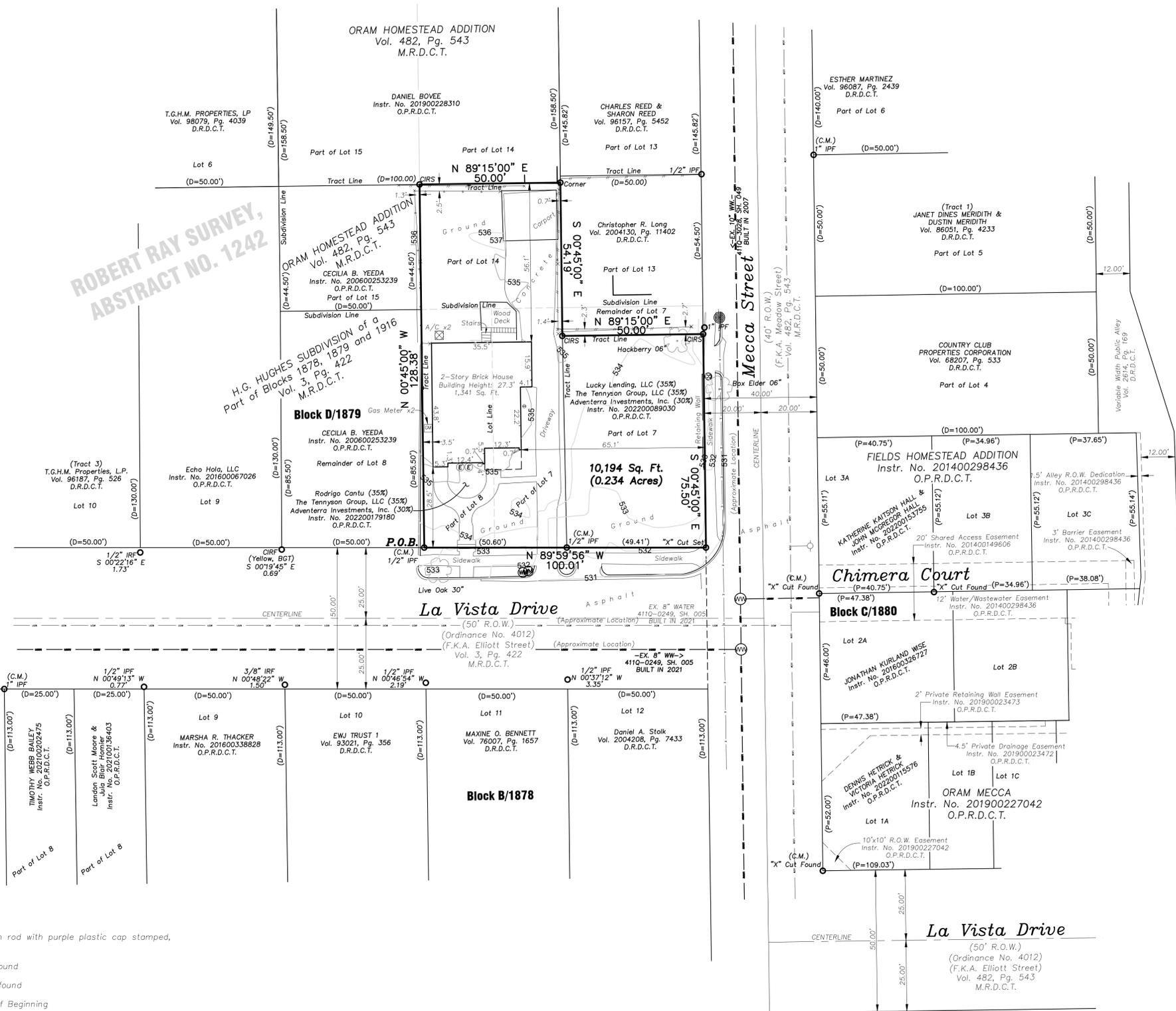


**LEGEND**

- property corner
- ⊕ electric meter
- ⊕ irrigation control valve
- ⊕ power pole
- ⊕ cleanout
- ⊕ water meter
- ⊕ A/C
- ⊕ gas meter
- ⊕ tree
- chainlink fence
- wood fence
- overhead electric line



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City of Dallas Benchmark No. 974: 36-X-3  
 Being a Square Cut on a concrete curb at midpoint on the Southwest corner of the intersection of La Vista Drive and Mecca Street.  
 Elevation: 530.500  
 No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0335 K, dated July 07, 2014. Property is in Zone X.

**GENERAL PLAT NOTES:**  
 1. The purpose of this plat is to create one (1) Lot from a Portion of three (3) Existing Lots.  
 2. No structures to remain.  
 3. The number of Lots permitted by this plat is one.  
 4. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.  
 5. Basis of Bearings: STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.  
 6. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.

**LEGEND:**  
 CIRS = 5/8" iron rod with purple plastic cap stamped, "RPLS 6451" set  
 IRF = iron rod found  
 IPF = iron pipe found  
 P.O.B. = Point of Beginning  
 Vol., Pg. = Volume, Page  
 Instr. No. = Instrument Number  
 D.R.D.C.T. = Deed Records, Dallas County, Texas  
 O.P.R.D.C.T. = Official Public Records, Dallas County, Texas  
 M.R.D.C.T. = Map Records, Dallas County, Texas  
 R.O.W. = right-of-way  
 (F.K.A.) = Formerly Known as  
 (C.M.) = Controlling Monument  
 (P=##) = Plat Distances  
 (D=##) = Deed Distances  
 Sq. Ft. = Square Feet

**ENGINEER**  
 RC3D Visualization Design  
 3427 Longmeade Dr  
 Farmers Branch, Texas, 75234  
 Contact: Roberto Castanheira  
 972-754-1472  
 roberto@rc3d.com

**OWNER**  
 Lea Sherry  
 LeaZeqin@yahoo.com  
 Phone#: 214-415-6939

**SURVEYOR**  
 Duenes Land Surveying, LLC  
 2112 Blackfoot Trail  
 Mesquite, Texas 75149  
 Contact: Dustin D. Davison, RPLS  
 214-317-0685  
 dustin@dueneslandsurveying.com

**PRELIMINARY PLAT  
 LA MECCA ADDITION  
 LOT 7A, BLOCK D/1879**

Being a Replat out of 10,194 Square Feet, 0.234 Acres Part of Lots 7, 8, & 14, Block D/1879 of ORAM HOMESTEAD ADDITION as recorded in Volume 482, Page 543 Map Records, Dallas County, Texas & H. G. HUGHES SUBDIVISION of a Part of Blocks 1878, 1879 and 1916 as recorded in Volume 3, Page 422 Map Records, Dallas County, Texas AND BEING OUT OF THE ROBERT RAY SURVEY, ABSTRACT NO. 1242 City of Dallas, Dallas County, Texas CITY PLAN FILE NO. S234-032  
 December 20, 2023 SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS )(
COUNTY OF DALLAS )(

WHEREAS, Rodrigo Cantu, The Tennyson Group, LLC, Lucky Lending, LLC, and Adventerra Investments, Inc, are the owners of a 10,194 foot (0.234 acres) of land situated in the ROBERT RAY SURVEY, ABSTRACT NUMBER 1242, City of Dallas, Dallas County, Texas, same being a portion of Lot 7 and Lot 8, Block D/1879, of H. G. HUGHES SUBDIVISION of a Part of Blocks 1878, 1879 and 1916, an Addition to the City of Dallas, Dallas County, Texas, recorded in Volume 3, Page 422, Map Records, Dallas County, Texas, and a portion of Lot 14, Block D/1879, of ORAM HOMESTEAD ADDITION, an Addition to the City of Dallas, Dallas County, Texas, recorded in Volume 482, Page 543, Map Records, Dallas County, Texas, further being those certain tracts of land conveyed to Rodrigo Cantu (35%), The Tennyson Group, LLC (35%), and Adventerra Investments, Inc. (30%), by General Warranty Deed recorded in Instrument Number 202200179180, Official Public Records, Dallas County, Texas, and Lucky Lending, LLC (35%), The Tennyson Group, LLC (35%), and Adventerra Investments, Inc. (30%), by General Warranty Deed recorded in Instrument Number 202200089030, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron pipe found (Controlling Monument) in the north right-of-way line of La Vista Drive (50' R.O.W.), (Volume 3, Page 422, Map Records, Dallas County, Texas), (Formerly Known As Elliott Street by Ordinance Number 4012), same being the southeast corner of the Remainder of Lot 8, Block D/1879, of said H. G. HUGHES SUBDIVISION of a Part of Blocks 1878, 1879 and 1916 Addition;

THENCE North 00 degrees 45 minutes 00 seconds West, departing said north right-of-way line, for a distance of 128.38 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the east line of Lot 15, Block D/1879, of aforementioned ORAM HOMESTEAD ADDITION, same being the southwest corner of the Remainder of Lot 14, Block D/1879, of said Addition;

THENCE North 89 degrees 15 minutes 00 seconds East, for a distance of 50.00 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set, same being the southeast corner of said Remainder of Lot 14, further being in the west line of Lot 13, Block D/1879, of said Addition;

THENCE South 00 degrees 45 minutes 00 seconds East, for a distance of 54.19 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set, same being the southwest corner of the Remainder of Lot 7, Block D/1879, of aforementioned H. G. HUGHES SUBDIVISION of a Part of Blocks 1878, 1879 and 1916 Addition;

THENCE North 89 degrees 15 minutes 00 seconds East, for a distance of 50.00 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the west right-of-way line of Mecca Street (40' R.O.W.), (Volume 482, Page 543, Map Records, Dallas County, Texas), (Formerly Known As Meadow Street), same being the southeast corner of said Remainder of Lot 7;

THENCE South 00 degrees 45 minutes 00 seconds East, along said west right-of-way line, for a distance of 75.50 feet, to an "X" cut set at the intersection of said west right-of-way line and the north right-of-way line of aforementioned La Vista Drive;

THENCE North 89 degrees 59 minutes 56 seconds West, departing said west right-of-way line, along said north right-of-way line, passing a 1/2" iron pipe found (Controlling Monument) at a distance of 49.41 feet, continuing for a total distance of 100.01 feet to the POINT OF BEGINNING and containing 10,194 square feet or 0.234 acres of land, more or less.

- GENERAL PLAT NOTES:
1. The purpose of this plat is to create one (1) Lot from a Portion of three (3) Existing Lots.
2. No structures to remain.
3. The number of Lots permitted by this plat is one.
4. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
5. Basis of Bearings: STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
6. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Rodrigo Cantu, The Tennyson Group, LLC, Lucky Lending, LLC, and Adventerra Investments, Inc, do hereby adopt this plat, designating the hereon described property as LA MECCA 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, Texas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

By: Rodrigo Cantu

Owner

STATE OF TEXAS )(
COUNTY OF DALLAS )(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Rodrigo Cantu known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

NOTARY PUBLIC in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

By: The Tennyson Group, LLC

Owner

STATE OF TEXAS )(
COUNTY OF DALLAS )(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared The Tennyson Group, LLC known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

NOTARY PUBLIC in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

By: Adventerra Investments, Inc

Owner

STATE OF TEXAS )(
COUNTY OF DALLAS )(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Adventerra Investments, Inc known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

NOTARY PUBLIC in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

By: Lucky Lending, LLC

Owner

STATE OF TEXAS )(
COUNTY OF DALLAS )(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Lucky Lending, LLC known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

NOTARY PUBLIC in and for the State of Texas

SURVEYOR'S STATEMENT

I, Dustin D. Davison, 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 from 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 the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2023.

PRELIMINARY
RELEASED 12/20/23 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS )(
COUNTY OF DALLAS )(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2023.

NOTARY PUBLIC in and for the State of Texas

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shidid, 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
LA MECCA ADDITION
LOT 7A, BLOCK D/1879
Being a Replat out of 10,194 Square Feet, 0.234 Acres Part of Lots 7, 8, & 14, Block D/1879 of ORAM HOMESTEAD ADDITION as recorded in Volume 482, Page 543 Map Records, Dallas County, Texas & H. G. HUGHES SUBDIVISION of a Part of Blocks 1878, 1879 and 1916 as recorded in Volume 3, Page 422 Map Records, Dallas County, Texas AND BEING OUT OF THE ROBERT RAY SURVEY, ABSTRACT No. 1242 City of Dallas, Dallas County, Texas CITY PLAN FILE NO. S234-032

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