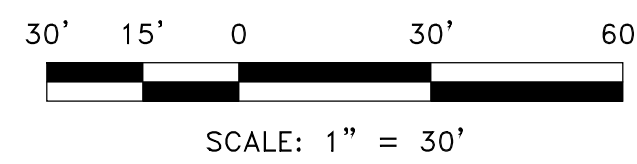
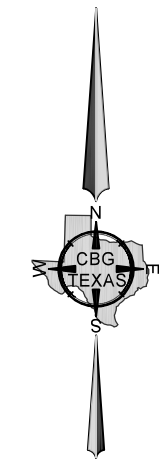


VICINITY MAP
NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Jose Luna is the owner of a 9,000.00 square foot tract of land situated in the James McLaughlin Survey, Abstract Number 845, City of Dallas, Dallas County, Texas, same being Lots 25 and 26, Block E/7704 of Trinity Valley Addition Revised, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 12, Page 269, Map Records, Dallas County, Texas, same being that tract of land conveyed to Jose Luna by General Warranty Deed recorded in Instrument Number 20190079965, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner lying along the East Right-of-Way line of Apricot Street (a 50 foot Right-of-Way) dedicated by Volume 12, Page 269, Map Records, Dallas County, Texas, same being the Southwest corner of Lot 27, Block E/7704 of said Trinity Valley Addition Revised;

THENCE North 89 degrees 54 minutes 57 seconds East, along the South line of said Lot 27, a distance of 100.00 feet to a 3-1/4 inch aluminum cap stamped "LAA and RPLS 5513" over a 1/2 inch iron rod set for corner, said corner being the Southeast corner of said Lot 27, same lying along a West line of a tract of land conveyed to Harlow Filter Supply, Inc. by deed recorded in Volume 90050, Page 5463, Deed Records, Dallas County, Texas, from which a fence post found bears South 84 degrees 19 minutes 04 seconds East, a distance of 1.06 feet for witness;

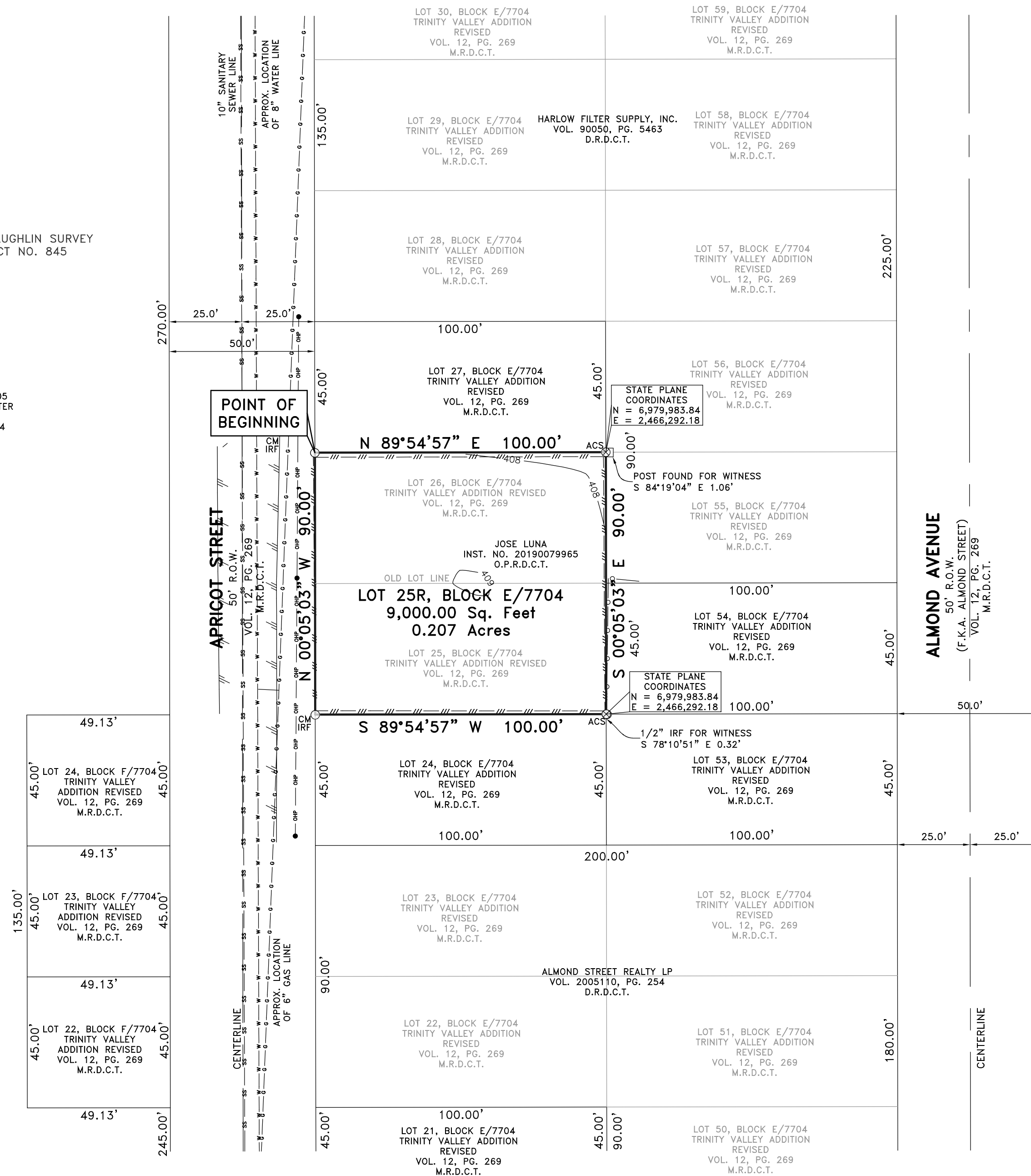
THENCE South 00 degree 05 minutes 03 seconds East, along a West line of said Harlow tract, a distance of 90.00 feet to a 3-1/4 inch aluminum cap stamped "LAA and RPLS 5513" over a 1/2 inch iron rod set for corner, said corner being the Southwest corner of Lot 54, Block E/7704 of said Trinity Valley Addition Revised, same being the Northwest corner of Lot 53, Block E/7704 of said Trinity Valley Addition Revised, from which a 1/2 inch iron rod found bears South 78 degrees 10 minutes 51 seconds East, a distance of 0.32 feet for witness;

THENCE South 89 degrees 54 minutes 57 seconds West, along the North line of Lot 24, Block E/7704 of said Trinity Valley Addition Revised, a distance of 100.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Lot 24, same lying along the East Right-of-Way line of said Apricot Street;

THENCE North 00 degree 05 minutes 03 seconds West, along the East Right-of-Way line of said Apricot Street, a distance of 90.00 feet to the POINT OF BEGINNING and containing 9,000.00 square feet or 0.207 acres of land.

JAMES MCLAUGHLIN SURVEY
ABSTRACT NO. 845

LOT 1A, BLOCK 1/7705
INTERNATIONAL HARVESTER
ADDITION
VOL. 2003127, PG. 64
M.R.D.C.T.



GENERAL NOTES

- 1) BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 2 EXISTING LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

LEGEND

- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- BL = BUILDING LINE
- VOL. = VOLUME
- PG. = PAGE
- ESMT. = EASEMENT
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- APPROX. = APPROXIMATE
- IRF = 1/2 INCH IRON ROD FOUND
- PFC = POINT FOR CORNER
- F.K.A. = FORMERLY KNOWN AS
- ACS = 3-1/4 INCH ALUMINUM CAP STAMPED "LAA AND RPLS 5513" OVER A 1/2 INCH IRON ROD SET

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jose Luna, does hereby adopt this plat, designating the herein described property as **LUNA APRICOT 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 of 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: _____
Jose Luna (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jose Luna 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 _____, 2024.

RELEASED FOR REVIEW 07/10/2024 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.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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

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
LUNA APRICOT ADDITION
LOTS 25R, BLOCK E/7704
BEING A REPLAT OF LOTS 25 & 26,
BLOCK E/7704, TRINITY VALLEY ADDITION REVISED
JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 845
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-153



OWNER: JOSE LUNA
2102 ELDEROAKS LANE
DALLAS, TEXAS, 75232
PHONE: 214-325-8552
EMAIL: JLUNA@JLUNACONSTRUCTION.COM