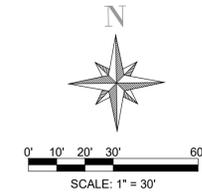


LOCATION MAP
NTS



LEGEND:

- IRF - IRON ROD FOUND
- IRFC - IRON ROD FOUND CAPPED
- R.O.W. - RIGHT-OF-WAY
- CM - CONTROLLING MONUMENT
- 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
- P.O.B. - POINT OF BEGINNING
- FND. - FOUND
- ESMT - EASEMENT
- VOL. - VOLUME
- PG. - PAGE
- C.U.D. - COMMUNITY UNIT DEVELOPMENT
- F.M.M. - FLOODWAY MONUMENT SET
- MON SET - 3 1/4" METAL CAP STAMPED "SOLANO AT DUNCANVILLE RPLS NO. 1740"

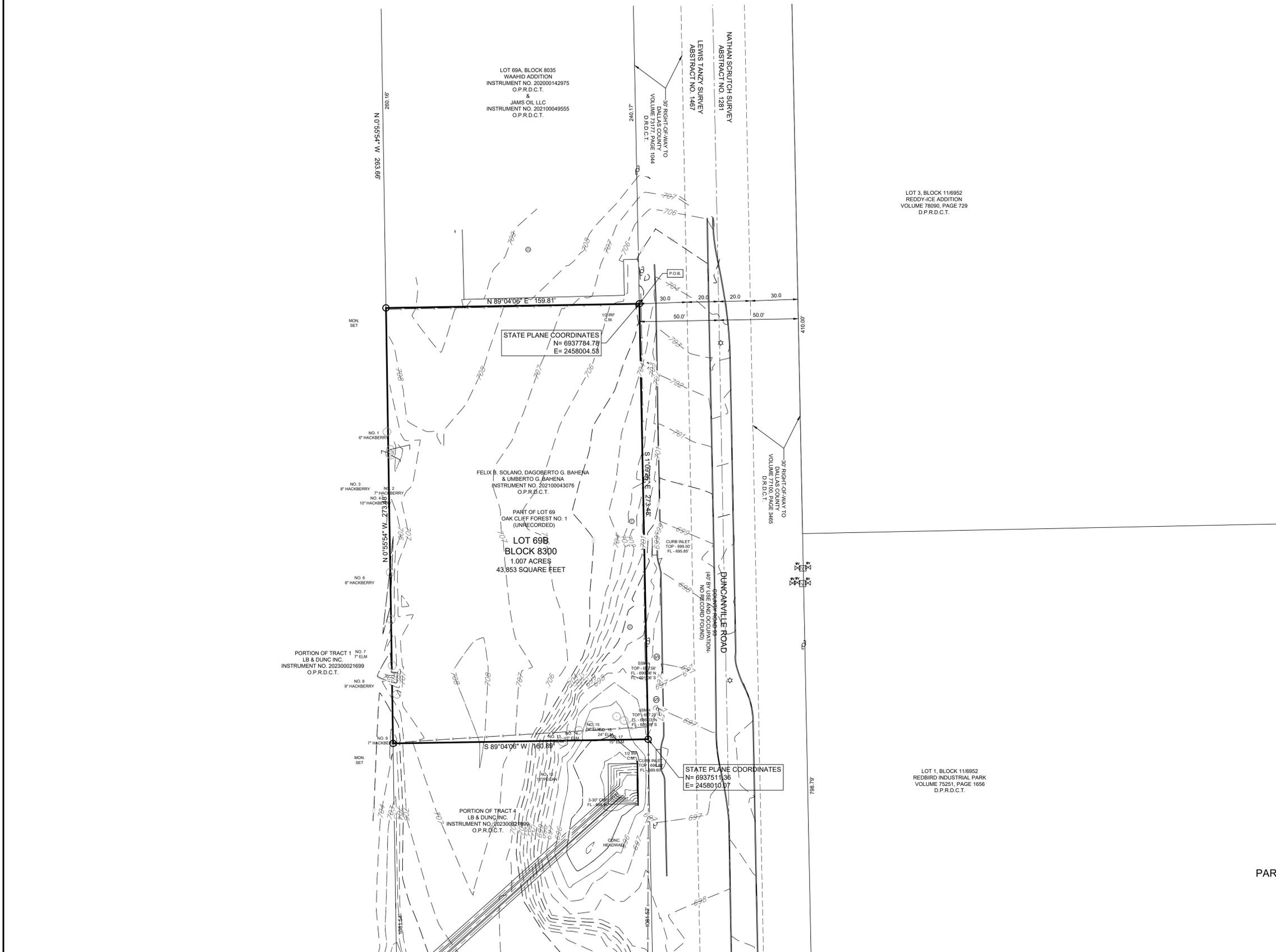
GENERAL NOTES:

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CONVERT 1.007 ACRES AND PART OF LOT 69, BLOCK 8305, OAK CLIFF FOREST NO. 1 (UNRECORDED) INTO 1 COMMERCIAL LOT.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ALL STRUCTURES ON PROPERTY WILL REMAIN. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.
6. THE NUMBER OF LOTS PERMITTED BY THIS PLAT IS ONE.

**PRELIMINARY PLAT
SALONO AT DUNCANVILLE**

LOT 69B, BLOCK 8035
BEING A REPLAT OF
PART OF LOT 69 OF OAK CLIFF FOREST NO.1 (UNRECORDED)
SITUATED IN
LEWIS TANZY SURVEY, ABSTRACT NO. 1467
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-100
ENGINEER PLAN NO. 311T-

SHEET: 1 OF 2



LEGEND			
	GAS METER		FIRE HYDRANT
	GAS VALVE		WATER METER
	TELEPHONE PEDESTAL		BOLLARD
	POWER POLE		WATER VALVE
	DOWN GULLY		TRANSFORMER PAD
	S.S. MAN HOLE		ELECTRIC MANHOLE
	CLEAN OUT		STORM DRAIN MAN HOLE
	MONITORING WELL		TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL BOX		SWB MAN HOLE
	GAS LINE MARKER		VAULT
	TREE		TELEPHONE MANHOLE
	SIGN		LIGHT POLE
	TYPICAL FENCE		CONCRETE
	ELECTRIC BOX		

OWNER/DEVELOPER:
DAGOBERTO GUZMAN BAHENA
UMBERTO GUSMAN BAHENA
FELIX BAHENA SOLANO
4307 DUNCANVILLE ROAD, SUITE 100
DALLAS, TX 75236
PHONE: 972-296-0171

NO.	DATE	REVISION
1.		
2.		
3.		

CENTRO RESOURCES, LLC TBPS No. 10193888		JOB NO:	23-024
		DATE:	APRIL 19, 2023
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063		SCALE:	1" = 40'
		DRAWN BY:	RM
		(817) 798-4039 CELL surveygroup@att.net	

OWNER'S CERTIFICATE

STATE OF TEXAS ~
COUNTY OF DALLAS ~

WHEREAS Felix Bahena Solano, Dagoberto Guzman Bahena, and Umberto Guzman Bahena are the sole owners of a 1.007 acre tract of land out of the Lewis Tanzy Survey, Abstract No. 1476, City Block 8300 in the City of Dallas, Dallas County, Texas, being a portion of that certain tract of land conveyed to Felix Bahena Solano, Dagoberto Guzman Bahena, and Umberto Guzman Bahena by Special Warranty Deed as recorded in Instrument No. 202100043076, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with found for corner at the most northeast corner of said Solano and Bahena tract, said point being the southeast corner of Lot 69A, Block 8300, Waahid Addition, an addition to the City of Dallas according to the plat thereof recorded in Instrument No. 202100043076, Official Public Records, Dallas County, Texas, same point being in the west right-of-way line of Duncanville Road (a 100.00 foot width right-of-way);

THENCE S 01 degrees 09 minutes 25 seconds E, along the west right-of-way line of said Duncanville Road and along the common line of said Solano and Bahena tract, a distance of 273.48 feet to a 1/2 inch iron rod with found for corner, said point being the southeast corner of said Solano and Bahena tract, same point being the northeast corner of a portion of that certain tract of land conveyed to LB & DUNC INC. by Special Warranty Deed (known as a portion of Tract 4) as recorded in Instrument No. 202300021699, Official Public Records, Dallas County, Texas;

THENCE S 89 degrees 04 minutes 06 seconds W, departing the west right-of-way line of said Duncanville Road and along the common line of said Solano and Bahena tract and said LB & DUNC INC. tract, a distance of 160.89 feet to a City of Dallas Monument set for corner, said point being the southwest corner of said Solano and Bahena tract, same point being in the east line of that certain tract of land conveyed to LB & DUNC INC. by Special Warranty Deed (known as a portion of Tract 1) as recorded in Instrument No. 202300021699, Official Public Records, Dallas County, Texas;

THENCE N 28 degrees 07 minutes 28 seconds W, along the common line of said Solano and Bahena tract and said LB & DUNC INC. Tract 1, a distance of 273.48 feet to City of Dallas Monument set for corner, said point being the northwest corner of said Solano and Bahena tract, same point being the southwest corner of said Lot 69A, Block 8300;

THENCE S 89 degrees 04 minutes 06 seconds E, along the common line of said Lot 69A, Block 8300 and said Solano and Bahena tract, a distance of 159.81 feet to the POINT of BEGINNING and containing 43,853 square feet and 1.007 acre of computed land.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Felix Bahena Solano, Dagoberto Guzman Bahena and Umberto Guzman Bahena, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as Lot 69B, Block 8300, SOLANO AT DUNCANVILLE, 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. Sidewalks shall be constructed by the builder as required by City Council Resolutions No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2024.

FELIX BAHENA SOLANO

BY: _____

PRINTED NAME : _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared FELIX BAHENA SOLANO, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Public in and for Dallas County

DAGOBERTO GUZMAN BAHENA

BY: _____

PRINTED NAME : _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DAGOBERTO GUZMAN BAHENA, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Public in and for Dallas County

UMBERTO GUZMAN BAHENA

BY: _____

PRINTED NAME : _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared UMBERTO GUZMAN BAHENA, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Public in and for Dallas County

LEGEND:

- IRF - IRON ROD FOUND
- IRFC - IRON ROD FOUND CAPPED
- R.O.W. - RIGHT-OF-WAY
- CM - CONTROLLING MONUMENT
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
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- C.U.D. - COMMUNITY UNIT DEVELOPMENT
- F.M.M. - FLOODWAY MONUMENT SET
- MON SET - 3 1/4" METAL CAP STAMPED "SOLANO AT DUNCANVILLE RPLS NO. 1740"

GENERAL NOTES:

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
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3. THE PURPOSE OF THIS PLAT IS TO CONVERT 1.007 ACRES AND PART OF LOT 69, BLOCK 8305, OAK CLIFF FOREST NO. 1 (UNRECORDED) INTO 1 COMMERCIAL LOT.
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5. ALL STRUCTURES ON PROPERTY WILL REMAIN. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.
6. THE NUMBER OF LOTS PERMITTED BY THIS PLAT IS ONE.

SURVEYOR'S STATEMENT

I, Larry Turman, 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.

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

Larry Turman Date _____
Registered Professional Land Surveyor, No. 1740

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Larry Turman, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

I, TONY SHIDD, 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
SALONO AT DUNCANVILLE**
LOT 69B, BLOCK 8035
BEING A REPLAT OF
PART OF LOT 69 OF OAK CLIFF FOREST NO.1 (UNRECORDED)
SITUATED IN
LEWIS TANZY SURVEY, ABSTRACT NO. 1467
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-100
ENGINEER PLAN NO. 311T-_____

SHEET: 2 OF 2

LEGEND

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		BOLLARD		TRAFFIC SIGNAL BOX		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MAN HOLE		CONCRETE
	DOWN GULLY		TRANSFORMER PAD		GAS LINE MARKER		TREE
	S.S. MAN HOLE		ELECTRIC MANHOLE		VAULT		ELECTRIC BOX
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE		

OWNER/DEVELOPER:

DAGOBERTO GUZMAN BAHENA
UMBERTO GUZMAN BAHENA
FELIX BAHENA SOLANO
4307 DUNCANVILLE ROAD, SUITE 160
DALLAS, TX 75236
PHONE: 972-296-0171

NO.	DATE	REVISION
1.		
2.		
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CENTRO RESOURCES, LLC
TBPS No. 10193888

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 798-4039 CELL
surveygroup@att.net

JOB NO:	23-024
DATE:	APRIL 19, 2023
SCALE:	1" = 40'
DRAWN BY:	RM