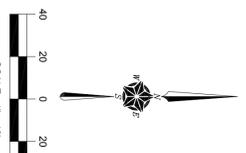
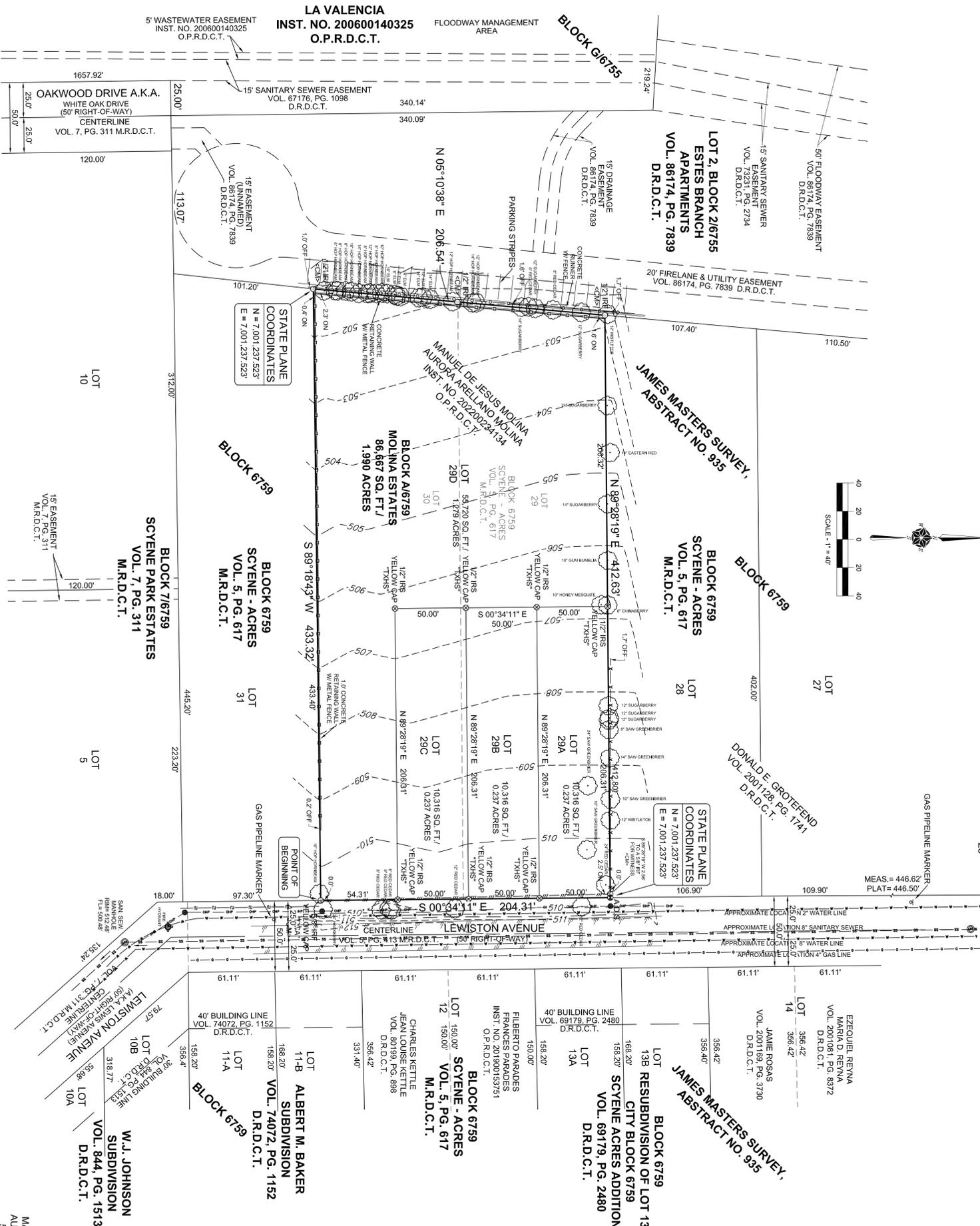


GENERAL NOTES:

- 1) The purpose of this plat is to create four lots out of two existing platted lots.
- 2) The maximum number of lots permitted by this plat is four.
- 3) Lot to lot drainage will not be allowed without City of Dallas Planning & Drainage Engineering Section approval.
- 4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 5) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No scale and No Projection.
- 6) No structures located on subject property.
- 7) City of Dallas Water Dept. benchmarks used: #1927 59-B-1 Square cut on storm sewer inlet south end of East Cove Drive at the southernmost portion of the cul-de-sac, 650' south of Jamie Lee Lane. N = 6,982,507.584 E = 2,535,428.471 Elevations = 490.70' #1928 59-B-2S Water dept. benchmark set on bridge east side of St. Augustine Drive, 0.2 miles north of Bruton Road. N = 6,981,190.689 E = 2,535,127.053 Elevations = 476.11'
- 8) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0370K, with a date of identification of 11/03/2022, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.

LEGEND

MAP RECORDS, DALLAS COUNTY, TEXAS	—
DEED RECORDS, DALLAS COUNTY, TEXAS	—
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS	—
INSTRUMENT NUMBER	—
VOLUME, PAGE	—
SQ. FT.	—
IPF	—
IPF	—
ADS	—
<CM>	—
ASPHALT	—
EASEMENT LINE	—
BUILDING LINE	—
CHANNING FENCE	—
WORKING FENCE	—
SANITARY SEWER LINE	—
WATER LINE	—
GAS LINE	—
OVERHEAD POWER LINE	—
METAL FENCE	—
CHANNING FENCE	—
WORKING FENCE	—
PIPE FENCE	—



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, MANUEL DE JESUS MOLINA and AURORA ARELLANO MOLINA, are the owners of a tract of land situated in the James Masters Survey, Abstract No. 935, City of Dallas, Block 6759, City of Dallas, Dallas County, Texas, being Lots 29 and 30, Block 6759, City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 5, Page 413, Map Records, Dallas County, Texas, same being that tract of land described in General Warranty Deed to Manuel De Jesus Molina and Aurora Arellano Molina, recorded in Instrument No. 202200234134, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:
BEGINNING at a 5/8 inch iron rod found with yellow plastic cap stamped "DCA" for the northeast corner of Lot 31, Block 6759 of said Scylene Acres, same lying in the west right-of-way line of Lewisston Avenue (50' right-of-way);
THENCE South 89 degrees 18 minutes 43 seconds West, along the north line of said Lot 31, Block 6759, a distance of 433.32 feet to a 1/2 inch iron rod found in the east line of Lot 2, Block 26755, Estes Branch Apartments, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 86174, Page 7839, Deed Records, Dallas County, Texas;
THENCE North 05 degrees 10 minutes 38 seconds East, along the east line of said Lot 2, Block 26755, a distance of 206.54 feet to a 1/2 inch iron rod found for the southwest corner of Lot 28, Block 6759 of said Scylene Acres;

SURVEYOR'S STATEMENT

STATE OF TEXAS
I, Gary E. Johnson, 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-3-617 (a)(9)(c)(i) & (e); and that the digital drawing in the accompanying this plat is a precise representation of this Signed final Plat.

Dated this the _____ day of _____, 2023.

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. (01/04/2023)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

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 Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

LOT 150.00' SCYENE - ACRES VOL. 5, PG. 617 M.R.D.C.T.
CHARLES KETTLE JEAN LOUISE KETTLE D.R.D.C.T.
356.42'

LOT 13A SCYENE ACRES ADDITION VOL. 69179, PG. 2480 D.R.D.C.T.
FIBERTO PARADES FRANCES PARADES INST. NO. 20190159751 O.P.R.D.C.T.
150.00'

LOT 13B RESUBDIVISION OF LOT 13, CITY BLOCK 6759 VOL. 69179, PG. 2480 D.R.D.C.T.
158.20'

LOT 14 SCYENE ACRES VOL. 2001681, PG. 3730 D.R.D.C.T.
356.42'

LOT 11-B ALBERT M. BAKER SUBDIVISION VOL. 74072, PG. 1152 D.R.D.C.T.
158.20'

LOT 11-A W.J. JOHNSON SUBDIVISION VOL. 844, PG. 1513 D.R.D.C.T.
158.20'

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT MANUEL DE JESUS MOLINA and AURORA ARELLANO MOLINA, do hereby adopt this plat, designating the herein described property as **MOLINA ESTATES** in 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 roadway management areas shown thereon. The easements shown thereon are hereby dedicated 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 dedicated for the mutual use and accommodation of all public utilities using or desiring to use same. All of 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 or egress upon the easements for the purpose of installing, repairing, maintaining, or any other parts of its respective systems without the necessity of any line of proceeding, the permission of anyone. Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the 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 THIS _____ DAY OF _____, 2023.

By: _____
MANUEL DE JESUS MOLINA - Owner
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 MANUEL DE JESUS MOLINA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2023.

Notary Public in and for the State of Texas

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2023.

Notary Public in and for the State of Texas

By: _____
AURORA ARELLANO MOLINA - Owner
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 AURORA ARELLANO MOLINA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2023.



OWNER
MANUEL DE JESUS MOLINA
AURORA ARELLANO MOLINA
5008 BARCELONA DRIVE
DALLAS, TEXAS 75043-9102

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
katherine@tc.com Firm No. 101695300

TEXAS HERITAGE
SURVEYING, LLC

PRELIMINARY PLAT
MOLINA ESTATES
LOTS 29A-29D, BLOCK A/6759
A REPLAT OF LOTS 29 AND 30, BLOCK 6759
OF SCYENE ACRES
ABSTRACT NO. 935
SITUATED IN THE JAMES MASTERS SURVEY,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-055
ENGINEERING PLAN NO. DP-_____
DATE: 12/15/2022, JOB # 2202516-1 / SCALE= 1" = 40' / DRAWN: KO