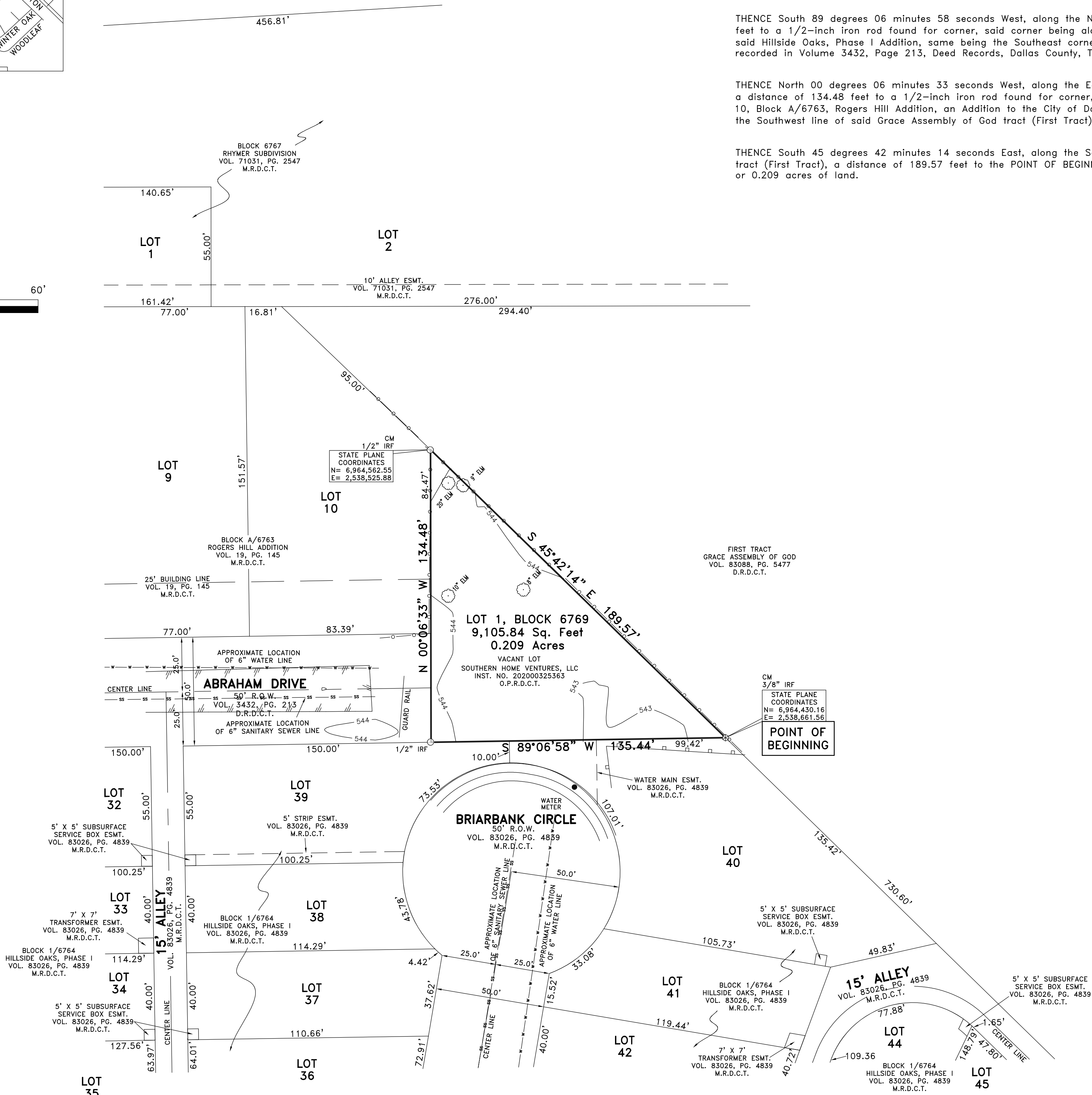
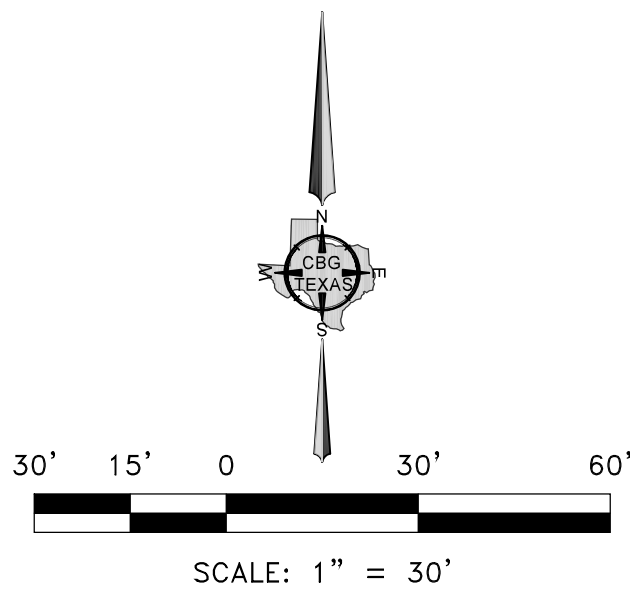




VICINITY MAP  
NOT TO SCALE



#### GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE A LOT FROM A 0.209 ACRE TRACT OF LAND.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE 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 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 2488, PG. 373.

#### LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. = INSTRUMENT NUMBER  
VOL. PG. = VOLUME, PAGE  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
1/2" IRF = 1/2 INCH IRON ROD FOUND  
3/8" IRF = 3/8 INCH IRON ROD FOUND

#### OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Southern Home Ventures, LLC is the owner of a 9,105.84 square foot tract of land situated in the A. Carver Survey, Abstract No. 263 in the City of Dallas, Dallas County, Texas, same being a tract of land conveyed to Southern Home Ventures, LLC, by General Warranty Deed recorded in Instrument No. 202000235363, Official Public Records Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found for corner, said corner being along the Southwest line of a tract of land conveyed to Grace Assembly of God (First Tract), by deed recorded in Volume 83088, Page 5477, Deed Records, Dallas County, Texas, same being the Northeast corner of Lot 40, Block 1/6764, Hillside Oaks, Phase I, an Addition to the City of Dallas, Dallas County, Texas;

THENCE South 89 degrees 06 minutes 58 seconds West, along the North line of said Lot 40, a distance of 135.44 feet to a 1/2-inch iron rod found for corner, said corner being along the North line of Lot 39, Block 1/6764, of said Hillside Oaks, Phase I Addition, same being the Southeast corner of Abraham Drive (a 50-foot right-of-way) recorded in Volume 3432, Page 213, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 06 minutes 33 seconds West, along the East right-of-way line of said Abraham Drive, a distance of 134.48 feet to a 1/2-inch iron rod found for corner, said corner being the Northeast corner of Lot 10, Block A/6763, Rogers Hill Addition, an Addition to the City of Dallas, Dallas County, Texas, same being along the Southwest line of said Grace Assembly of God tract (First Tract);

THENCE South 45 degrees 42 minutes 14 seconds East, along the Southwest line of said Grace Assembly of God tract (First Tract), a distance of 189.57 feet to the POINT OF BEGINNING and containing 9,105.84 square feet and or 0.209 acres of land.

#### OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Southern Homes Ventures, LLV, acting through their duly authorized agent Cristobal Dubon, do hereby adopt this plat, designating the herein described property as **DUBON 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 \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
Southern Homes Ventures, LLC (Owner)  
Cristobal Dubon (Agent)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Cristobal Dubon, 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
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 \_\_\_\_\_, 2023.

RELEASED FOR REVIEW 04/21/2023 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.

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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for the State of Texas

PRELIMINARY PLAT  
**DUBON ADDITION**  
LOT 1, BLOCK 6769  
9,105.84 SQ. FT. / 0.209 ACRES  
A. CARVER SURVEY; ABSTRACT NO. 263  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO.: S223-148



OWNER:  
SOUTHERN HOMES VENTURES, LLC  
AGENT: CRISTOBAL DUBON  
1111 W. LEDBETTER DRIVE, STE. # 900  
DALLAS, TEXAS 75224  
972-212-3672

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Firm No. 10168800  
www.cbgtxl.com

SCALE: 1"=40' / DATE: 04/19/2023 / JOB NO. 2100245-02 / DRAWN BY: JLA