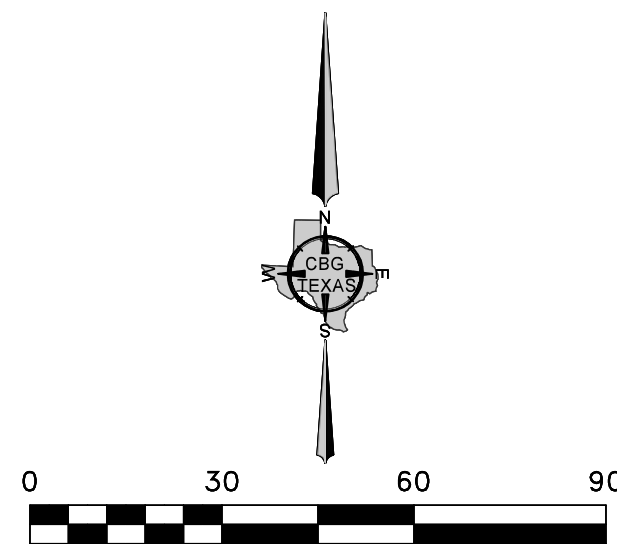


VICINITY MAP
NOT TO SCALE



SCALE : 1" = 30'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
Whereas WD Trinity LLC is the owner of a tract of land situated in the David Hunter Survey, Abstract No. 606 in the City of Dallas, Dallas County, Texas, and being a portion of City of Dallas Block Number 7238, of College Park Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map recorded in Volume 84, Page 605, and being a tract of land conveyed to WD Trinity LLC by deed recorded in Instrument Number 201800529870, by Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner, said corner being the Northeast corner, Block 7238, of said College Park Addition, same being the intersection of the West right-of-way line of Guymon Street (50 width right-of-way) recorded in Volume 84, Page 605, by Map Records Dallas County, Texas and the South right-of-way line of Akron Street former known as Sarah Simpson Avenue (a 50 feet right-of-way), by Map recorded in Volume 84, Page 605, of Map Records, Dallas County, Texas;

THENCE South 89 degrees 19 minutes 45 seconds West, along the South Right-of-Way line of said Akron Street, a distance of 80.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Maria Leticia Guel and Angelica Alvarado Guel, by Deed recorded in Volume 2004034, Page 6612, Official Public Records, Dallas County, Texas and being the POINT OF BEGINNING of the tract herein described;

THENCE South 00 degree 44 minutes 52 seconds East, along the West line of said Guel Tract, a distance 144.37 feet to a 3-1/4-inch aluminum disk stamped "TAA and 5513" set over 1/2-inch iron rod set for corner, said corner being the Southwest corner of Guel tract and being in the North line of a tract of land conveyed to Eugenia Johnson, by Deed recorded in Instrument number 202000129134, Official Public Records Dallas County, Texas, from which a found 1/2 inch iron rod bears North 49 degrees 44 minutes 47 seconds West, 2.65 feet for witness and from which a found 1/2 inch iron rod bears South 20 degrees 10 minutes 15 seconds East, 0.97 feet for witness;

THENCE South 88 degrees 53 minutes 19 seconds West, along the North Line of said Johnson tract, a distance of 145.00 feet to a 3-1/4-inch aluminum disk stamped "TAA and 5513" set over 1/2-inch iron rod set for corner, said corner being along the North line of a tract of land conveyed to Sosa Roberto Rosabel Barahona, by Deed recorded in Instrument number 202000178944, Official Public Records, Dallas County, Texas, from which a found 1/2 inch iron rod bears South 37 degrees 01 minutes 20 seconds East, 0.55 feet for witness;

THENCE North 00 degrees 44 minutes 47 Seconds West, along A East line of said Barahona tract, a distance of 145.48 feet to a 3-1/4-inch aluminum disk stamped "TAA and 5513" set over 1/2-inch iron rod set for corner, said corner being the Northeast corner of said Stevenson tract and same corner being in the South Right-of-way line of said Akron Street, from which a found 3/8 inch iron rod bears South 18 degrees 27 minutes 03 seconds East, 0.83 feet for witness;

THENCE North 89 degrees 19 minutes 45 seconds East, along the South Right-of-Way line of said Akron Street, a distance of 145.00 feet to the POINT OF BEGINNING and containing 21,013 square feet or 0.482 acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WD Trinity LLC, That acting by and through their authorized agent, Rusty Lee, do hereby adopt this plat, designating the herein described property as **TRINITY AKRON ADDITION**, on addition to the city and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the city. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and city's use thereof. The city and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The city and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the _____ day of _____, 2024.

BY: _____
WD Trinity LLC, Owner
Rusty Lee, Managing Member

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Rusty Lee, 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 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.

My Commission Expires On _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connally, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown therein as 'set' were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Seagoville.

Dated this the _____ day of _____, 2024.

RELEASED FOR REVIEW 03/12/2024 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 authority, a Notary Public in and for the State of Texas, on this day personally appeared Bryan Connally, Registered Public Land Surveyor, 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 and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires On _____

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

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. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = 1/2 INCH IRON ROD FOUND
ESMT. = EASEMENT
ACS = 3-1/4-INCH DISK STAMPED "TAA AND 5513" SET OVER A 1/2-INCH IRON ROD SET FOR CORNER.

GENERAL NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS FROM ONE TRACT FOR DEVELOPMENT.
- 2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED.
- 3) NO STRUCTURES MAY EXTEND ACROSS PROPERTY LINES.
- 4) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48113C0340J, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

OWNER: WD TRINITY LLC
MANAGER: RUSTY LEE
539 W. COMMENCE STREET, SUITE 3133
DALLAS, TEXAS 75219
PHONE: 415-254-8711



PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtllc.com

PRELIMINARY PLAT
TRINITY AKRON ADDITION
LOTS 1-3, BLOCK 7238
DAVID HUNTER SURVEY, ABSTRACT NO. 606
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-089