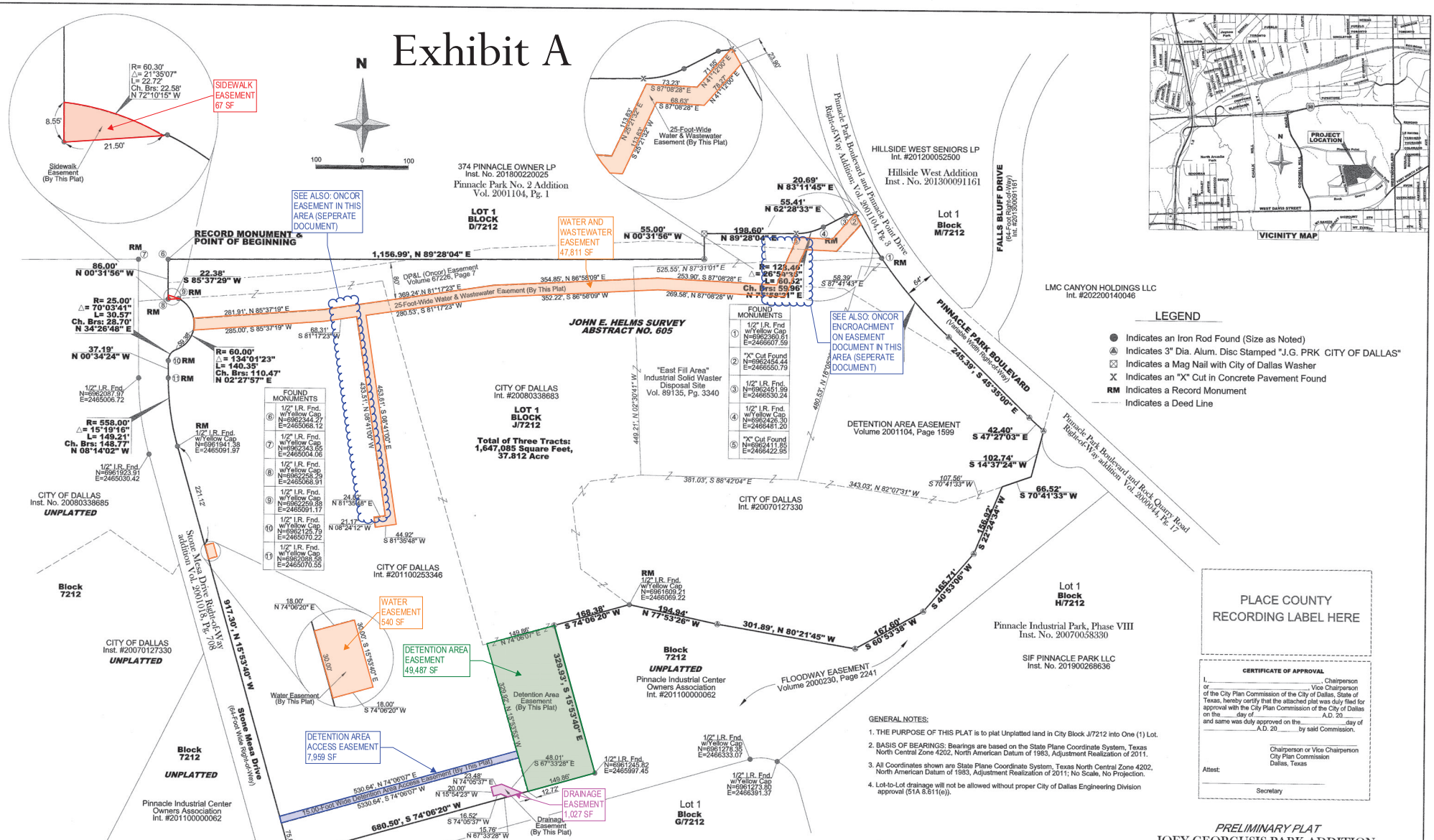
Exhibit A



PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or _____, 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

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT is to plat Unplatted land in City Block J/7212 into One (1) Lot.
2. BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011.
3. All Coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011; No Scale, No Projection.
4. Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval (51A 8.611(e)).

SURVEYOR'S STATEMENT:

I, Scott Holt, 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.

Dated this the____day of_____, 2024

PRELIMINARY; This Document Shall Not Be Recorded For Any Reason.

Scott Holt
Texas Registered Professional Land Surveyor No. 4895

STATE OF TEXAS
SCOTT RAY HOLT
4895
REGISTERED
PROFESSIONAL
LAND SURVEYOR

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Holt, for the City of Dallas, Texas, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated, and for the purposes and consideration therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the____day of _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My Commission Expires:_____, 20___

PRELIMINARY PLAT

JOEY GEORGUSIS PARK ADDITION
FIRST SECTION
AN INDUSTRIAL SUBDIVISION

Lot 1, Block J/7212

A PLAT OF 37.812 ACRES OF LAND IN THE JOHN E. HELMS SURVEY, ABSTRACT NO. 605
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-142
MARCH, 2025

OWNER:
CITY OF DALLAS
1500 Marilla Street
Dallas, Texas, 75201

SURVEYOR: CITY OF DALLAS
DEPARTMENT OF PUBLIC WORKS
320 E. JEFFERSON BM. 307
DALLAS, TEXAS 75203

Sheet 1 of 2