



NOTE: THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT TO 8 LOTS AND PROVIDE EASEMENT FOR THE DITCH COMMON FLOWS.

SURVEYOR'S STATEMENT:

I, Joel C. Howard, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared in accordance with the standards and practices required to be followed in the preparation of plats in the ground during field operations and other relevant 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 \_\_\_\_\_, 2022

Joel C. Howard  
Texas Registered Professional Land Surveyor No. 6267

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 Joel C. Howard, 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 \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas  
My commission expires:

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DALLAS SUNSHINE GROUP LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as SUNSHINE DALLAS ADDITION, BLOCK A, LOTS 1-8, 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 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 which in any way may endanger or interfere with the easements 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 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of, 20\_\_\_\_.

By:  
(Printed name of authorized signature)  
(Corporate title of authorized agent)

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 \_\_\_\_\_ 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 2022.

Notary Public in and for the State of Texas  
My commission expires:

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DALLAS CUNSHINE GROUP, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as \_\_\_\_\_, 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 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of, 20\_\_\_\_.

By:  
Dallas Sunshine Group, LLC  
(Corporate title of authorized agent)

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.

Release date: 09/08/2022

JOEL C. HOWARD

RPLS No. 6267

FOR REVIEW & COMMENT

3410 MIDCOURT RD., SUITE 110; CARROLLTON, TEXAS 75006  
SCALE: 1"=30' (972)243-2409 PROJECT #1154  
TBPLS FIRM NO. 10194205

OWNER:  
DALLAS SUNSHINE GROUP LLC  
CONTACT:  
ABDUL WAHEED  
awahed61@gmail.com  
469-268-9462  
4517 ETHERDGE DR  
PLANO, TEXAS 75024

DATE: 09/11/22 DRAWN BY: MMI



LOCATION MAP (NTS)  
MAPSCO GRID: 56-W (DALLAS)

**PRELIMINARY PLAT  
OF  
SUNSHINE DALLAS ADDITION  
BLOCK A, LOTS 1-8  
OF  
1.7968 ACRES OF LAND  
FRUITDALE ACRES 2, AN ADDITION TO  
CITY OF DALLAS, VOL. 2, PG 164, MRDCT  
DALLAS CO., TEXAS  
CITY PLAT FILE NO. S 212-342**