

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

1	15" CHINABERRY MT	27	8" PECAN	53	18" BOIS D' ARC
2	7" HACKBERRY	28	18" HACKBERRY	54	9" HACKBERRY
3	24" CATALPA	29	19" ELM	55	12" HACKBERRY
4	14" CATALPA	30	10" HACKBERRY	56	19" ELM
5	24" PECAN	31	12" PECAN	57	15" HACKBERRY
6	6" ASH	32	15" ELM	58	13" HACKBERRY
7	14" PECAN	33	18" ELM	59	15" ELM
8	10" CHINABERRY	34	19" ELM	60	28" BOIS D' ARC
9	19" ELM	35	9" ELM	61	23" ELM
10	7" HACKBERRY	36	15" ELM	62	14" ELM
11	9" BOIS D' ARC	37	20 CATALPA	63	16" OAK
12	7" ELM	38	7" ELM	64	10" HACKBERRY
13	19" ELM MT	39	35" ELM	65	15" ELM
14	17" HACKBERRY	40	14" CHINABERRY	66	9" HACKBERRY
15	7" ASH	41	14" BOIS D' ARC	67	8" HB
16	12" MULBERRY	42	11" ELM	68	19" ELM
17	8" CHINABERRY	43	18" ELM	69	13" ELM
18	15" CHINABERRY MT	44	11" WILLOW MT	70	25" ELM
19	29" ELM	45	28" PECAN	71	10" HACKBERRY
20	16" ELM	46	19" CATALPA	72	14" MULBERRY MT
21	7" PECAN	47	20" ELM	73	16" ELM
22	6" PECAN	48	22" WILLOW MT	74	17" ELM
23	13" ELM	49	18" MULBERRY	75	20" ELM MT
24	12" BOIS D' ARC	50	15" ELM	76	14" HB
25	8" PECAN	51	19" CATALPA	77	15" ELM
26	6" HACKBERRY	52	6" ELM	78	32" ELM
				79	7" HACKBERRY

LEGEND:

- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
FIR(C) FOUND IRON ROD (WITH CAP)
SIR SET IRON ROD WITH CAP STAMPED "GEONAV"
FX FOUND "X" CUT IN CONCRETE
SX SET "X" CUT IN CONCRETE
PROPERTY LINE
HISTORICAL DEED LINE
EXISTING WATER LINE
EXISTING WASTE WATER LINE
EXISTING STORM LINE
FIRE HYDRANT
SANITARY SEWER CLEAN OUT
SANITARY SEWER MANHOLE
WYE INLET
CURB INLET
STORM DRAIN MANHOLE
POLYVINYL PIPE
REINFORCED CONCRETE PIPE

OWNER:
DALLAS SUNSHINE GROUP LLC
CONTACT:
ABDUL WAHEED
awaheed61@gmail.com
469-268-9462
4517 ETHRIDGE DR
PLANO, TEXAS 75024

SURVEYOR'S STATEMENT:

I, Joel C. Howard, 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 _____ 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 LL, 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 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 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.

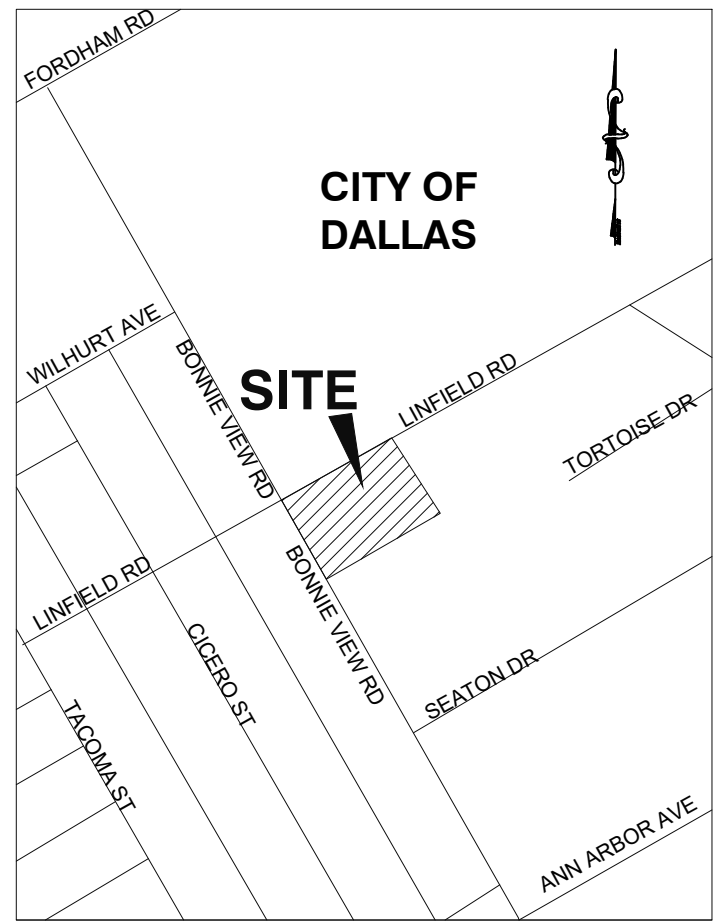
Notary Public in and for the State of Texas
My commission expires:

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

DATE: 09/11/22 DRAWN BY: MMI



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

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS DALLAS SUNSHINE GROUP, LLC are the owners of a 1.7968 acre tract of land situated in the Robinson T. Smith Survey, Abstract Number 1376, City of Dallas, Dallas County, Texas, and being all of Block 21/8617 of Second Installment of Fruitdale Acres, an addition to the City of Dallas as recorded in Volume 2, Page 164 of the Map Records of Dallas County, Texas, and being all of that tract of land described in General Warranty Deed to Dallas Sunshine Group, LLC, as recorded in Instrument Number 20220069999 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said Block 21, said corner being on the northeast right-of-way line of Bonnie View Road (a variable width right-of-way);

THENCE North 31 degrees 02 minutes 06 seconds West, along the common southwest line of said Block 21 and said northeast right-of-way line, a distance of 269.65 feet to a "X"-cut found at the southerly end of a corner clip at the intersection of said northeast right-of-way line with the southeast right-of-way line of Linfield Road (a variable width right-of-way);

THENCE North 14 degrees 30 minutes 06 seconds East, continuing along said common line and along said corner clip, a distance of 8.52 feet to an "X"-cut found for the northerly end of said corner clip on said southeast right-of-way line

THENCE North 60 degrees 28 minutes 11 seconds East, along the common said southeast right-of-way line and the northerly line of said Block 21, a distance of 282.61 feet to a 1/2-inch iron rod with cap stamped ("BURNS SURVEYING" found for the northeast corner of said Block 21;

THENCE South 31 degrees 06 minutes 57 seconds East, along the easterly line of said Block 21, a distance of 266.42 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" set for the southeast corner of said Block 21;

THENCE South 58 degrees 36 minutes 48 seconds West, along the southerly line of said Block 21, a distance of 288.97 feet to the POINT OF BEGINNING AND CONTAINING 78,268 square feet or 1.7968 acres of land, more or less.

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 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 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 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**