

A map of the area around the proposed site. The map shows several streets: HICKORY, ISABELLE, BEAUFORD, RAVENVIEW, SHEPARD, RYLEE, CREST, GARDEN GROVE, SEASOVILLE, EDD, and DALLAS CITY LIMIT. A thick black line indicates the proposed site, labeled 'SITE'. A compass rose is located in the bottom left corner, and a scale bar is in the bottom right corner.

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO PLAT AN UNPLATTED TRACT OF LAND IN TO ONE LOT.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PLANNING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.E.A.M. NO. 481130C639K, THE SUBJECT PROPERTY LIES IN ZONE A AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA, EXCEPT AS SHOWN.
- 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION).
- 6) THERE ARE NO STRUCTURES ON THE SUBJECT TRACT.

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME PAGE
SQ.FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
CON.	CONVEYANCE
CO-PL.	COUSINING MONUMENT
SAN. SEM.O.	SANITARY SEWER MANHOLE
TEL.O.	TELEPHONE PEDestal
X-O-X	BARBED WIRE FENCE
W	ASPHALT PAVING
W	GRAVEL

WHEREAS Fanny Soto Fernandez is the owner of a tract of land situated in the William Lathan Survey, Abstract No. 338 in the City of Dallas Block 8830, Dallas County, Texas, and being that tract of land described in General Warranty Deed to Fanny Soto Fernandez recorded in Instrument Number 2023001442430 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 with yellow plastic cap stamped "Rhodes" found for corner, said corner being in the northeast right-of-way line of Garden Grove Drive, said corner also being the southwest corner of that tract of land described in Warranty Deed with Vendor's Lien to Ronic Babers recorded in Instrument Number 2021003766955 of the Official Public Records of Dallas County, Texas;

These North 89 degrees 10 minutes 45 seconds East, along the south line of said papers, said a distance of 809.23 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Rhodes" found for corner, said corner being in the west line of Lot 1, Block B8383 of Bon Ton Farms Extension Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument Number 201800068947 of the Official Public Records of Dallas County, Texas.

110.283 South 00 feet, 132 feet, 13 minutes 40 seconds East, along a west line of said lot 1, Block B/8833, a distance of 7.1098 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Rhodes", found for color, said corner being the northeast corner of that tract of land described in General Warranty Deed with Third Party Vendor's Lien to Sastha Stachala Brooks and Dabdon V Brooks recorded in Instrument Number 20210028693 of the Official Public Records of Dallas County, Texas.

Thence South 89 degrees 10 minutes 45 seconds West, along a north line of said Brooks tract, a distance of 764.86 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Rhodes" found for corner, said corner being in northeast right-of-way line of said Garden Grove Drive;

Thence North 44 degrees 07 minutes 04 seconds West, along a northeast right-of-way line of said Garden Grove Drive, a distance of 119.00 feet back to the POINT OF BEGINNING and containing 87,263 square feet or 2.003 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

[illegible]

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

WITNESS MY HAND THIS _____ DAY OF _____, 2024

Fanny Soto Fernandez, Owner

STATE OF TEXAS
COUNTY OF DALLA

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Fanny Soto Fernandez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes 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 _____, 2024

Notary Signature

SURVEYOR'S STATEMENT

1 J. R. Jannay, 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 documentation shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-637.0(b)(3) & (e), and that the digital drawing it 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 PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (2/9/2024)

RECEIVED OF ON AS A FINAL SURVEY DOCUMENT: (2/3/2022)

Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J. R. January, 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 purposes therein expressed and understood that the statement in the foregoing certificate are true.

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

Notary Signature

PLACE COUNTY

RECORDING LABEL HERE

ALL

I, Tony Shudd, 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

Secretary

PRELIMINARY PLAT

RANCHO FANNY

BEING PART OF CITY BLOCK 8830

BEING PART OF CITY BLOCK 8830

WILLIAM LATHAM SURVEY, ABSTRACT NO. 838
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-057



DATE: 1/12/2024 / JOB # 2301428-1 / SCALE - 1" = 40' / JACOE

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Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

OWNER
FANNY SOTO FERNANDEZ
2009 HOLLOW WAY
GARLAND, TX 75041

Firm #10169300

Firm #10169300