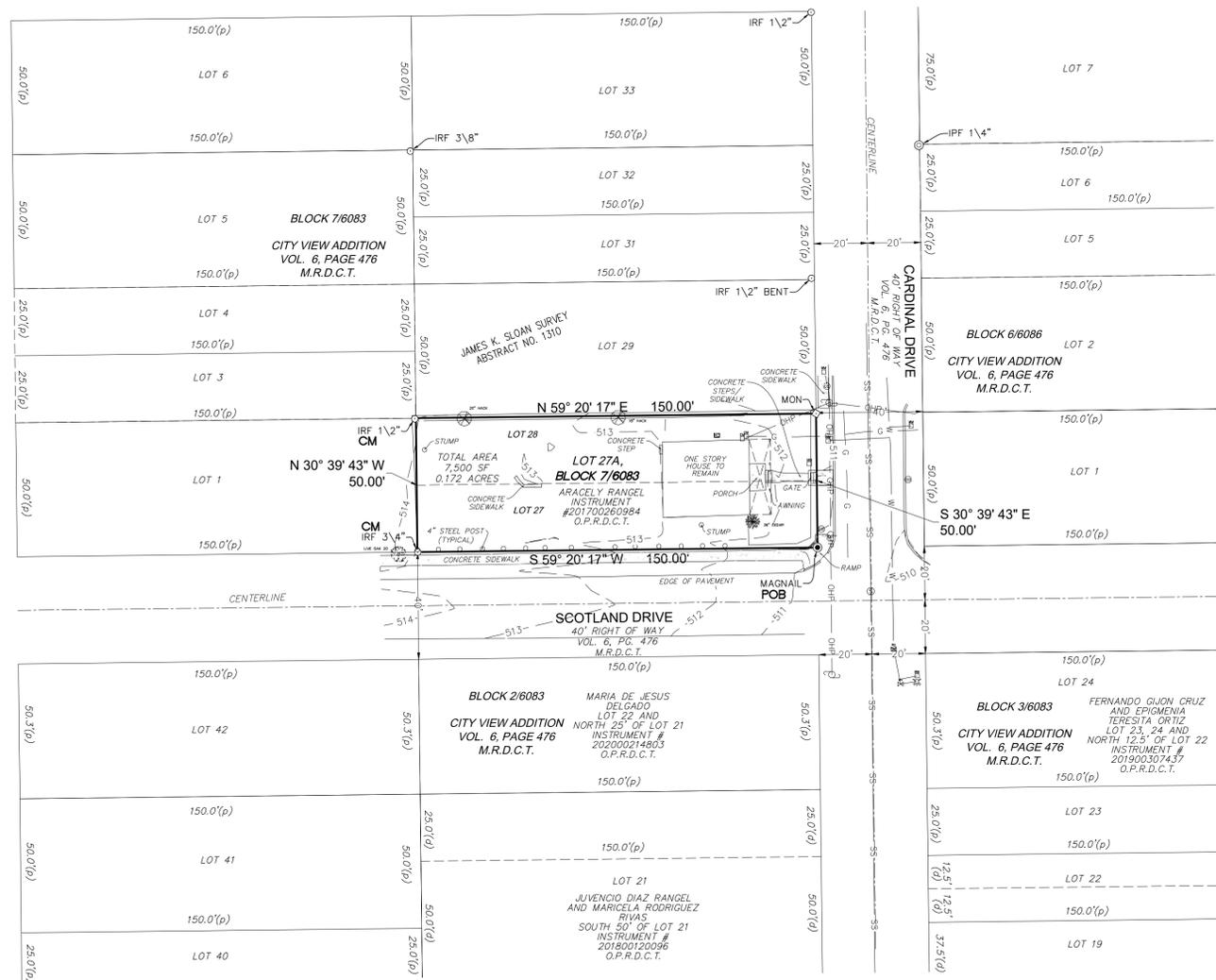


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Drawing: G:\My Drive\Survey\24012-4249 Cardinal Dr Dallas_Rangel-Plot.dwg Saved By: 12147 Save Time: 3/29/2024 8:11 AM



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Aracely Rangel, does hereby adopt this plat, designating the herein described property as **CARDINAL RANGEL ADDITION**, 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, _____ 2024.

Aracely Rangel
Owner

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 Aracely Rangel known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she 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 _____ 2024.

Notary Public in and for the State of Texas

GENERAL NOTES:

- 1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
- 2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- 3. The purpose of this plat is to create 1 lot from two platted lots.
- 4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

LEGEND

- C.M. CONTROLLING MONUMENT
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- POB POINT OF BEGINNING
- p. d PLATTED, DEED DISTANCE
- IRF IRON ROD FOUND (AS NOTED)
- IPF IRON PIPE FOUND (AS NOTED)
- MAGNAIL MAGNAIL WITH WASHER STAMPED "CARDINAL RANGEL ADDITION AND ARA 6671"
- MON 3" ALUMINUM DISK SET ON A 1/2 INCH IRON ROD STAMPED "CARDINAL RANGEL ADDITION AND ARA 6671"
- UTILITY POLE
- ELECTRIC METER
- MAILBOX
- SANITARY SEWER CLEANOUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- OVERHEAD POWER LINE
- WOOD FENCE

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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 Engineers and Land Surveyors, 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, Section 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 DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional Land Surveyor No. 6671

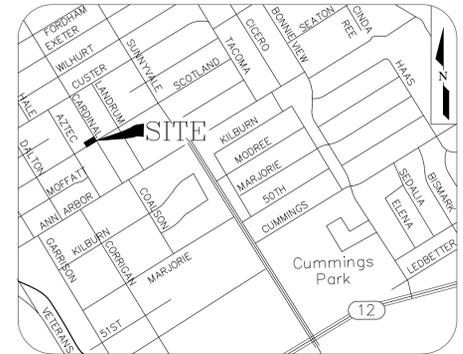
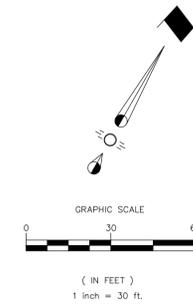
STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, 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 _____ 2024.

Notary Public in and for the State of Texas



VICINITY MAP (NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas Aracely Rangel is the owner of a 7,500 square foot or 0.172 acre tract of land, situated in the James K. Sloan Survey, Abstract Number 1310, in the City and County of Dallas, Texas, being all of Lots 27 and 28, Block 7/6083 of City View Addition, an Addition to the City of Dallas, Texas, recorded in Volume 6, Page 476, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a General Warranty Deed to Aracely Rangel, recorded in Instrument number 20170026984, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a Magnail with a washer stamped "Cardinal Rangel Addition and ARA 6671" set at the East corner of said Lot 27, same being the Northernly right of way line of Scotland Drive, a 40 foot right of way, with the Westerly right of way line of Cardinal Drive, a 40 foot right of way, both streets created by said Volume 6, Page 476, (M.R.D.C.T.);

THENCE South 59 degrees 20 minutes 17 seconds West, with the Northernly right of way line of said Scotland Drive, a distance of 150.00 feet to a 3/4 inch iron rod found (Controlling Monument) for the South corner of said Lot 27, same being the East corner of Lot 1, said Block 7/6083;

THENCE North 30 degrees 39 minutes 43 seconds West, with the common line between said Lots 1 and 27, a distance of 50.00 feet to a 1/2 inch iron rod found (Controlling Monument) for the common corner between said Lot 1, said Lot 28 and Lots 3 and 29, said Block 7/6083;

THENCE North 59 degrees 20 minutes 17 seconds East, with the common line between said Lots 28 and 29, a distance of 150.00 feet to a 3" Aluminum Disk stamped "Cardinal Rangel Addition and ARA 6671" set on a 1/2 inch iron rod at the common East corner between said Lot 28 and 29, same being in the Westerly right of way line of said Cardinal Drive;

THENCE South 30 degrees 39 minutes 43 seconds East, with the Westerly right of way line of said Cardinal Drive, a distance of 50.00 feet to the **POINT OF BEGINNING**, containing 7,500 square feet or 0.172 acres of land more or less.

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

OWNER:
ARACELY RANGEL
4015 BIG LOW STREET
DALLAS, TX 75216

SURVEYOR
ARA
SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL: (972) 946-4172
TBPES NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
CARDINAL RANGEL ADDITION
LOT 27A, BLOCK 7/6083

A REPLAT OF LOTS 27-28, BLOCK 7/6083
CITY VIEW ADDITION
0.172 ACRES SITUATED IN THE
JAMES K. SLOAN SURVEY, ABSTRACT NO. 1310
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: 5234-093