

**HICKORY CREEK PHASE 2  
INST. NO. 200600155508  
O.P.R.D.C.T.**

**ROBERT KLEBURG SURVEY  
ABSTRACT NO. 716**

JUAN RENE SOLIS  
MARIELLA ESPINOZA GRANADOS  
INST. NO. 202000045713  
O.P.R.D.C.T.

JOSEPH ALBERT ROBINSON  
VOL. 2002249, PG. 18392  
D.R.D.C.T.

ROBERT TEMPLETON AND  
JENETT TEMPLETON  
VOL. 68034, PG. 1198  
D.R.D.C.T.

OWNER  
CORREA MASONRY, LLC  
2403 FENWICK DRIVE  
DALLAS, TX 75228  
ATTN: HUMBERTO FABIAN CORREA

SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300

**PRELIMINARY PLAT  
CANAAN LAND VILLAS  
SHARED ACCESS DEVELOPMENT  
LOTS 1-5, BLOCK A/8806**  
BEING PART OF CITY BLOCK 8806  
SITUATED IN THE  
ROBERT KLEBURG SURVEY,  
ABSTRACT NO. 716  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S234-102  
ENGINEERING PLAN NO. DP

DATE: 04/10/2024 / JOB # 2200727-2 / SCALE= 1" = 20' / DRAWN: KO

- GENERAL NOTES:
- 1) The purpose of this plat is to create five single family lots out of one tract of land.
  - 2) The maximum number of lots permitted by this plat is five.
  - 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
  - 4) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
  - 5) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
  - 6) Dallas Department of Water Benchmarks used:  
#2219 Square cut at base of guardrail, southeast corner of bridge over Hawn Freeway at Woody Road.  
Northing= 6,933,019.719 Easting= 2,554,779.610 Elevation= 453.29'  
#2221 Square cut with "X" in concrete walk in center of south side of concrete bridge on south service road of Hawn Freeway over Woody Branch, and 1580 feet east of Woody Road.  
Northing= 6,932,164.783 Easting= 2,555,937.035 Elevation= 430.29'
  - 7) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0540K, with a date of identification of 04/11/2024, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
  - 8) There are no structures on subject property.
  - 9) Trees are as shown on tree survey.

**LEGEND**

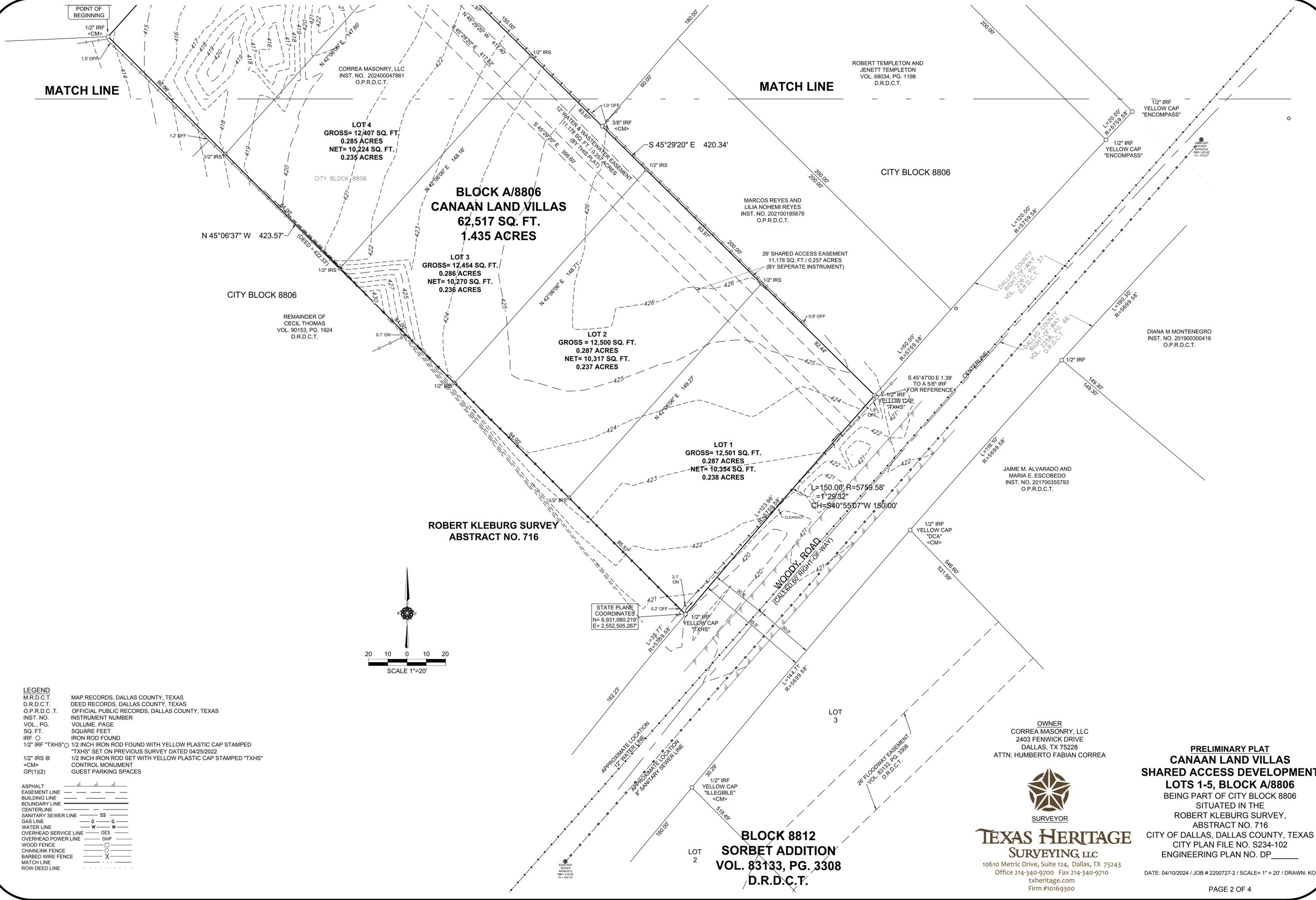
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
1/2" IRF	1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED
1/2" IRF "TXHS"	"TXHS" SET ON PREVIOUS SURVEY DATED 04/25/2022
1/2" IRS	1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
GP(1)(2)	CONTROL MONUMENT
	GUEST PARKING SPACES

ASPHALT EASEMENT LINE	SS
GAS LINE	G - G
WATER LINE	W - W
OVERHEAD SERVICE LINE	OES
OVERHEAD POWER LINE	OHP
WOOD FENCE	□
CHAINLINK FENCE	○
BARBED WIRE FENCE	X
MATCH LINE	- - - - -
ROW DEED LINE	.....

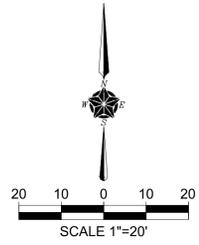
MATCH LINE

MATCH LINE



- LEGEND**
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
  - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - INST. NO. INSTRUMENT NUMBER
  - VOL., PG. VOLUME, PAGE
  - SQ. FT. SQUARE FEET
  - IRF ○ IRON ROD FOUND
  - 1/2" IRF "TXHS" ○ 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED
  - "TXHS" SET ON PREVIOUS SURVEY DATED 04/25/2022
  - 1/2" IRS ⊗ 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
  - <CM> CONTROL MONUMENT
  - GP(1)(2) GUEST PARKING SPACES

- ASPHALT
- EASEMENT LINE
- BUILDING LINE
- BOUNDARY LINE
- CENTERLINE
- SANITARY SEWER LINE
- GAS LINE
- WATER LINE
- OVERHEAD SERVICE LINE
- OVERHEAD POWER LINE
- WOOD FENCE
- CHAINLINK FENCE
- BARBED WIRE FENCE
- MATCH LINE
- ROW DEED LINE



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OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, **CORREA MASONRY, LLC, A TEXAS LIMITED LIABILITY COMPANY**, is the owner of a tract of land in City Block 8806, situated in the Robert Kleburg Survey, Abstract No. 716, City of Dallas, Dallas County, Texas, being that same tract of land as described in General Warranty Deed to CORREA MASONRY, LLC, A TEXAS LIMITED LIABILITY COMPANY, recorded in Instrument Number 202400047861, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for an angle corner in the south line of the Floodway Easement - Common Area "A", Block E/8806, Hickory Creek, Phase 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600155508, Official Public Records, Dallas County, Texas, same being the eastmost northeast corner of the remainder of that tract of land described in Warranty Deed to Cecil Thomas recorded in Volume 90153, Page 1924, Deed Records, Dallas County, Texas;

THENCE North 42 degrees 06 minutes 06 seconds East, along a southeast line of said Floodway Easement - Common Area "A", a distance of 147.03 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southwest line of that tract of land described in Warranty Deed with Vendor's Lien to Juan Rene Solis and Mariella Espinoza Granados recorded in Instrument Number 202000045713, Official Public Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears North 41 degrees 48 minutes 26 seconds East 1.67 feet for reference;

THENCE South 45 degrees 29 minutes 20 seconds East, passing the south corner of said Solis/Granados tract, same being the west corner of that tract of land described in General Warranty Deed to Joseph Albert Robinson to Volume 2002249, Page 249, Deed Records, Dallas County, Texas, passing the south corner of said Joseph Albert Robinson tract, same being the west corner of said Reyes tract, for a distance of 420.34 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the south corner of said Reyes tract, same lying in the northwest right-of-way line of Woody Road (60' right-of-way), same lying in a curve to the left having a radius of 5759.58 feet, a delta angle of 01 degrees 29 minutes 32 seconds and a chord bearing and distance of South 40 degrees 55 minutes 07 seconds West 150.00 feet, from which a 5/8 inch iron rod found bears South 45 degrees 47 minutes 00 seconds East 1.39 feet for reference;

THENCE along said curve to the left, with the said northwest right-of-way line of Woody Road, an arc distance of 150.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the east corner of said Thomas tract;

THENCE North 45 degrees 06 minutes 37 seconds West, along the northeast line of said Thomas tract, a distance of 423.57 feet to the POINT OF BEGINNING and containing 62,517 square feet or 1.435 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **CORREA MASONRY, LLC, A TEXAS LIMITED LIABILITY COMPANY**, does hereby adopt this plat, designating the herein described property as **CANAAN LAND VILLAS** an addition to the City of Dallas, Dallas County, Texas . 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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).

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

**CORREA MASONRY, LLC, A TEXAS LIMITED LIABILITY COMPANY**

\_\_\_\_\_  
Humberto Fabian Correa, Owner

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 Humberto Fabian Correa, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Signature

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

\_\_\_\_\_  
M. SAMUEL ESKANDER, P.E., CFM, LEED AP BD+C  
CHIEF ENGINEER OF DEVELOPMENT SERVICES

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. JANUARY, 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, 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 purposes and shall not be used or viewed or relied upon as a final survey document. (04/17/2024)**

J.R. JANUARY  
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 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

My commission expires: \_\_\_\_\_

PLACE COUNTY  
RECORDING LABEL HERE

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**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



**SURVEYOR**  
**TEXAS HERITAGE**  
**SURVEYING LLC**  
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