

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Antonio Villa and Claudia Soto are the owners of a tract of land situated in the William T. Stewart Survey, Abstract Number 1343, and being all of that tract of land described in deed to Antonio Villa and Claudia Soto, as recorded in Volume 2000191, Page 4981 of the Deed Records of Dallas County, Texas, and being part of Lot 1, Block B of the unrecorded Burnett Acres subdivision, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the intersection of the north right-of-way line of Oak View Lane (a 60-foot wide right-of-way) with the east right-of-way line of Cheyenne Road (a 60-foot wide right-of-way), from which a 3/8-inch iron rod for corner bears North 89 degrees 14 minutes 37 seconds East, a distance of 10.00 feet;

THENCE North 00 degrees 45 minutes 23 seconds West, along said east right-of-way line, a distance of 100.00 feet to a 3.5-inch aluminum disc monument stamped "LOT 1B, BLOCK B/6731, RPLS 6267" (hereinafter referred to as "monument set") set for the northwest corner of the herein described tract;

THENCE North 89 degrees 14 minutes 37 seconds East, departing said east right-of-way line and along the north line of the herein described tract, a distance of 200.00 feet to a monument set for the northeast corner of the herein described tract;

THENCE South 00 degrees 45 minutes 23 seconds East, along the east line of the herein described tract, a distance of 100.00 feet to a monument set for the southeast corner of the herein described tract, said corner being on the north right-of-way line of said Oak View Lane;

THENCE South 89 degrees 14 minutes 37 seconds West, along said north right-of-way line, a distance of 200.00 feet to the POINT OF BEGINNING AND CONTAINING 20,000 square feet or 0.4591 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ANTONIO VILLA AND CLAUDIA SOTO, owners, do hereby adopt this plat designating the herein described property as LOTS 1B AND 1C, BLOCK B/6731, BURNETT ACRES ADDITION, an addition to the City of Dallas, Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway 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: ANTONIO VILLA

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 ___, 20__.

(Signature)
Notary Public in and for the State of Texas

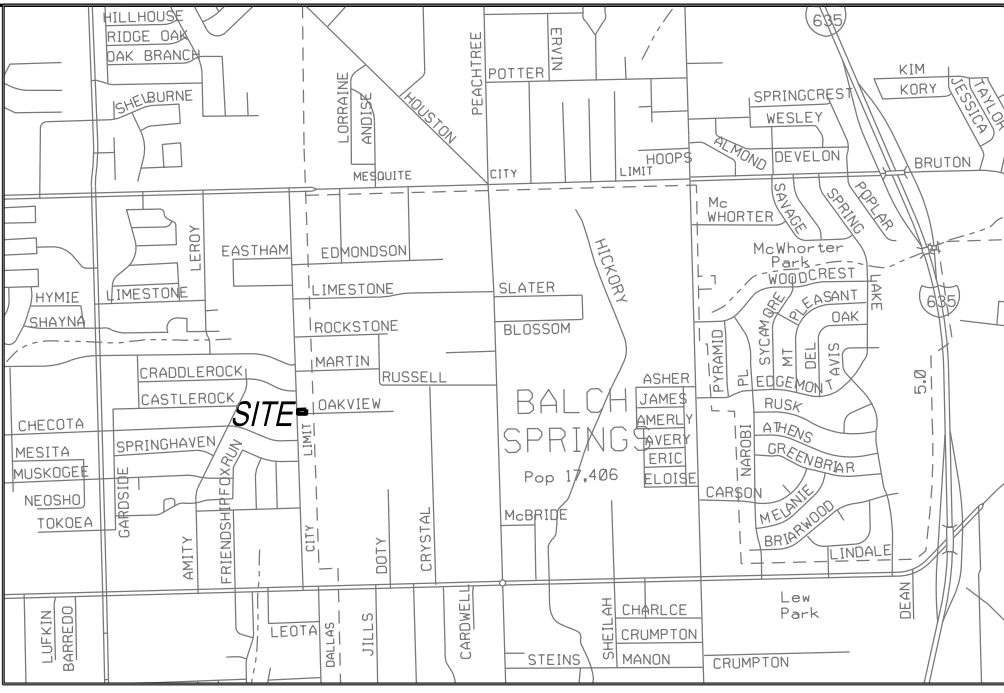
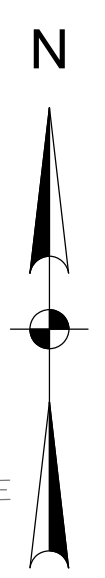
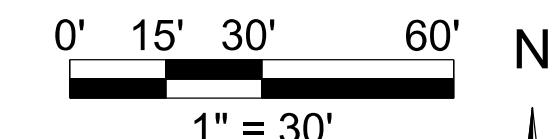
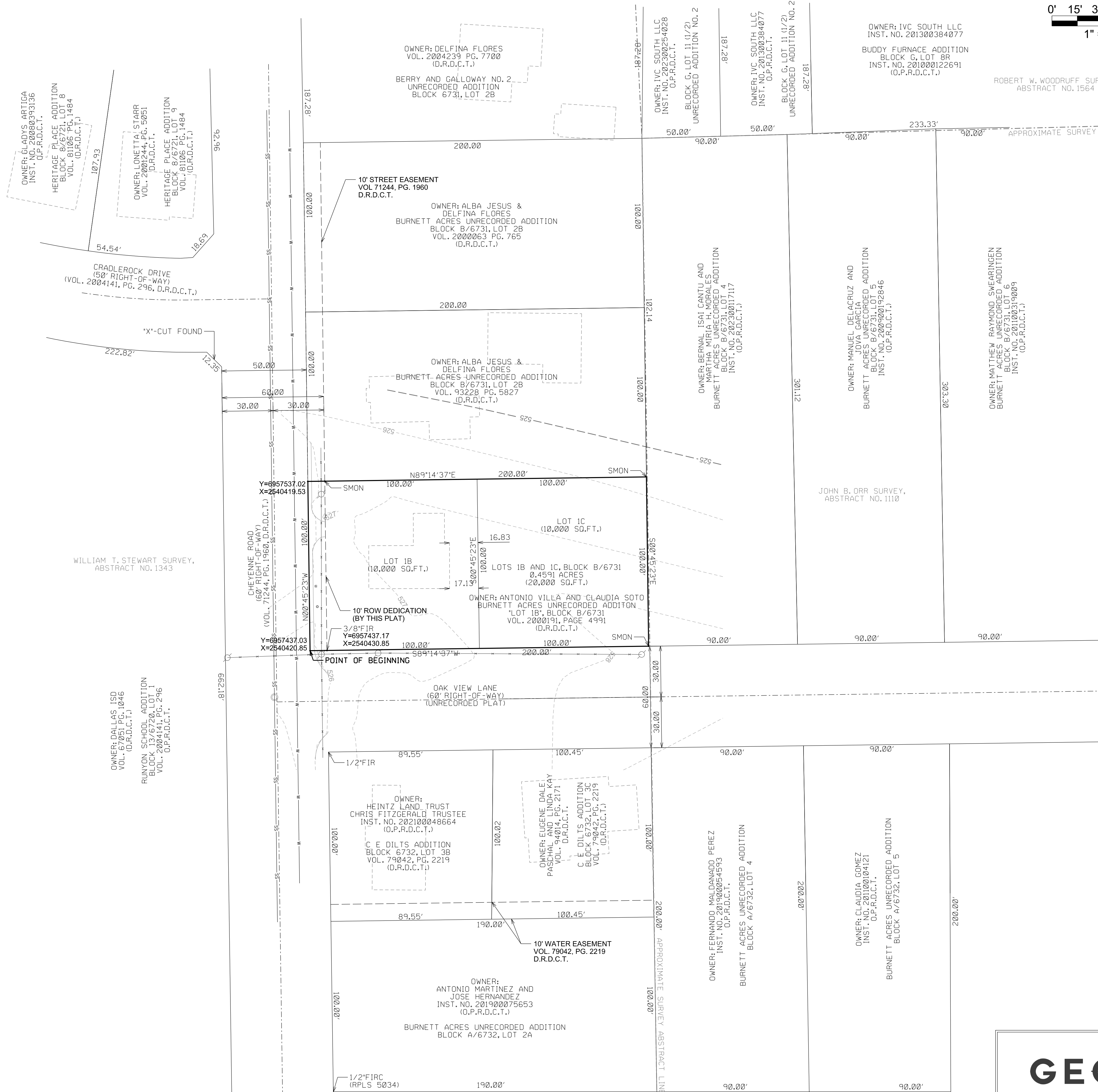
By: CLAUDIA SOTO

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 ___, 20__.

(Signature)
Notary Public in and for the State of Texas



VICINITY MAP NOT TO SCALE

- SURVEYOR'S NOTES:
1. The Basis of Bearings is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, No Scale.
3. The purpose of this plat is to create a 2 lot addition for residential development.
4. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. Based upon graphical plotting of Flood Insurance Rate Map (FIRM) Number 48113C0510K, dated July 07, 2014, the subject property lies within Zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain.
7. All existing structures within the zoning setback requirements will be removed. Only the main house and areas outside the setbacks will be retained from the old construction.

LEGEND table with symbols for M.R.D.C.T., D.R.D.C.T., SMON, FIR(C), VOL, VOLUME, PG, PAGE, PP, POWER POLE, OHE, OVERHEAD ELECTRIC, SGN, SIGN, SS, SANITARY SEWER LINE, w, WATER LINE.

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 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 the 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.

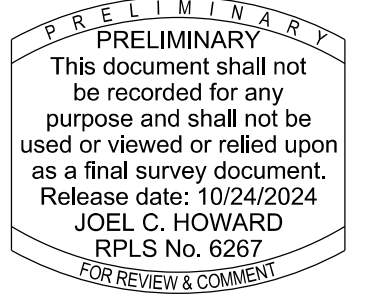
Dated this the ___ day of ___, 2024

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 ___, 2024.

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



GEONAV SURVEYING • MAPPING • SCANNING
3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006
SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 3014
TBPLS FIRM NO. 10194205
PRELIMINARY PLAT
LOTS 1B AND 1C, BLOCK B/6731
BURNETT ACRES ADDITION
0.4591 ACRES (20,000 SQ.FT.)
WILLIAM T. STEWART SURVEY, ABSTRACT NO. 1343
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-023
CITY ENGINEER PLAN FILE NO. NA
DATED: SEPTEMBER 23, 2024 DRAWN BY: JCH

OWNER: ANTONIO VILLA AND CLAUDIA SOTO
1606 CHEYENNE RD
DALLAS, TEXAS 75217