0' 15' 30' LOT 11 (1/2) ADDITION OWNER: IVC SOUTH LLC **OWNER'S CERTIFICATE** LOT 11 (1/2 ADDITION 1" = 30' INST. NO. 201300384077 STATE OF TEXAS § COUNTY OF DALLAS § OWNER: DELFINA FLORES BUDDY FURNACE ADDITION VOL.2004239 PG.7700 BLOCK G,LOT 8R (D.R.D.C.T.) INST. NO. 201000122691 WHEREAS Antonio Villa and Claudia Soto are the owners of a tract of land situated in the BLOCK G, RECORDED MIE TIMESTONE LIMESTONE (O.P.R.D.C.T.) William T. Stewart Survey, Abstract Number 1343, and being all of that tract of land BERRY AND GALLOWAY NO. 2_ ROBERT W. WOODRUFF SURVEY, described in deed to Antonio Villa and Claudia Soto, as recorded in Volume 2000191 | ROCKSTONE UNRECORDED ADDITION Page 4991 of the Deed Records of Dallas County, Texas, and being part of Lot 1, Block B ABSTRACT NO. 1564 of the unrecorded Burnett Acres subdivision, and being more particularly described by BLOCK 6731, LOT 2B SITE metes and bounds as follows: iE PLACE AL < 8/6721, L' 81106 PG. 1 (D.R.D.C.T.) BEGINNING at a point for the intersection of the north right-of-way line of Oak View Lane (a 60-feet wide right-of-way) with the east right-of-way line of Cheyenne Road (a 60-feet wide right-of-way), from which a 3/8-inch iron rod found for corner bears North 89 degrees APPROXIMATE SURVEY ABSTRACT LINE 50.00' 50.00′ 4 A L E PLACE A (8/6721, L 81106 PG. (n R.D.C.T.) 14 minutes 37 seconds East, a distance of 10.00 feet; 200.00 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 RITAGE BLOCK VOL. 8 northwest corner of the herein described tract, 10' STREET EASEMENT VICINITY MAP VOL 71244, PG. 1960 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 D.R.D.C.T. NOT TO SCALE monument set for the northeast corner of the herein described tract; OWNER: ALBA JESUS & DELFINA FLORES THENCE South 00 degrees 45 minutes 23 seconds East, along the east lien of the herein BURNETT ACRES UNRECORDED ADDITION described tract, a distance of 100.00 feet to a monument set for the southeast corner of BLOCK B/6731, LOT 2B SURVEYOR'S NOTES: the herein described tract, said corner being on the north right-of-way line of said Oak VOL. 2000063 PG. 765 View Lane; 1. The Basis of Bearings is State Plane Coordiante System, North Texas 54.54 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 Central Zone 4202, North American Datum of 1983. Adjustment realization CRADLEROCK DRIVE (50' RIGHT-OF-WAY) square feet or 0.4591 acres of land, more or less. (VOL. 2004141, PG. 296, D.R.D.C.T.) 2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, No 200.00 3. The purpose of this plat is to create a 2 lot addition for residential development. "X"-CUT FOUND — OWNER'S DEDICATION 4. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval. 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, BLOCKB/6731, BURNETT ACRES ADDITION, an addition to the City of Dallas, Collin County, Texas, and OWNER: ALBA JESUS & _ _ _ 5. Any structure new or existing may not extend across new property lines. 50.0Ø NS Ri DELFINA FLORES Section 51A-8.503(e) BURNETT ACRES UNRECORDED ADDITION BLOCK B/6731, LOT 2B VOL. 93228 PG. 5827 do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and 6. Based upon graphical plotting of Flood Insurance Rate Map (FIRM) floodway management areas shown thereon. The easements shown thereon are hereby Number 48113C0510K, dated July 07, 2014, the subject property lies within 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, 30.00 Zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain. 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 7. All existing structures within the zoning setback requirements will be removed. Only the main house and areas outside the setbacks will be the mutual use and accommodation of all public utilities using or desiring to use same. All, retained from the old construction. 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 LEGEND SMON — N89°14′37"E 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 M.R.D.C.T MAP RECORDS OF DALLAS COUNTY, TEXAS - SMON D.R.D.C.T JOHN B. ORR SURVEY, DEED RECORDS OF DALLAS COUNTY, TEXAS X=2540419.5 its respective systems without the necessity at any time of procuring the permission of SET 3.5" ALUMINUM DISC STAMPED "LOT 1B, BLOCK B/6731, RPLS 6267" SMON ABSTRACT NO. 1110 anyone. (Any public utility shall have the right of ingress and egress to private property for FIR(C) FOUND IRON ROD (WITH CAP) the purpose of reading meters and any maintenance or service required or ordinarily VOL. VOLUME performed by that utility). POWER POLE (10,000 SQ.FT.) OHE OVERHEAD ELECTRIC 16.83 Water main and wastewater easements shall also include additional area of working SGN space for construction and maintenance of the systems. Additional easement area is also SANITARY SEWER LINE conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water WATER LINE WILLIAM T. STEWART SURVEY. services and wastewater services from the main to the curb or pavement line, and LOT 1B description of such additional easements herein granted shall be determined by their LOTS 1B AND 1C, BLOCK B/6731 ABSTRACT NO. 1343 (10,000 SQ.FT.) Ø.4591 ACRES (20,000 SQ.FT.) This plat approved subject to all platting ordinances, rules, regulations, and resolutions of OWNER: ANTONIO VILLA AND CLAUDIA SOTO BURNETT ACRES UNRECORDED ADDITION WITNESS, my hand at Dallas, Texas, this the _____ day of ____ 10' ROW DEDICATION "LOT 1B", BLOCK B/6731 (BY THIS PLAT VOL. 2000191, PAGĘ 4991 3/8"FIR (D.R.D.C.T.) Y=6957437.17 90.00′ SMON — 90.00' By: ANTONIO VILLA 90.00' Y=6957437.03 X=2540430.85 X=2540420.85 SURVEYOR'S STATEMENT: POINT OF BEGINNING I, <u>Joel C. Howard</u>, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from STATE OF TEXAS § COUNTY OF DALLAS § 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 OAK VIEW LANE BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on TUNYON SCHOOL ADDITION BLOCK 13/6720, LOT 1 VOL. 2004141, PG. 296 O.P.R.D.C.T. 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 Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as UNRECORDED PLAT amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the statements in the foregoing certificate are true. 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE this Dated this the ____ day of ____ 90.00' —1/2"FIR (Signature) Notary Public in and for the State of Texas ENE DALE LINDA KA PG. 2171 S.T. 3C 3C Joel C. Howard OWNER: Texas Registered Professional Land Surveyor No. 6267 HEINTZ LAND TRUST CHRIS FITZGERALD TRUSTEE STATE OF TEXAS COUNTY OF DALLAS INST. NO. 202100048664 (O.P.R.D.C.Ţ.) BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared <u>Joel C. Howard</u> known to me to be the STATE OF TEXAS § COUNTY OF DALLAS § E DILTS ADDITION person whose name is subscribed to the foregoing instrument and acknowledged BLOCK 6732, LOT 3B to me that he executed the same for the purpose therein expressed and under oath - —ШÕ-<u>-</u>-BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on OWNER: CLAUDIA GOMEZ INST. NO. 201100104121 O.P.R.D.C.T. VOL. 79042, PG. 2219 stated that the statements in the foregoing certificate are true. known to me to be the person this day personally appeared (D.R.D.C.T.) 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE this _ day of statements in the foregoing certificate are true. GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of PRELIMINARY PRELIMINARY 190.00′ (Signature) Notary Public in and for the State of Texas This document shall not (Signature) Notary Public in and for the State of Texas be recorded for any My commission expires: - 10' WATER EASEMENT purpose and shall not be VOL. 79042, PG. 2219 used or viewed or relied upon D.R.D.C.T. as a final survey document. Release date: 10/24/2024 JOEL C. HOWARD _RPLS No. 6267_ OWNER: FOR REVIEW & COMMENT ANTONIO MARTINEZ AND JOSE HERNANDEZ INST. NO. 201900075653 (O.P.R.D.C.T.) BURNETT ACRES UNRECORDED ADDITION BLOCK A/6732, LOT 2A PRELIMINARY PLAT LOTS 1B AND 1C, BLOCK GEONAV B/6731 -1/2"FIRC **BURNETT ACRES** (RPLS 5034) 190.00′ 90.00' 90.00′ **ADDITION** SURVEYING • MAPPING • SCANNING 0.4591 ACRES (20,000 SQ.FT.) 3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006 SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 3014 TBPLS FIRM NO. 10194205 WILIAM T. STEWART SURVEY, ABSTRACT NO. 1343

OWNER:

ANTONIO VILLA AND

DALLAS, TEXAS 75217

CLAUDIA SOTO 1606 CHEYENNE RD DATED: SEPTEMBER 23, 2024 DRAWN BY: JCH

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S245-023

CITY ENGINEER PLAN FILE NO. NA