

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jaime Bejar Alcaraz, does hereby adopt this plat, designating the herein described property as **ALCARAZ 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 _____, 2025.

Jaime Bejar Alcaraz
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 Jaime Bejar Alcaraz, known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that he/she/they 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 _____, 2025.

Notary Public in and for the State of Texas

LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for Controlling Monument, Official Public Records, Map Records, Deed Records, Point of Beginning, Platted/Measured, Volume/Page, Iron Rod Found/Set, Aluminum Disk, Monument Found, Overhead Power Line, Wrought Iron Fence, Metal Fence, Chain Link Fence, Wood Fence, Water Line, Sanitary Sewer Line, Utility Pole, Electric Meter, Mailbox, Sanitary Sewer Cleanout, Water Meter, Water Valve, Fire Hydrant, Sanitary Sewer Manhole, Drainage/Storm Manhole, Gas Meter, Irrigation Control Valve, GUY Anchor, Light Pole, and A/C Unit.

Plotted by: ebs Plot Date: 9/25/2025 3:07 PM

Drawing: G:\My Drive\Survey\25084-4603_Cranfill Dr Dallas-Alcaraz-Plat\05_CAD\25084-4603_Cranfill Dr Dallas-Alcaraz-Plat.dwg Saved By: ebsal Save Time: 9/25/2025 12:06 PM

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 _____, 2025.

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

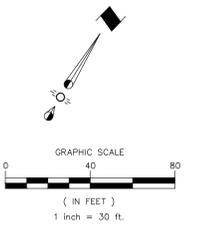
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2025.

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 (2) lots from part of a platted Block.
- 4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
- 5. All Structures to remain on proposed Lot 1.



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS Jaime Bejar Alcaraz is the owner of a 63,017 square feet or 1.447 acre tract of land, situated in the Samuel Lockhart Survey, Abstract Number 820, in the City of Dallas, Dallas County, Texas, being part of Block 31/8617 of Fruitdale Acres No. 2, an Addition to the City of Dallas, Texas, recorded in Volume 3, Page 164, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a Warranty Deed to Jaime Bejar Alcaraz, recorded in Instrument #201800074508, 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 3 inch Monument stamped RPLS 4555 found (Controlling Monument) at the North corner of Lot 12, Block 26/8617, Jesus Pentecostal House of Prayer Addition, an Addition to the City of Dallas, recorded in Volume 2002053, Page 1371, Deed Records, Dallas County, Texas (D.R.D.C.T.), from which a 1/2 inch iron rod with yellow cap stamoped CBG Surveying found bears North 63 degrees 20 minutes 05 seconds West, 0.25 feet, said point being in the Southerly right of way line of Ann Arbor Avenue, a 50 foot right of way;

THENCE South 31 degrees 35 minutes 24 seconds East, with the common line between said Alcaraz tract, and said Lot 12, a distance of 165.89 feet to an "X" cut found (Controlling Monument) at the Northeast corner of said Alcaraz tract, same being the East corner of said Lot 12, and being in the Westerly right of way line of Cranfill Drive, a variable width right of way;

THENCE North 58 degrees 29 minutes 18 seconds East, with the common line between said Alcaraz tract, and said Lot 12, a distance of 165.89 feet to an "X" cut found (Controlling Monument) at the Northeast corner of said Alcaraz tract, same being the East corner of said Lot 12, and being in the Westerly right of way line of Cranfill Drive, a variable width right of way;

THENCE South 31 degrees 33 minutes 42 seconds East, with the common line between said Alcaraz tract, and said Cranfill Drive, a distance of 92.70 feet to the East corner of said Alcaraz tract, same being the North corner of a tract of land described in Special Warranty Deed with Vendor's Lien to Fidel Eliceo Hernandez Contreras and Maria Guadalupe Herrera Ponce, recorded in Instrument #201500241236 (O.P.R.D.C.T.), from which a 1/2 inch iron rod found bears South 22 degrees 33 minutes 59 seconds East, 1.27 feet;

THENCE South 58 degrees 29 minutes 19 seconds West, with the common line between said Alcaraz tract, and said Contreras tract, a distance of 459.14 feet to a 1/2 inch iron rod found for the South corner of said Alcaraz tract, and the West corner of said Contreras tract, same being in the Easterly line of a 15 feet alley, being part of Ann Arbor Addition, an Addition to the City of Dallas, Texas, recorded in Volume 17, Page 271 (M.R.D.C.T.);

THENCE North 31 degrees 22 minutes 08 seconds West, with the common line between said Alcaraz tract, and said 15 feet alley, a distance of 162.34 feet to a 3 inch Aluminum Disk stamped "Alcaraz Addition and ARA 6671" set, at the West corner of said Alcaraz tract, same being the North corner of a tract of land described in a Deed to the City of Dallas, recorded in Volume 69018, Page 1405, (D.R.D.C.T.), same being in the Southerly right of way line of said Ann Arbor Avenue;

THENCE North 58 degrees 22 minutes 56 seconds East, with the common line between said Alcaraz tract, and said Ann Arbor Avenue, a distance of 292.67 feet to **THE POINT OF BEGINNING**, containing 63,017 square feet or 1.447 acres of land more or less.

CERTIFICATE OF APPROVAL
I, _____, Chairperson or _____ 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



PRELIMINARY PLAT
ALCARAZ ADDITION
LOT 1 AND LOT 2, BLOCK 31/8617

A REPLAT OF PART OF BLOCK 31/8617
FRUITDALE ACRES NO. 2 ADDITION
1447 ACRES SITUATED IN THE
SAMUEL LOCKHART SURVEY, ABSTRACT NO. 820
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: S245-249
PLAT-25-000104

OWNER:
JAIME BEJAR ALCARAZ
4503 CRANFILL DR
DALLAS, TEXAS 75216