

30 - 5 SCALE 1"=30"

REMAINDER OF LOT 2, BLOCK B/6289 ROSEMONT ACRES VOL. 4, PG. 91 M.R.D.C.T.

250.00'

CENTERLINE

92.00'

ICRB BUCKNER REALTY, I INST. NO. 201500209933 O.P.R.D.C.T.

MAP RECORDS, DALLAS COUNTY, TEXAS
DEED RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER
VOLUME, PAGE

OVERHEAD SERVICE LINE —
OVERHEAD POWER LINE —
WOOD FENCE —
CHAINLINK FENCE —
WROUGHT IRON FENCE —
BARBED WIRE FENCE —
PIPE RAIL FENCE —
SHEET METAL FENCE — LEGEND
M.R.D.C.T.
D.R.D.C.T.
O.P.R.D.C.
INST. NO.
VOL., PG.
SQ. FT.
IRF ()
IRF ()
IPF () X FND/SET ⊠ <CM> ADS SQUARE FEET
IRON ROD FOUND
IRON PIPE FOUND
3-1/4" ALUMINUM DISK STAMPED "BUCKNER AUTO HUT ADDITION & RPLS 5382" SET ON AN IRON ROD FOR CORNER
X CUT FOUND/SET
CONTROL MONUMENT MLS

GENERAL NOTES:

1) The purpose of this plat is to replat a platted lot and a part of two platted lots into a single lot. 2) The maximum number of lots permitted by this plat is on

4) Bearings and Coordinates are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.

3) Lot to lot drainage will not be allowed without City of Dallas Paving Drainage Engineering Section approval.

6) Structure to remain on subject property. 5) No trees on subject lot.

7) City of Dallas Water Dept. benchmarks used: #1891 58-Q-1S SWDBM in storm sewer inlet, northwest corner of intersection of Buckner Boulevard - Dell Garden Drive. N= 6,952,989.128 E= 2,527,188.695 Elevation= 482.79' #1901 58-S-1 Square Cut on Concrete Curb in Front of House #252 Bissonet St. on East Curb Near Antler Ave. N= 6,948,361.945 E= 2,521,573.515 Elevation= 439.67'

BLOCK E/6288
OAK GROVE ESTATES NO. 3
VOL. 70047, PG. 1970
D.R.D.C.T.

ယ

CENTERLINE

CITY OF DALLAS

VOL. 3435, PG.

FOT 5

/ATER LINE

PROXIMATE LOCATION 8" SANITARY LINE

DXIMATE LOCATION

APPROXIMATE LOCATION

8" SANITARY LINE

APPROXIMATE LOCATION

SANITARY LINE

8) 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. 48113C0510K, with a date of identification of 07/07/2014, 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.

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS, **KHAN BUCKNER PROPERTIES LLC**, is the owner of a tract of City of Dallas City Block 6340, City of Dallas, Dallas County, Texas, being L 6340 of the I.F. Kittermans Homestead Subdivision, an addition to the City of thereof recorded in Volume 89157, Page 3078, Deed Records, Dallas County, Block 6340, I.F. Kittermans Homestead Subdivision, an addition to the City of recorded in Volume 4, Page 427, Map Records, Dallas County, Texas (Tract Special Warranty Deed with Vendor's Lien to KHAN BUCKNER PROPERTIE Public Records, Dallas County, Texas, being more particularly described by William B. Elam Survey, Abstract No. 441, 40, A Replat of Part of Lots 1 & 2, City Block nty, Texas (Tract 1), according to the plat a part of the remainder of Lots 1 & 2, City Inty, Texas, according to the plat thereof ract of land described as Tracts 1 & 2 in Instrument No. 202000354737, Official

BEGINNING at a 1/2 inch iron rod, said point being the northwest corner of seconder of that certain tract of land as described in Warranty Deed with Vendorage 2387, Deed Records, Dallas County, Texas, and lying on the east right Road)(F.K.A. Dallas Kaufman Road)(F.K.A. Old State Highway No. 40)(100' aid Lot 1A, City Block 6340, said point also being the southwest r's Lien to Donald Ellis Richeson as recorded in Volume 78226 t-of-way line of Buckner Boulevard (Loop 12)(F.K.A. Seagoville

THENCE South 89 degrees 26 minutes 26 seconds East, departing the east of said Lot 1A, Block 6340, also being the south line of said Richeson tract distance of 145.00 feet a 1/2 inch iron rod found with yellow plastic cap starr and continuing for a total distance of 249.88 feet to a 3 1/4 inch aluminum d set on a 1/2 inch iron rod for the northernmost northwest corner of that trac Lien to Zenon Rodriguez and Yesenia Castillo as recorded in Instrument N Texas, from which a 1/2 inch iron rod bears South 38 degrees 44 minutes 4. e remainder of said Lot 2, City Block 6340, passing at a XHS" for the northeast corner of said Lot 1A, Block 6340 nped "BUCKNER AUTO HUT ADDITION & RPLS 5382" d as described in General Warranty Deed with Vendor's 202300009213, Official Public Records, Dallas County, ds East, a distance of 1.28 feet for witness;

THENCE South 00 degrees 28 minutes 31 seconds East, departing the Rodriguez / Castillo tract, a distance of 92.48 feet to a 1/2 inch iron rod fou and in Warranty Deed with Vendor's Lien to Halo Development, Inc. reconstructions; south line of said Richeson tract nd, said point being the northeast orded in Volume 2004236, Page et, along the west list corner of that certs 8689, Deed Recor

THENCE North 89 degrees 21 minutes 58 seconds West, along the north line of said Halo Development, Inc. tract, passing 104.88 feet a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS", said point being the southeast corner of 6340, and continuing for a total distance of 249.88 feet to a 5/8 inch iron rod found for the northwest corner of said Halo tract and the southwest corner of said Lot 1A, City Block 6340, same lying in the said east right-of-way line of Buckner Bou ing a said Dev g at a distance of aid Lot 1A, Block Development, Inc.

THENCE North 00 degrees 28 minutes 31 seconds West, along the said efeet to the POINT OF BEGINNING and containing 23,150 square feet or 0.5 of Buckr e or less. of

92.81

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, KHAN BUCKNER PROPERTIES LLC, BUCKNER AUTO HUT ADDITION an addition alleys, and floodway management areas shown easements shall be open to the public, fire an garbage and s is the respor over or acros same. All, and nis plat, designating the herein described property as in fee simple, to the public use forever any streets, or the purposes indicated. The utility and fire lane lic and private utilities for each particular use. The gs, fences, trees, shrubs, or other improvements or ents being hereby dedicated for the mutual use and move and keep removed all or parts of any building, struction, maintenance or efficiency of its respective m and upon the said easements for the purpose of ective systems without the necessity at any time of the purpose of reading meters and any maintenance

ed subject to

BEFORE ed that the the une name statem Ξ. ਰ₹ appeared Kamran Khan, known to me to be the or the purpose therein expressed and under oath

GIVEN UNDER MY HAND AND SEAL 유 OFFICE

SUBDIVISION VOL. 4, PG. 427 M.R.D.C.T. TERMANS HOMESTEAD

CENTERLINE 5' <u>STREET EASEMENT</u> VOL. 70047, PG. 1970 D.R.D.C.T LOT 3, BLOCK E/6288
OAK GROVE ESTATES NO. 3
VOL. 70047, PG. 1970
D.R.D.C.T. PART OF BLOCK D/6288
OAK GROVE ESTATES ADDITION
VOL. 12, PG. 257
M.R.D.C.T. ZAXO GROUP, INC. INST. NO. 202300258179 O.P.R.D.C.T. 50.0' LOT 4 25.0' ^{*}25.0' 125.00' 125.00' JACOBIE BOULEVARD

(50' RIGHT-OF-WAY) VOL. 12, PG. 257 M.R.D.C.T. ယ 1/2" IRF <CM> Z 00° APPROXIMATE LOCATION **CORNELIUS COX SURVEY** SBUCKNER BOULEVARD (LOOP 12) (F.K.A. SEAGOVILLE ROAD) (F.K.A₊ DALLAS KAUFMAN ROAD) WILLIAM B. ELAM SURVEY ABSTRACT NO. 441 ≶ (F.K.A. OLD STATE HIGHWAY NO. 40) (100' RIGHT-OF-WAY) CITY OF DALLAS CITY OF DALLAS 92 VOL. 3642, PG. 461 VOL. 3435, 394 D.R.D.C.T 93.00' 153.03' S 03°52'28" W 6.11' TO A 1/2" IRF FOR WITNESS LOT 1AR, BLOCK A/6340 23,150 SQ. FT. S ACRE: 89°21'58" DONALD ELLIS RICHESON VOL. 78226, PG. 2387 D.R.D.C.T. 89°26'26" 3078 ≶ 249.88'-249 43.6' 88 LOT LINES -(BY OT PR INST. REMAINDER REMAINDER OF LOT 2, BLO
I.F. KITTERMANS HOMES
SUBDIVISION
VOL. 4, PG. 427
M.R.D.C.T. REMAINDER OF LOT 1, BLOCK 6340
I.F. KITTERMANS HOMESTEAD
SUBDIVISION
VOL. 4, PG. 427
M.R.D.C.T. 'B.14 152.94' 244.95' S 00 STATE PLANE COORDINATES N= 6,951,076.934 E= 2,527,548.884 OCK 6340 STEAD 41" E 1.28' 1/2" IRF VITNESS °28'31" E 610.00' 92 48 ZENON RODRIGUEZ &
YESENIA CASTILLO TINST. NO. 202300009213
O.P.R.D.C.T. DEED= 605.00' ACTUAL= 305.00'

RICARDO TAPIA &
ANA MARIA FLORES
INST. NO. 201500288333
O.P.R.D.C.T.

on the _____ day of ____ and same was duly approved on the _ __A.D. 20_____ 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____ RECORDING PLACE Chairperson or Vice Chairperson City Plan Commission Dallas, Texas COUNTYLABEL Secretary by: day of nission

BUCKNER AUTO HUT ADDITION
LOT 1B, BLOCK A/6340

BEING A REPLAT OF
LOT 1A, CITY BLOCK 6340

A REPLAT OF PART OF LOTS 1 AND 2, CITY BLOCK 6340 OF
THE I.F. KITTERMAN HOMESTEAD ADDITION
ALONG WITH A 0.223 ACRE TRACT
WILLIAM B. ELAM SURVEY,
ABSTRACT NO. 441
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-080

DATE: 12/10/2024 / JOB # 2002470-3 / SCALE= 1" = 30' / DRAWN: KO

ENGINEERING PLAN NO.

HERITAGE

SURVEYOR

1/2" IRF <CM>

SURVEYING, LLC

EXAS

RTIES LLC CLE 75069

10610 Metric Drive, Suite 124, Dallas, TX 75243 Office 214-340-9700 Fax 214-340-9710 txheritage.com Firm No. 10169300

STATE OF TEXAS SURVEYOR'S STATEMENT

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 2025

J.R. January Texas Registered Professional Land Surveyor No. 5382 any purposes and shall not be used or viewed or relied upon as a final survey document. (01/24/2025) Preliminary, this document shall not be recorded for

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 2025.