

TREE SURVEY

36	FIR
37	FIR
38	24 OAK
39	18 OAK
40	12 OAK
41	24 OAK
42	16 OAK
43	18 OAK
44	12 OAK
45	6 OAK
46	24 OAK
47	12 OAK
48	12 OAK
49	12 OAK
50	12 OAK
51	30 OAK
52	24 OAK
53	12 OAK
54	16 OAK
55	16 OAK
56	16 OAK
57	12 OAK
58	12 OAK
59	24 OAK
60	36 OAK
65	20 OAK
66	16 OAK
67	16 OAK
68	24 OAK

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, ARACELI MARTINEZ IS THE OWNER OF TWO TRACTS OF LAND IN THE ROBERT KLEBERG SURVEY, ABSTRACT NO. 716, IN CITY BLOCK A/8812, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BY VIRTUE OF A QUIT CLAIM DEED RECORDED IN COUNTY CLERK'S FILE NO. 201700124649, AND A QUIT CLAIM DEED RECORDED IN COUNTY CLERK'S FILE NO. 201700124653, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF ROYAL OAKS DRIVE, (60.0 FOOT RIGHT OF WAY), SAID POINT ALSO BEING THE NORTHERLY COMMON CORNER OF SAID TRACT CONVEYED BY QUIT CLAIM DEED RECORDED IN COUNTY CLERK'S FILE NO. 201700124649, O.P.R.D.C.T. AND THE TRACT RECORDED IN COUNTY CLERK'S FILE NO. 202200075389, O.P.R.D.C.T.;

THENCE SOUTH 45°45' 44" EAST (BASIS OF BEARINGS), A DISTANCE OF 147.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHERLY COMMON CORNER OF SAID TRACTS SAME BEING ON THE NORTHWESTERLY LOT LINE OF ROWAN ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 95243, PAGE 457, PLAT RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 44°32' 26" WEST, 140.00 FEET ALONG THE COMMON LOT LINE OF SAID MARTINEZ TRACTS AND SAID ROWAN ADDITION TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHERLY COMMON CORNER OF THE TRACT RECORDED IN COUNTY CLERK'S FILE NO. 201700124653 AND A TRACT RECORDED IN COUNTY CLERK'S FILE NO. 201900135230, O.P.R.D.C.T.;

THENCE NORTH 45°45' 46" WEST, 147.67 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE NORTHERLY COMMON CORNER OF SAID TRACT RECORDED IN COUNTY CLERK'S FILE NO. 201900135230, AND MARTINEZ TRACT RECORDED IN COUNTY CLERK'S FILE NO. 201700124653, O.P.R.D.C.T., SAME BEING IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF ROYAL OAKS DRIVE;

THENCE NORTH 44°24' 53" EAST, 140.00 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF ROYAL OAKS DRIVE, TO THE POINT OF BEGINNING AND CONTAINING 20,688.3 SQUARE FEET OR 0.475 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, ARACELI MARTINEZ do hereby adopt this plat, designating the herein described property as **ARACELI MARTINEZ 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 public 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, shrubs, or other improvements or growth 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 buildings, 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 and upon 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 and service required or ordinarily performed by that utility.)

Water main and wastewater easements shall also include additional area of work 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 is approved subject to all platting ordinances, rules, regulations, of the City of Dallas, Texas. Sidewalks shall be constructed by the homebuilder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works and Transportation.

ARACELI MARTINEZ _____ Date _____

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Araceli Martinez, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for purposes and considerations therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

SURVEYOR'S STATEMENT
I, Xavier Chapa, 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 Land Surveying, 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 _____ day of _____, 2024.

Xavier Chapa, R.P.L.S.
Registered Professional Land Surveyor No. 2568

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Xavier Chapa, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

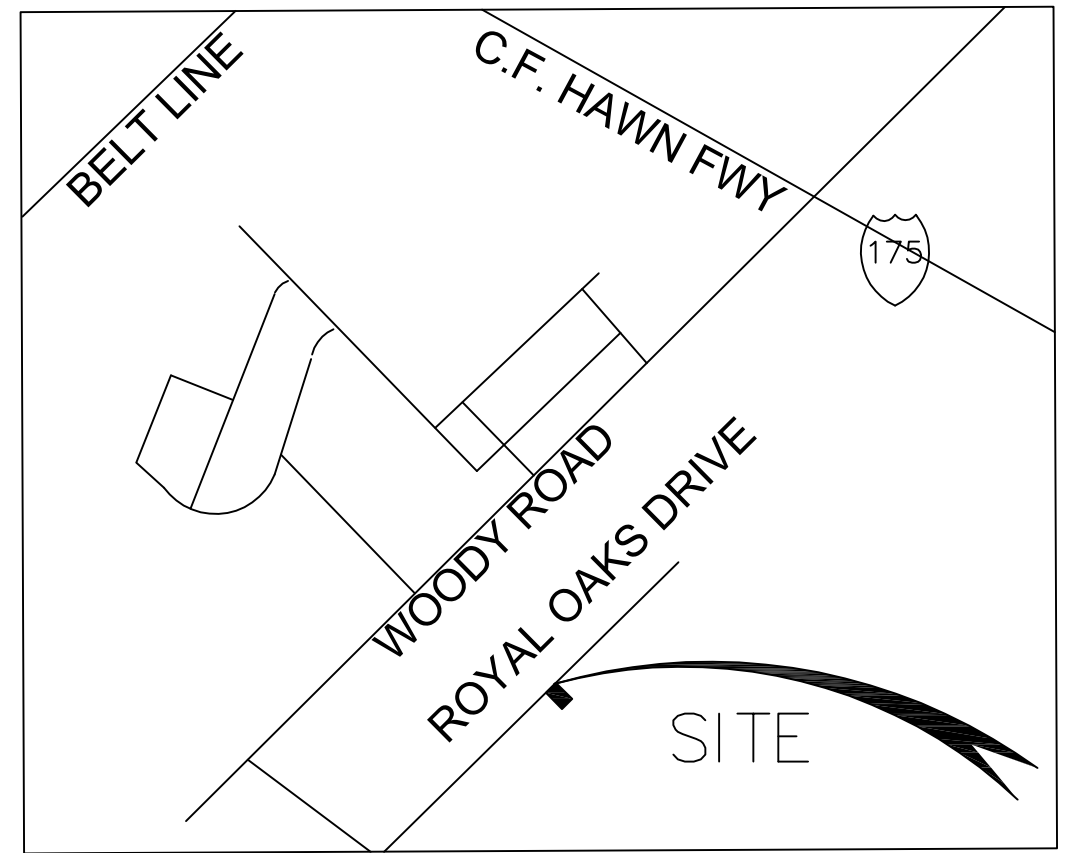
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

NOTES:

1. CONTROLLING MONUMENTS ARE 1/2" IRON RODS FOUND FOR THE NORTHEAST AND SOUTHEAST CORNERS OF ARACELI MARTINEZ TRACT RECORDED IN COUNTY CLERK'S FILE NO. 201700124694, O.P.R.D.C.T..
2. BASIS OF BEARINGS IS NORTH 44° 11' 07" EAST FOR THE EAST RIGHT OF WAY LINE OF ROYAL OAKS DRIVE.
3. LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM TWO TRACTS OF LAND.
5. THERE ARE NO PROTECTED TREES WHICH WILL BE AFFECTED BY THIS REPLAT. THE EXISTING RESIDENCE WILL REMAIN UNALTERED.

LEGEND:
IRF- IRON ROD FOUND
C.M. - CONTROL MONUMENT
DRDCT-DEED RECORDS, DALLAS COUNTY TEXAS
VOL. - VOLUME
PG. - PAGE
R.O.W. - RIGHT OF WAY
INST. NO. - INSTRUMENT NUMBER
OPRDCT- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



VICINITY MAP N.T.S.
DALLAS MAPSCO 69A-V

SURVEY SOLUTIONS OF TEXAS
Professional Land Surveying

FIRM NUMBER 10194375
MARANOT
Xavier Chapa Engineering/Surveying
A MARANOT SUBSIDIARY
P.O. Box 153311
Irving, Texas 75015

OWNERS:
ARACELI MARTINEZ
2740 IDAHO AVENUE
DALLAS, TEXAS 752163007

TELEPHONE: (214)924-2862

TELEPHONE: 214-869-9539

CERTIFICATE OF APPROVAL
I, Tony Shilda, Chairperson or Brent Rubia, 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

PRELIMINARY PLAT
ARACELI MARTINEZ ADDITION
LOT 1, BLOCK A/8812
A 0.489 ACRE TRACT IN CITY BLOCK A/8812, IN THE ROBERT KLEBER SURVEY, ABSTRACT 716, CITY OF DALLAS, DALLAS COUNTY, TEXAS.
CITY PLAN FILE NO. S234-141