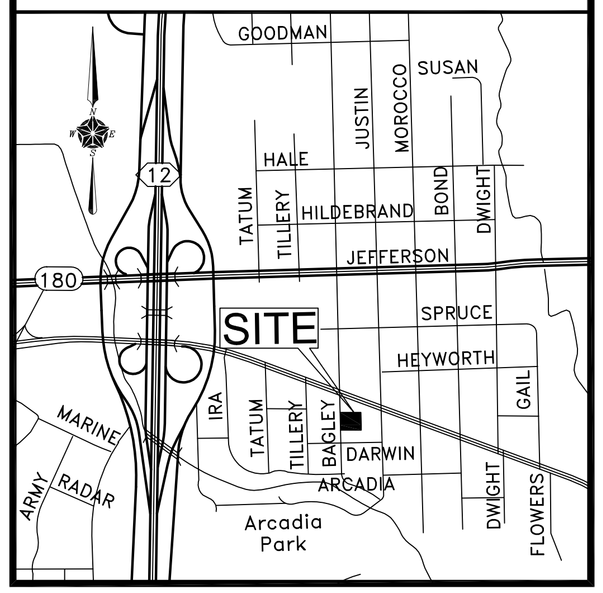
VICINITY MAP (NOT TO SCALE)



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, OLEGARIO ESTRADA, is the owner of a tract of land situated in the Enoch Horton Survey, Abstract No. 613, City of Dallas, Dallas County, Texas, being Lots 8, 9 & 10, Block 17/8342, Arcadia Park, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 377, Map Records, Dallas County, Texas, and being a portion of that tract of land described in Warranty Deed to Olegario Estrada as recorded in Instrument No. 20070192342, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with yellow plastic cap stamped "5111" found for the southwest corner of Lot 7, Block 17/8342 of said Arcadia Park, same lying in the east right-of-way line of Bagly Street (50' right-of-way);

THENCE North 88 degrees 04 minutes 00 seconds East, along the south line of said Lot 7, Block 17/8342, a distance of 175.00 feet to a 5/8 inch iron rod found for the southeast corner of said Lot 7, Block 17/8342 and lying in the west line of Lot 1, Block 17/8342 of said Arcadia Park;

THENCE South 00 degrees 57 minutes 13 seconds East, along the west line of Lots 1, 2 & 3, Block 17/8342 of said Arcadia Park, a distance of 150.00 feet to a 3 1/4 aluminum disk stamped "OLEGARIO ADDITION & RPLS 5382" set on an iron rod for the southwest corner of said Lot 3, Block 17/8342, same being the northwest corner of Lot 4, Block 17/8342 of said Arcadia Park and the northeast corner of Lot 11, Block 17/8342 of said Arcadia Park;

THENCE South 88 degrees 04 minutes 00 seconds West, along the north line of said Lot 11, Block 17/8342, a distance of 175.00 feet to a 3 1/4 aluminum disk stamped "OLEGARIO ADDITION & RPLS 5382" set on an iron rod for the northwest corner of said Lot 11, Block 17/8342 and lying in the said east right-of-way line of Bagly Street;

THENCE North 00 degrees 57 minutes 13 seconds West, along the said east right-of-way line of Bagly Street, a distance of 150.00 feet to the PLACE OF BEGINNING and containing 26,250 square feet of 0.603 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, OLEGARIO ESTRADA, does hereby adopt this plat, designating the herein described property as **OLEGARIO 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 dedicated 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 dedicated 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the 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, Texas.

WITNESS MY HAND THIS _____ DAY OF
_____, 2024.

By:_____
OLEGARIO ESTRADA - Owner

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 OLEGARIO ESTRADA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS

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 _____,
2024.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (12/22/2023)

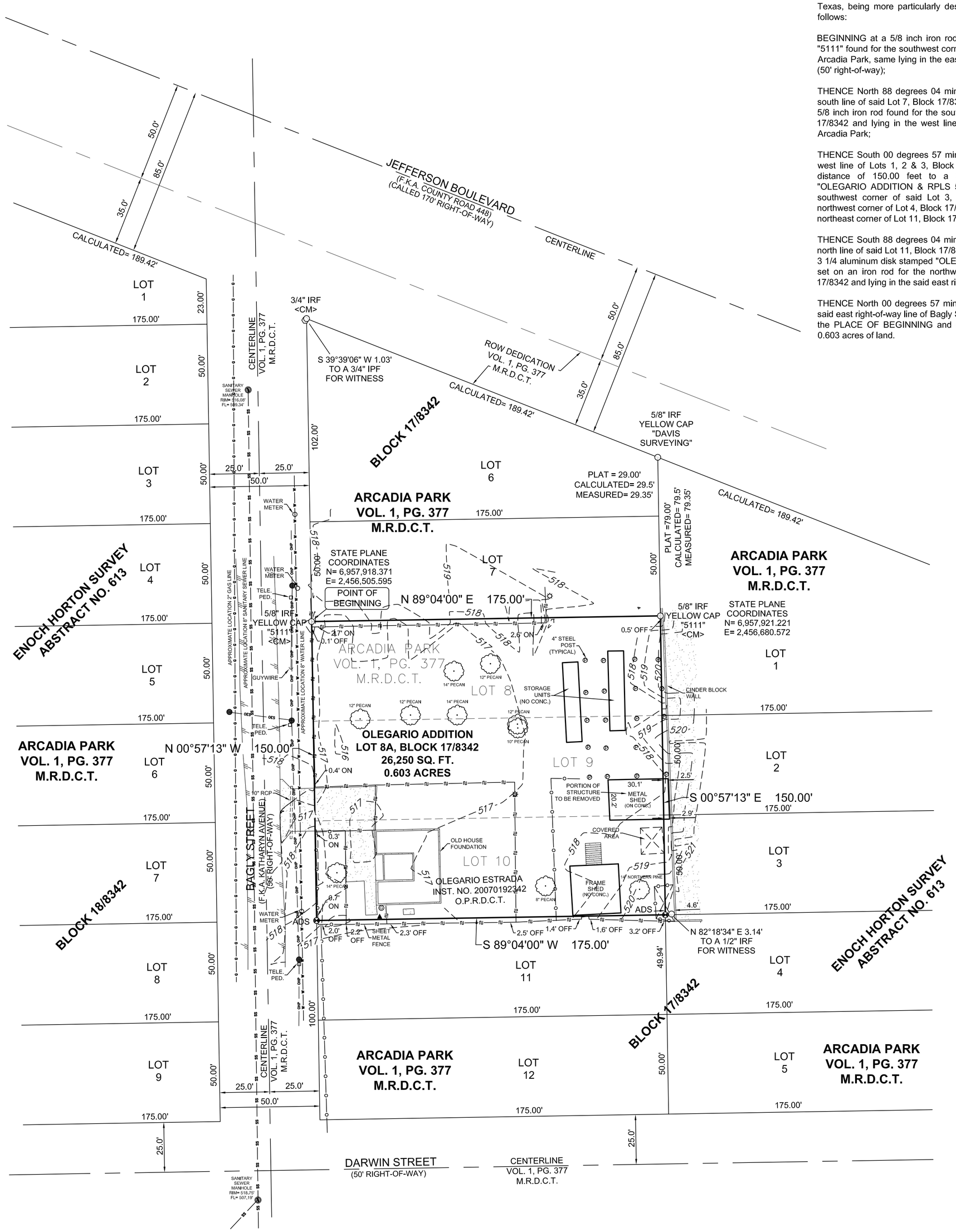
_____
J.R. January
Texas Registered Professional Land Surveyor No. 5382

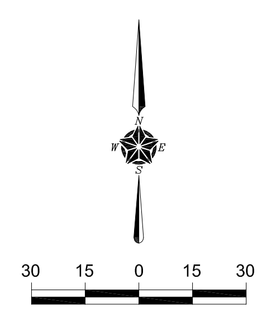
STATE OF TEXAS
COUNTY OF DALLAS

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 _____ day of _____, 2024.

_____
Notary Public in and for the State of Texas





LEGEND

M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C .T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
IPF ○	IRON PIPE FOUND
IRF ○	IRON ROD FOUND
ADS ⊕	3 1/4 INCH ALUMINUM DISK STAMPED "OLEGARIO ADDITION & RPLS 5382
<CM>	CONTROL MONUMENT
F.K.A.	FORMERLY KNOWN AS

ASPHALT
EASEMENT LINE
BUILDING LINE
BOUNDARY LINE
CENTERLINE
SANITARY SEWER LINE — SS —
GAS LINE — G — G —
WATER LINE — W — W —
OVERHEAD SERVICE LINE — OES —
OVERHEAD POWER LINE — OHP —
CHAINLINK FENCE
SHEET METAL FENCE

GENERAL NOTES:

1) The purpose of this plat is to create one lot out of 3 platted lots.

2) The maximum number of lots permitted by this plat is one.

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

4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).

5) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.

6) Structures to be retained on subject property.

7) City of Dallas Water Dept. benchmarks used:
#1441 52-B-7 Square cut on southeast corner of a 3.4' X 3.5' concrete wye inlet on the southeast corner of the intersection of Hale Street and Tillery Avenue. N= 6,960,421.312 E= 2,456,056.390 Elevation= 513.71'
#1450 52-F-12 Square cut on concrete curb southeast corner of Tillery Avenue and Darwin Street.
N= 6,957,603.612 E=2,456,099.225 Elevation= 504.95'

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. 48113C0460K, with a date of identification of 10/18/2023, 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.

9) All site trees are as shown.

PLACE COUNTY

RECORDING LABEL HERE

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

OWNER
OLEGARIO ESTRADA
114 S. BAGLY STREET
DALLAS, TEXAS 75211

PRELIMINARY PLAT
OLEGARIO ADDITION
LOT 8A, BLOCK 17/8342
BEING A REPLAT OF
LOTS 8 - 10, BLOCK 17/8342
ARCADIA PARK
SITUATED IN THE
ENOCH HORTON SURVEY,
ABSTRACT NO. 613
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-038
ENGINEERING PLAN NO. 311T-____

DATE: 11/15/2023 / JOB # 2302126-1 / SCALE= 1" = 30' / DRAWN: KO