

LOCATION MAP  
NOT TO SCALE

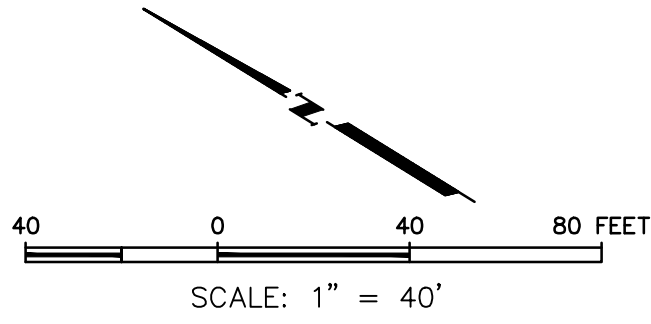
JESSIE DIXON ET UX  
VOL. 2788, PG. 357  
D.R.D.C.T. BLOCK 6879

DALLAS POWER & LIGHT  
COMPANY  
VOL. 69072, PG. 1718  
D.R.D.C.T.

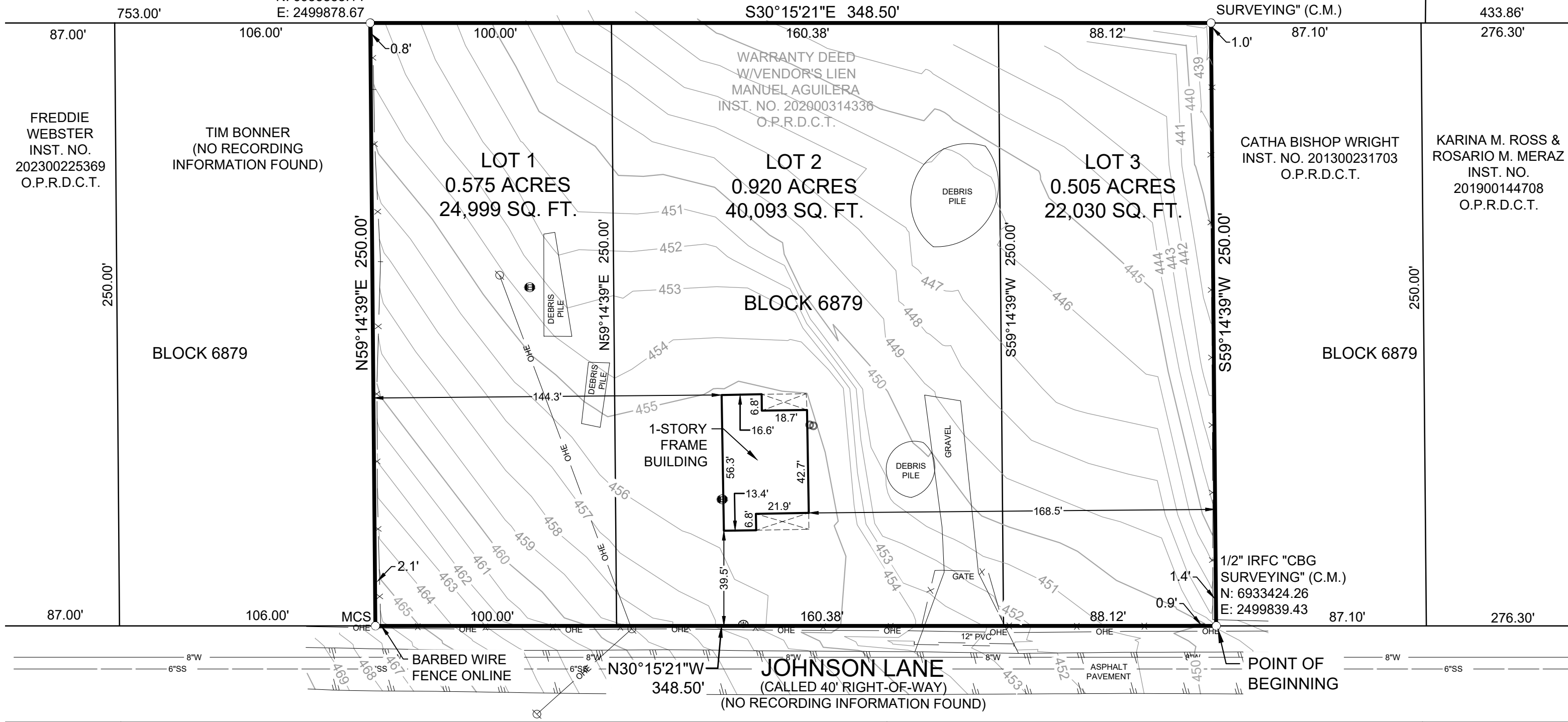
MCS (1/2" IRF - LOOSE  
S47°30'17"E 0.28')  
N: 6933853.14  
E: 2499878.67

1/2" IRFC "CBG  
SURVEYING" (C.M.)

570.00'  
246.94'



SCALE: 1" = 40'



FREDDIE  
WEBSTER  
INST. NO. 202300225369  
O.P.R.D.C.T.

TIM BONNER  
(NO RECORDING  
INFORMATION FOUND)

BLOCK 6879

LOT 1  
0.575 ACRES  
24,999 SQ. FT.

LOT 2  
0.920 ACRES  
40,093 SQ. FT.

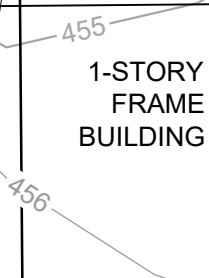
BLOCK 6879

LOT 3  
0.505 ACRES  
22,030 SQ. FT.

CATHA BISHOP WRIGHT  
INST. NO. 201300231703  
O.P.R.D.C.T.

BLOCK 6879

KARINA M. ROSS &  
ROSARIO M. MERAZ  
INST. NO. 201900144708  
O.P.R.D.C.T.



1-STORY  
FRAME  
BUILDING

1/2" IRFC "CBG  
SURVEYING" (C.M.)  
N: 6933424.26  
E: 2499839.43

POINT OF  
BEGINNING

**LEGEND**

- SANITARY SEWER CLEAN OUT
- ⊕ ELECTRIC METER
- ⊕ UTILITY POLE
- ⊕ WATER LINE
- OHE OVERHEAD ELECTRIC LINE
- C.M. CONTROLLING MONUMENT
- IRFC IRON ROD WITH CAP FOUND
- IRF IRON ROD FOUND
- MCS 1/2" IRON ROD W/ 3-1/4" METAL CAP STAMPED "JOHNSON ESTATES, RPLS 5867" SET
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

JESSICA YAJAIRA LOPEZ ET AL  
INST. NO. 202000170169  
O.P.R.D.C.T.

HULON M JONES  
(NO RECORDING  
INFORMATION FOUND)

BLOCK 6880

HULON JONES  
VOL. 90239, PG. 1821  
D.R.D.C.T.

KATTIA MARIELA RAMIREZ  
INST. NO. 202100022674  
O.P.R.D.C.T.

**SURVEYOR'S STATEMENT**

I, Candy Hone, 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.

**PRELIMINARY**

RELEASED 2/19/2025 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867  
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, 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 and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_.

Notary Public, State of Texas

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS **Manuel Aguilera** is the owner of that tract of land situated in the John B. Richards Survey, Abstract No. 1192 and City Block 6879, City of Dallas, Dallas County, Texas, and being all of that certain tract of land described in Warranty Deed with Vendor's Lien to Manuel Aguilera recorded in Instrument No. 202000314336, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found for corner in the northeast right-of-way line of Johnson Lane (a called 40-foot wide right-of-way; no recording information found) at the southwest corner of said Aguilera tract and the northwest corner of a tract of land conveyed to Catha Bishop Wright by Warranty Deed recorded in Instrument No. 201300231703, Official Public Records, Dallas County, Texas;

**THENCE** N 30°15'21" W, with said northeast right-of-way line of Johnson Lane, a distance of 348.50 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "ADDITION NAME, RPLS 5867" set for corner the northwest corner of said Aguilera tract and the southwest corner of a tract of land conveyed to Tim Bonner (no recording information found);

**THENCE** N 59°14'39" E, departing said northeast right-of-way line of Johnson Lane, a distance of 250.00 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "ADDITION NAME, RPLS 5867" set for corner in the southwest line of a tract of land conveyed to Jessie Dixon et ux by Warranty Deed recorded in Volume 2788, Page 357, Deed Records, Dallas County, Texas; same being the east corner of said Bonner tract and the northeast corner of said Aguilera tract;

**THENCE** S 30°15'21" E, along said southwest line of the Dixon tract, a distance of 348.50 feet to a 1/2-inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found for corner; same being the southeast corner of said Aguilera tract and the northeast corner of said Wright tract;

**THENCE** S 59°14'39" W, departing said southwest line of the Dixon tract, a distance of 250.00 feet to the **POINT OF BEGINNING** and containing 87,122 square feet or 2.000 acres of land, more or less.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **MANUEL AGUILERA** does hereby adopt this plat, designating the herein described property as **JOHNSON ESTATES**, 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, Texas.

WITNESS my hand this the \_\_\_\_\_ day of \_\_\_\_\_.

By:

Manuel Aguilera, Owner

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Manuel Aguilera, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_.

Notary Public, State of Texas

**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

**PRELIMINARY PLAT  
JOHNSON ESTATES  
LOTS 1-3, BLOCK 6879**

OUT OF THE  
JOHN B. RICHARDS SURVEY, ABSTRACT NO. 1192  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S245-107

OWNER  
MANUEL AGUILERA  
3116 NEW CASTLE DRIVE  
DALLAS, TEXAS 75220  
PH.: 469-867-3337  
EMAIL: aguilera@truckinc@gmail.com

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231  
PH. (469) 333-8831; candy@votexsurveying.com  
PROJECT NO. 2024-014