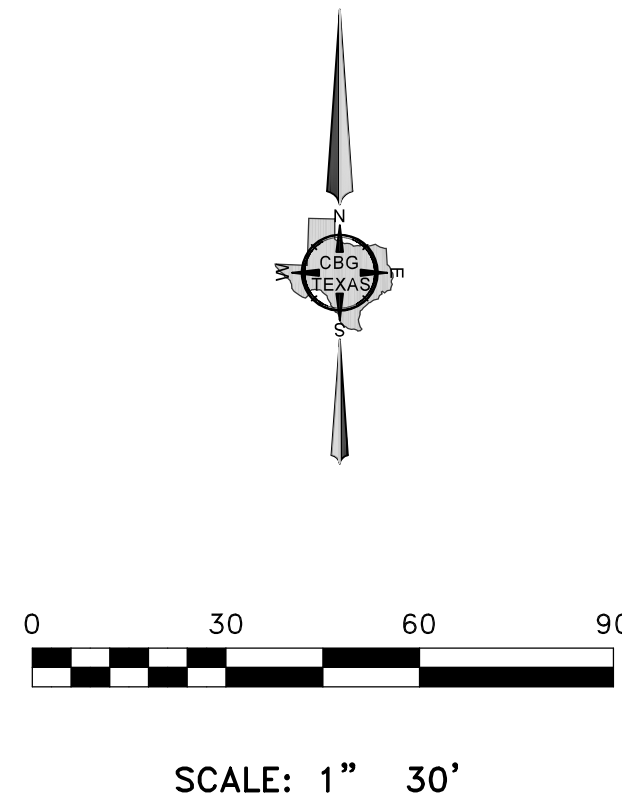


VICINITY MAP  
NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Jose Cuellar and Brenda Cuellar, are the owners of a 9,157 square foot tract of land situated in the Lewis Horst Survey, Abstract No. 556 in the City of Dallas, Dallas County, Texas, and being Lots 15, 16 and 17 of Block 2/6887, Alameda Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, by Map recorded in Volume 14, Page 319-21, Map Records Dallas County, Texas, same being a tract of land conveyed to Jose Cuellar and Brenda Cuellar, by General Warranty Deed recorded in Instrument No. 20230048937, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a "X" found for corner, said corner being the Northwest corner of Lot 14, Block 2/6887, of said Alameda Heights Addition, and along the East right-of-way line of Lancaster Road (a 120.00 feet right-of-way), by Map recorded in Volume 2607, Page 165, Map Records, Dallas County, Texas, from which a "X" found for witness, bears South 02 degrees 43 minutes 33 seconds West, a distance of 1.59 feet;

THENCE North 00 degrees 24 minutes 03 seconds West, along said East right-of-way line of said South Lancaster Road, a distance of 75.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of Lot 18, Block 6887, of said Alameda Heights Addition;

THENCE South 89 degrees 30 minutes 00 seconds East, along the South line of said Lot 18, a distance of 122.70 feet to a 1/2 inch iron pipe found for corner, said corner being the Southeast corner of said Lot 18, and being in the West line of a Alley (20 feet width Right of Way), according to the Plat recorded in Volume 14, Page 319-21, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 30 minutes 57 seconds West, along the West right of way of said Alley, a distance of 74.99 feet to a 1/2 inch iron rod found for corner, said corner being Northeast corner of said Lot 14, from which a 1/2 inch iron rod found for witness, bears South 72 degrees 11 minutes 09 seconds West, a distance of 0.57 feet;

THENCE North 89 degrees 30 minutes 00 seconds West, along the North line of said Lot 14, a distance of 121.50 feet to the POINT OF BEGINNING and containing 9,157 square feet or 0.21 acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jose Cuellar and Brenda Cuellar, does hereby adopt this plat, designating the herein described property as **J. B. CUELLAR 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 of 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 \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
Jose Cuellar (Owner)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jose Cuellar, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
Brenda Cuellar (Owner)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Brenda Cuellar, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 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 \_\_\_\_\_, 2023.

RELEASED FOR REVIEW ON 08/23/2023, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connolly 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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

**PLACE COUNTY  
RECORDING LABEL HERE**

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**CERTIFICATE OF APPROVAL**  
I, Tony Shiddig, 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.

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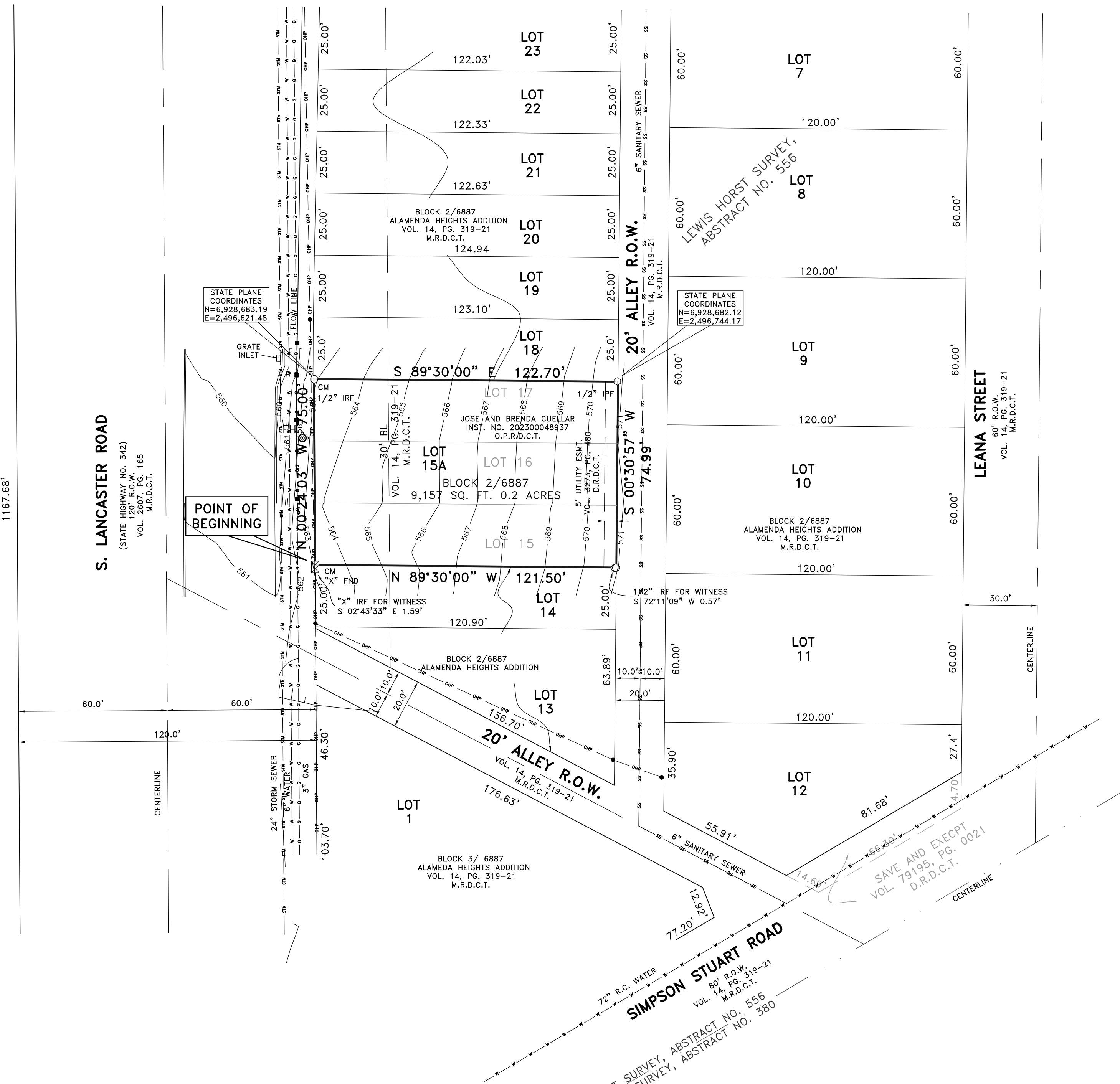
\_\_\_\_\_  
Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest:  
\_\_\_\_\_  
Secretary

PRELIMINARY PLAT  
**J B CUELLAR ADDITION**  
LOT 15A, BLOCK 2/6887  
BEING A REPLAT OF  
LOTS 15, 16 AND 17, BLOCK 6887,  
ALAMEDA HEIGHTS NO.1 ADDITION  
9,157 SQ. FT. / 0.21 ACRES  
LEWIS HORST SURVEY, ABSTRACT NO. 556  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO.: S223-239  
ENGINEERING PLAN NO.: \_\_\_\_\_

- LEGEND**  
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. = INSTRUMENT NUMBER  
VOL. PG. = VOLUME, PAGE  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
IRF = IRON ROD FOUND  
XF = "X" FOUND  
IPF = IRON PIPE FOUND  
BL = BUILDING LINE  
YC = YELLOW CAP "CBG SURVEYING"

- GENERAL NOTES**  
1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).  
2) THE PURPOSE OF THIS PLAT IS TO REPLAT CREATE ONE LOT FROM THREE EXISTING LOT.  
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.  
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.  
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.  
7) SEE RESTRICTIVE COVENANTS AFFECTING ALAMEDA HEIGHTS ADDITION IN VOLUME 3273, PAGE 480.



OWNERS:  
**JOSE AND BRENDA  
CUELLAR**  
1127 CAMROSE LANE  
DESOTO, TEXAS 75115  
214-418-5601

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