

## **OWNER'S CERTIFICATE**

WHEREAS Steven Operations LLC, is the sole owner of a 10.100 acre tract of land in the James Rylie Survey, Abstract No. 1245, being part of a certain called 10.07 acre tract of land being described in File No. 202400026499 of the Official

BEGINNING at a 1/2" iron rod (found with cap "USA") for the northwest corner of the herein described tract, being the northeast corner of a tract of land described in a deed to Ernesto Fuentes and Abelina Fuentes as recorded in File No. 2003020, Page 11221, being in the south right-of-way of the Dallas Area Rapid Transit Corridor, and being in the

THENCE South 72 deg. 25 min. 31 sec. East with the south line of said Dart Corridor, a distance of 826.02 feet to a 1/2"

THENCE Southeasterly with the south line of said Dart Corridor and with said curve turning to the right having the following functions, a delta angle of 07 deg. 50 min. 27 sec., a radius of 2815.00 feet, an arc length of 385.23 feet, a chord bearing of South 68 deg. 50 min. 30 sec. East, and a chord length of 384.93 feet to a 1/2" iron rod (set with cap "7 Range Surveying") in the southwest right-of-way of Cade Road for the northeast corner of the herein described tract and the P.C.

THENCE Southeasterly with the southwest right-of-way of Cade Road and with said curve turning to the left having the following functions, a delta angle of 30 deg. 49 min. 19 sec., a radius of 112.75 feet, an arc length of 60.65 feet, a chord bearing of South 27 deg. 39 min. 00 sec. East, and a chord length of 59.92 feet to a 1/2" iron rod (set with cap "7 Range Surveying") for an east corner of the herein described tract, being in the east line of said 10.07 acre tract and the west line of a certain called 34.125 acre tract described in a deed to Rylie Faith Family Academy as recorded in File No. 2000020, Page 3303, from which a 1/2" iron rod (found with cap "USA") in the paved surface of Cade Road and being the northeast

THENCE South 00 deg. 49 min. 54 sec. West with the common line of said 34.125 acre tract, a distance of 347.61 to a 3/8" iron rod (found) for the southeast corner of the herein described tract and an interior corner of said 34.125 acre tract;

THENCE North 72 deg. 26 min. 26 sec. West continuing with the common line of said 34.125 acre tract and the north line of a certain called 4.6109 acre tract described in a deed to Florentino Vela and Cristela Morales De Vela as recorded in File No. 201900173213, a distance of 1226.07 feet to a 1/2" iron pipe (found) for the southwest corner of the herein described tract, being the northwest corner of said 4.6109 acre tract, being in the east line of the aforementioned Fuentes

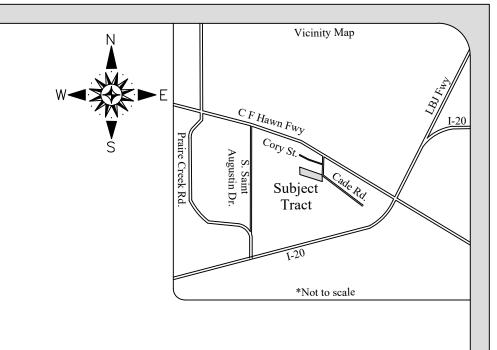
THENCE North 00 deg. 07 min. 39 sec. West with the east line of the Fuentes tract and the common survey line, a distance of 379.50 feet back to the POINT OF BEGINNING and containing 439,944 square feet or 10.100 acres of land.

> Marco Antonio Vallejo and Aydee Vallejo Called 1.0540 Acres

> File No. 202000012126

∆=30°49'/1 R=112.7 ARC = 60/6CH=S 27'39'00"

L=59.92



## GENERAL NOTES

1. Selling a portion of this addition by metes and bounds is a violation of county and city regulations and state law and is subject to fines and withholdings of utilities and building permits.

2. All lot corners are marked with a 1/2" iron rod unless otherwise noted.

3. The purpose of this plat is to create a 1 lot subdivision consisting of 10.100 acres.

4. This survey was prepared without the benefit of a title commitment. There may be easements or other matters of record not shown.

5. Any structure shown on the property will remain on the property.

Rylie Faith Family Academy Called 34.125 Acres File No. 2000020, Pg. 3303

Cade Road

## 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 STEVEN OPERATIONS ADDITION** LOT 1 439,944 Sq.Ft. / 10.100 Acres Being part of a called 10.07 acre tract described in File No. 202400026499 James R. Riley Survey, A-1245 City of Dallas, Dallas County, Texas S#245-122

\*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