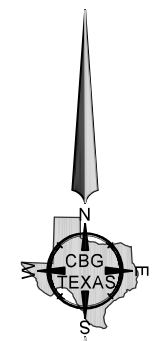


VICINITY MAP
NOT TO SCALE



SCALE: 1" = 30'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Jaime Jose Vizcaya, is the owner of a 0.58 acre tract of land situated in the William J Lewis Survey, Abstract No. 835, Dallas County, Texas, same being a tract of land conveyed to Jaime Jose Vizcaya by Special Warranty Deed recorded in Instrument Number 201900127128, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to Jaime Jose Vizcaya by General Warranty Deed recorded in Instrument Number 201900049144, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for corner, said corner being along the East right-of-way line of Clearfield Road (a 60-foot right-of-way) recorded in Volume 2144, Page 3, Deed Records, Dallas County, Texas, same being the Southwest corner of Lot 15, Block 7814, Kissell Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 15, Page 255, Map Records, Dallas County, Texas;

THENCE North 88 degrees 58 minutes 27 seconds East, along the South line of said Lot 15, a distance of 406.00 feet to a point for corner, said corner being along the West line of a tract of land conveyed to Manuel Mendoza and Maria Mendoza, husband and wife, by deed recorded in Instrument Number 201000164430, Official Public Records, Dallas County, Texas, same being the Northeast corner of a tract of land conveyed to Robertson Anshutz Veters, LLC, by deed recorded in Instrument Number 202300211288, Official Public Records, Dallas County, Texas, from which a fence post found bears North 01 degrees 38 minutes 09 seconds West, a distance of 1.86 feet for witness;

THENCE South 00 degree 51 minutes 36 seconds East, along the West line of said Gonzalez tract, a distance of 62.00 feet to a point for corner, said corner being along the South line of Lot 11, of said Kissell Heights Addition, same being the Northwest corner of a tract of land conveyed to Baltazar Gonzalez, by deed recorded in Instrument Number 20070019270, Official Public Records, Dallas County, Texas, from which a fence post found bears North 60 degrees 44 minutes 26 seconds East, a distance of 0.59 feet for witness;

THENCE South 88 degrees 58 minutes 27 seconds West, along the North line of said Veters tract, a distance of 406.00 feet to a fence post for corner, said corner being the Northwest of said Veters tract, same being along the East right-of-way line of said Clearfield Road, from which a 5/8-inch iron rod found bears South 59 degrees 58 minutes 26 seconds West, a distance of 0.61 feet for witness;

THENCE North 00 degree 51 minutes 36 seconds West, along the East right-of-way line of said Clearfield Road, a distance of 62.00 feet to the POINT OF BEGINNING and containing 25,172 square feet and or 0.58 acres of land.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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.

RELEASED FOR REVIEW 04/30/2024 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.

Bryan Connally
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 Connally 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

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jaime Jose Vizcaya, does hereby adopt this plat, designating the herein described property as **VIZCAYA 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 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

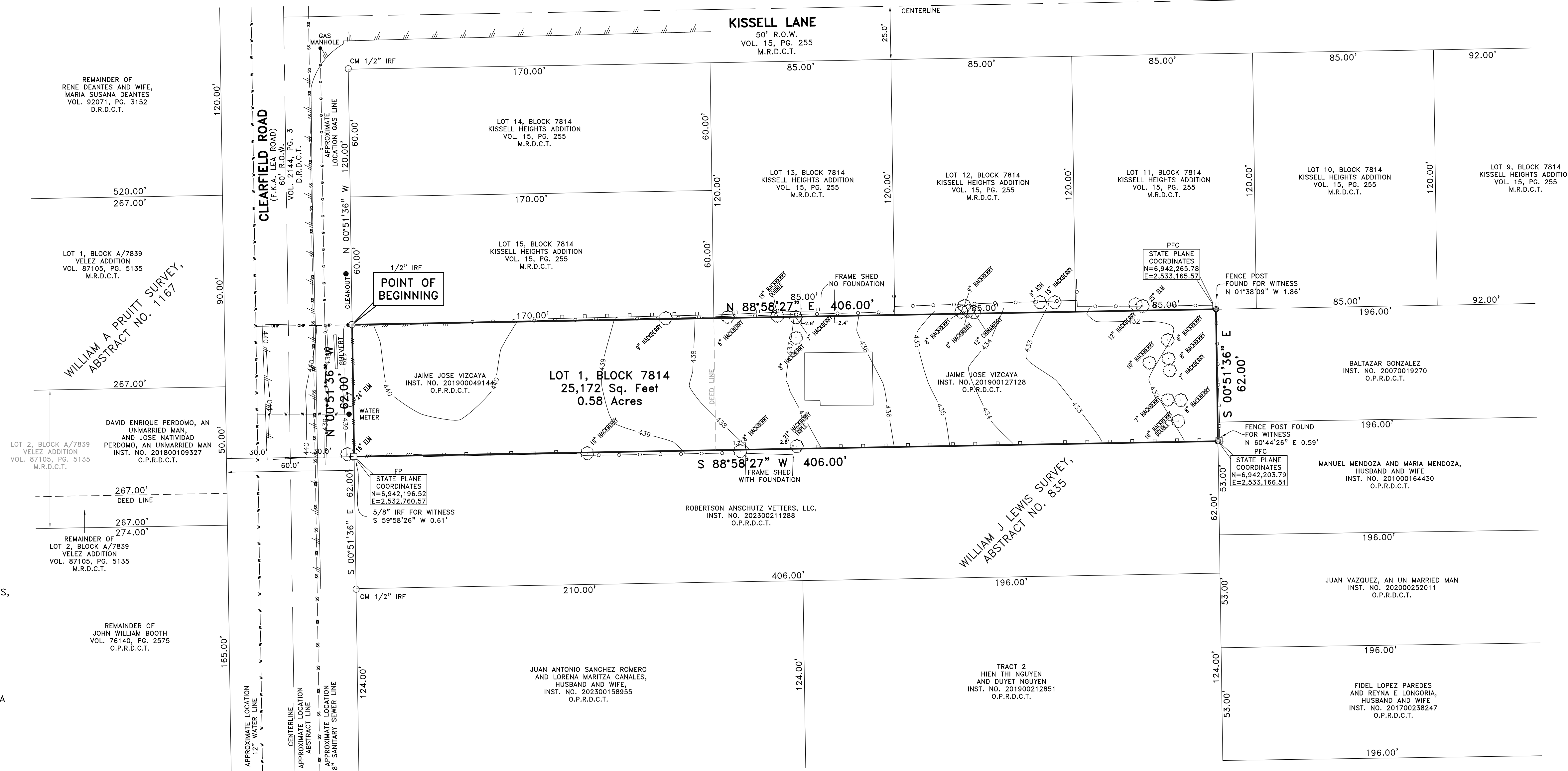
By: _____
Jaime Jose Vizcaya (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jaime Jose Vizcaya 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 _____, 2024.

Notary Public in and for Dallas County, Texas.



- LEGEND**
- 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. = VOLUME
 - PG. = PAGE
 - CM = CONTROLLING MONUMENT
 - R.O.W. = RIGHT-OF-WAY
 - F.K.A. = FORMERLY KNOWN AS
 - APPROX. = APPROXIMATE
 - ACS = 1/2 INCH IRON ROD SET WITH A 3-1/4" ALUMINUM CAP STAMPED "_____" AND "RPLS 5513"
 - IRF = 1/2 INCH IRON ROD FOUND
 - PFC = POINT FOR CORNER
 - FP = FENCE POST FOUND

- GENERAL NOTES**
- 1) BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
 - 2) THE PURPOSE OF THIS PLAT IS TO CRETE A LOT FOR DEVELOPMENT.
 - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION 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, NORTH AMERICAN DATUM OF 1983.

CERTIFICATE OF APPROVAL

I, Tony Shidd, 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

FINAL PLAT
VIZCAYA ADDITION
LOT 1, BLOCK 7814
25,172 SQ.FT. / 0.58 ACRES
WILLIAM J LEWIS SURVEY, ABSTRACT NO. 835
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-123

PLANNING & SURVEYING
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F 214.349.2216
Firm No. 10168800
www.cbgtllc.com

SCALE: 1"=30' / DATE: 04/30/2024 / JOB NO. 1902864-01 / DRAWN BY: JLA

OWNER: JAIME JOSE VIZCAYA
8720 GRAIGE DRIVE
DALLAS, TEXAS, 75217
PHONE: 469-720-8711