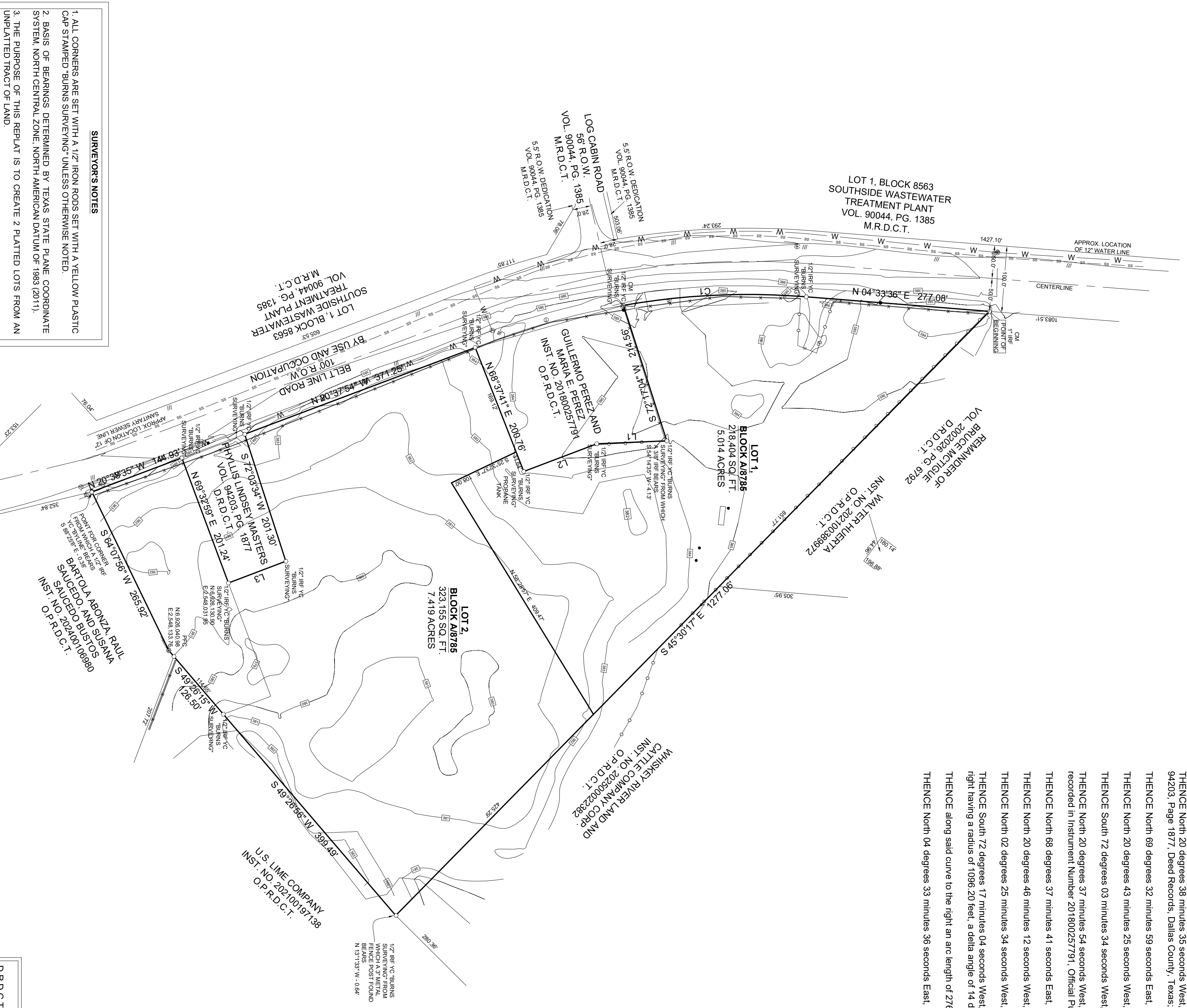


LINE TABLE		
NO.	BEARING	LENGTH
L1	N 02° 25' 34" W	105.70'
L2	N 20° 46' 12" W	117.71'
L3	N 20° 43' 25" W	92.43'

CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	1096.20'	276.59'	Δ=14° 27' 06"	N 02° 39' 59" W	275.76'



**SURVEYOR'S NOTES**

1. ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED BURNS SURVEYING UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
3. THE PURPOSE OF THIS REPLAT IS TO CREATE 2 PLATTED LOTS FROM AN UNPLATTED TRACT OF LAND.
4. ALL OF THE SUBJECT PROPERTY IS LOCATED IN A 500-YEAR-LEVEE FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD ZONE MAP PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DALLAS COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE 500-YEAR-LEVEE.
5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.
6. LOT FOOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PLANNING AND DRAINAGE ENGINEERING SECTION APPROVAL.

**STATE OF TEXAS**

**COUNTY OF DALLAS**  
 WHEREAS Benjamin Portillo is the owner of a 12.432 acre tract of land, situated in the Robert Keating Survey, Abstract Number 716, City of Dallas, Dallas County, Texas, same being situated in the City of Dallas, Block 8785, same being those tracts of land conveyed to Benjamin Portillo by General Warranty Deed recorded in Instrument Number 202100296157, 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 lying along the East Right-of-Way line of Bellline Road (100 foot Right-of-Way) (by use and occupation), same being the West corner of the remainder of a tract of land conveyed to Bruce McTigue by deed recorded in Volume 20020226, Page 6792, Deed Records, Dallas County, Texas;

THENCE South 45 degrees 30 minutes 17 seconds East, a distance of 1277.06 feet to a 1/2 inch iron rod with a yellow cap stamped "BURNS SURVEYING" found for corner, said corner being the South corner of a tract of land conveyed to Whiskey River Land and Cattle Company Corp. by deed recorded in Instrument Number 20250022382, Official Public Records, Dallas County, Texas, same lying along the Northwest line of a tract of land conveyed to U.S. Line Company by deed recorded in Instrument Number 202100197138, Official Public Records, Dallas County, Texas, from which a 3 inch metal fence post found bears North 13 degrees 01 minute 33 seconds West, a distance of 0.64 feet for reference;

THENCE South 49 degrees 26 minutes 15 seconds West, passing a 1/2 inch iron rod with a yellow cap stamped "BRIGHTMAN CRAWFORD" found at a distance of 114.57 feet, at the West corner of said U.S. Line Company tract, same being the North corner of a tract of land conveyed to Phyllis Lindsey Masters by deed recorded in Instrument Number 202400106890, Official Public Records, Dallas County, Texas, and continuing a total distance of 126.50 feet to a 1/2 inch iron rod with a yellow cap stamped "BURNS SURVEYING" found for corner;

THENCE South 49 degrees 26 minutes 56 seconds West, a distance of 389.49 feet to a 1/2 inch iron rod with a yellow cap stamped "BURNS SURVEYING" found for corner, said corner lying along the Northwest line of said U.S. Line Company tract;

THENCE South 64 degrees 07 minutes 56 seconds West, a distance of 285.92 feet to a point for corner, said corner being the West corner of said Abonza/Saucedo/Bustos tract, same lying along the Northeast Right-of-Way line of said Bellline Road, from which a 1/2 inch iron rod with a yellow cap stamped "BYLINE" found bears South 88 degrees 25 minutes 08 seconds East, a distance of 0.38 feet for reference;

THENCE North 20 degrees 38 minutes 35 seconds East, a distance of 144.93 feet to a 1/2 inch iron rod with a yellow cap stamped "BURNS SURVEYING" found for corner, said corner lying along the Northeast Right-of-Way of said Bellline Road, same being the South corner of a tract of land conveyed to Phyllis Lindsey Masters by deed recorded in Volume 94203, Page 1877, Deed Records, Dallas County, Texas;

THENCE North 69 degrees 32 minutes 59 seconds East, a distance of 201.24 feet to a 1/2 inch iron rod with a yellow cap stamped "BURNS SURVEYING" found for corner, said corner being the East corner of said Masters tract;

THENCE North 20 degrees 43 minutes 25 seconds West, a distance of 92.43 feet to a 1/2 inch iron rod with a yellow cap stamped "BURNS SURVEYING" found for corner, said corner being the North corner of said Masters tract;

THENCE South 72 degrees 03 minutes 34 seconds West, a distance of 201.30 feet to a 1/2 inch iron rod with a yellow cap stamped "BURNS SURVEYING" found for corner, said corner being the West corner of said Masters tract, same lying along the Northeast Right-of-Way line of said Bellline Road;

THENCE North 20 degrees 37 minutes 54 seconds West, a distance of 371.25 feet to a 1/2 inch iron rod with a yellow cap stamped "BURNS SURVEYING" found for corner, said corner lying along the Northeast Right-of-Way line of said Bellline Road, same being the South Corner of a tract of land conveyed to Guillermo Perez and Maria E. Perez by deed recorded in Instrument Number 20180025791, Official Public Records, Dallas County, Texas;

THENCE North 68 degrees 37 minutes 41 seconds East, a distance of 200.76 feet to a 1/2 inch iron rod with a yellow cap stamped "BURNS SURVEYING" found for corner, said corner being the East corner of said Perez tract;

THENCE North 20 degrees 46 minutes 12 seconds West, a distance of 117.71 feet to a 1/2 inch iron rod with a yellow cap stamped "BURNS SURVEYING" found for corner, said corner lying along the Northeast line of said Perez tract;

THENCE South 02 degrees 25 minutes 04 seconds West, a distance of 105.70 feet to a 1/2 inch iron rod with a yellow cap stamped "BURNS SURVEYING" found for corner, said corner being the North corner of said Perez tract;

THENCE South 72 degrees 17 minutes 04 seconds West, a distance of 214.56 feet to a 1/2 inch iron rod with a yellow cap stamped "BURNS SURVEYING" found for corner, said corner being the West corner of said Perez tract, same lying along the Northeast Right-of-Way line of said Bellline Road, same being the beginning of a non-tangent curve to the right having a radius of 1096.20 feet, a delta angle of 14 degrees 27 minutes 06 seconds, a chord bearing and distance of North 02 degrees 39 minutes 59 seconds West 215.76 feet;

THENCE along said curve to the right an arc length of 276.49 feet to a 1/2 inch iron rod with a yellow cap stamped "BURNS SURVEYING" found for corner, said corner lying along the Northeast Right-of-Way line of said Bellline Road;

THENCE North 04 degrees 33 minutes 36 seconds East, a distance of 277.08 feet to the POINT OF BEGINNING 541,558 square feet or 12.432 acres of land.

**OWNERS CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Benjamin Portillo, does hereby adopt this plat, designating the herein described property as **LOTS 1 & 2, BLOCK AB785, PORTILLO BELLINE 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 roadway management areas shown thereon. The easements shown thereon and hereby reserved for the purposes indicated. The utility and fire line 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 line 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 public 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, 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.)

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

Witness my hand at \_\_\_\_\_ Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owner: Benjamin Portillo

**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 Benjamin Portillo, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at \_\_\_\_\_ Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
 My commission expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhoades, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or property placed under my supervision in accordance with the platting rules and regulations of the City of Dallas, Dallas County, Texas.

WITNESS MY HAND AT \_\_\_\_\_ TEXAS this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

"Preliminary, this document shall not be recorded for any purpose."

Barry S. Rhoades  
 Registered Professional Land Surveyor  
 R.P.L.S. No. 3691

**STATE OF TEXAS**  
**COUNTY OF ROCKWALL**  
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhoades, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
 My commission expires \_\_\_\_\_

**PROPERTY ADDRESS:** 3110 & 3200 S. BELLINE ROAD, DALLAS, TEXAS 75253  
**OWNER:** BENJAMIN PORTILLO  
**ADDRESS:** 214-D-75-4986  
**PHONE:** 214-475-4986



**PROFESSIONAL LAND SURVEYORS**  
 OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75082  
 SURVEYOR: BARRY S. RHODES - R.P.L.S. NO. 3691  
**FIRM NO. 0194186**  
 WEBSITE: WWW.BURNSURVEY.COM  
 PHONE: (214) 326-1090  
 JOB NO. - 202506442-01 PREPARATION DATE: 02/12/2026 DRAWN BY: AAR

**PRELIMINARY PLAT**  
**PORTILLO BELLINE ADDITION**  
**LOTS 1 & 2, BLOCK AB785**  
 BEING 541,558 SQUARE FEET / 12.432 ACRES  
 PORTION OF CITY BLOCK 8785  
 SITUATED IN THE ROBERT KEATING SURVEY, ABSTRACT NO. 716  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. PLAT-26-000092  
 CITY ENGINEERING FILE NO. \_\_\_\_\_

CERTIFICATE OF APPROVAL	
1. _____ Chairperson of the City Planning Commission	_____
2. _____ Vice Chairperson of the City Planning Commission	_____
I, _____, City Engineer, do hereby certify that the attached plat was duly filed for approval with the City Planning 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.	
Secretary _____	Chairperson or Vice Chairperson City Planning Commission Dallas, Texas