

SURVEYOR'S STATEMENT
 I, James Bart Carroll, 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.

WITNESS MY HAND THIS _____ DAY OF _____, 2024.
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.

James Bart Carroll
 Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

Notary Public for the State of Texas

- NOTES:**
- The purpose of this plat is to create one lot from an existing deeded tract.
 - Coordinates and bearings based hereon are per RTK Network and are NAD83 (CORS96, EPOCH 2002)
 - Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section Approval.

FLOOD NOTE:
 According to my interpretations of Community Panel No. 48113C0496K, dated July 7, 2014, of the National Flood Insurance Rate Maps for Dallas County, Texas, a portion of the subject property lies within Zone "X" and is not shown to be within a special flood hazard area and a portion lies within Flood Zone "AE" (special flood hazard areas subject to inundation by the 1% annual chance flood; base flood elevations determined). This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

WITNESS, my hand, this the _____ day of _____, 2024.

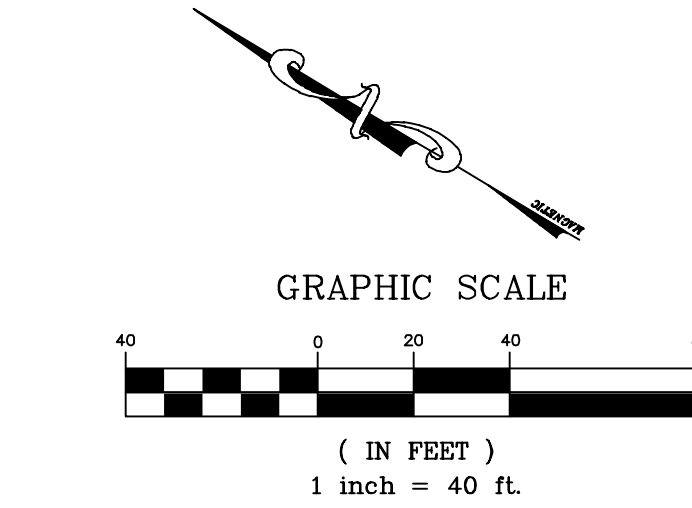
BY: _____
 Armani Family Trust, Owner

STATE OF TEXAS
 COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared _____ 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 purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2024.

Notary Public for and in the State of Texas
 My commission expires: _____



LEGEND

VOL. PG.	- VOLUME AND PAGE
INST. NO.	- INSTRUMENT NUMBER
ESMT.	- EASEMENT
O.P.R.D.C.T.	- OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
D.R.D.C.T.	- DEED RECORDS DALLAS COUNTY TEXAS
☒	- CENTERLINE
R.O.W.	- RIGHT-OF-WAY
I.R.F.	- IRON ROD FOUND
⊙	- SANITARY SEWER MANHOLE
◆	- FIRE HYDRANT
⊖	- WATER VALVE
WTR	- WATER LINE
S.S.	- SANITARY SEWER LINE

OWNER:
 ARMANI FAMILY TRUST
 6430 SOUTH POINT DRIVE
 DALLAS, TEXAS 75248

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

Whereas, Armani Family Trust, is the owner of a tract of land situated in the George Floyd Survey, Abstract No. 463, and part of City Block 8311, City of Dallas, Dallas County, Texas and being the same called 5.049 acre tract of land as conveyed to Armani Family Trust by deed recorded in Instrument No. 202100209424, Official Public Records, Dallas County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron pin found on the northwesterly right-of-way line of Cedarale Road (80' R.O.W.) for the southwest corner of said 5.049 acre tract and the southeast corner of a Tract 1 a 0.9986 acre tract of land conveyed to David Ornelas by deed recorded in Instrument No. 201600169309, Official Public Records, Dallas County, Texas;

Thence, North 30°54'05" West, along the southwest line of said 5.049 acre tract, the northeast line of said Tract 1 and the northeast line of Tract 2 a 10.672 acre tract of land conveyed to David Ornelas by deed recorded in Instrument No. 201600169309, Official Public Records, Dallas County, Texas, passing at a distance of 256.00 feet a 5/8" iron pin found and continuing for a total distance of 561.72 feet to a 3/4" pipe found for the northwest corner of said 5.049 acre tract and the southwest corner of a 5.4 acre tract of land conveyed to Enrique Castro Hernandez by deed recorded in Instrument No. 201600170691, Official Public Records, Dallas County, Texas;

Thence, North 58°56'25" East, along the northwest line of said 5.049 acre tract and the southeast line of said 5.4 acre tract, a distance of 363.00 feet to a 3/4" pipe found for the northeast corner of said 5.049 acre tract and the northwest corner of a tract of land conveyed to Thebian Stables by deed recorded in Instrument No. 202000331089, Official Public Records, Dallas County, Texas;

Thence, South 31°03'14" East, along the northeast line of said 5.049 acre tract and the southwest line of said Thebian Stables tract, a distance of 629.21 feet to a 1/2" iron pin found with yellow cap stamped "TXHS" for corner on the northwesterly right-of-way line of Cedarale Road (80' R.O.W.) for the southeast corner of said 5.049 acre tract and the southwest corner of said Thebian Stables tract;

Thence, South 69°49'28" West, along the southeast line of said 5.049 acre tract and the northwesterly right-of-way line of Cedarale Road (80' R.O.W.), a distance of 113.18 feet to a 1/2" iron pin found with yellow cap stamped "TXHS" for corner;

Thence, South 69°15'30" West, along the southeast line of said 5.049 acre tract and the northwesterly right-of-way line of Cedarale Road (80' R.O.W.), a distance of 257.50 feet to the Point of Beginning and containing 216,479 square feet or 4.970 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Armani Family Trust, does hereby adopt this plat, designating the herein described property as ARMANI - CEDARDALE ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does 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.

CERTIFICATE OF APPROVAL

I, TONY SHIDDI, 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

S234-086
PRELIMINARY PLAT
ARMANI - CEDARDALE ADDITION
LOT 1, BLOCK A/8311
4.970 ACRES
 And Part of City Block 8311
 George Floyd Survey, Abstract No. 463
 City of Dallas, Dallas County, Texas
 City Plan File No.

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11	PHONE (972) 840-1506	TBPELS REGISTRATION NO.: F-21608	
LAVON, TEXAS 75166	COPYRIGHT © CARROLL CONSULTING GROUP TEXAS FIRM REGISTRATION NO.: 10007200		
JOB No.	SCALE:	DATE	DRAWN BY:
3427-24	1"=40'	APRIL 3, 2024	CP