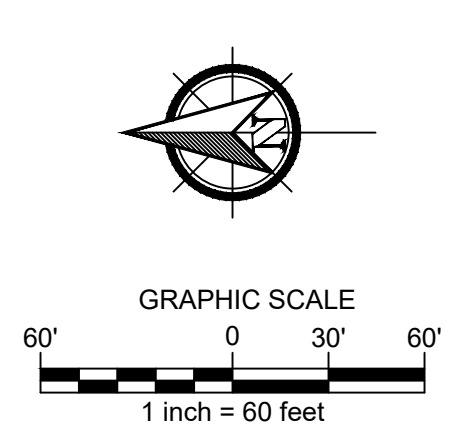


VICINITY MAP
(NOT TO SCALE)



- LEGEND**
- BOUNDARY/LOT CORNER
 - SIGN
 - ⊕ POWER POLE
 - ⊕ POWER POLE w/ XFORMER
 - GUY WIRE
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER METER
 - ⊕ WASTEWATER MANHOLE
 - ⊕ MAILBOX
 - ⊕ GAS MARKER
 - ⊕ WASTEWATER CLEANOUT

- LINETYPES**
- STREET CENTERLINE
 - OVERHEAD ELECTRIC LINE
 - WW WASTEWATER LINE
 - STM STORM-DRAIN LINE
 - W WATER LINE
 - G GAS LINE
 - WROUGHT-IRON FENCE
 - CHAINLINK FENCE
 - WOOD FENCE
 - WIRE FENCE
 - BUILDING

- ABBREVIATIONS**
- INST. NO. INSTRUMENT NUMBER
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - VOL. VOLUME
 - PG. PAGE
 - P.O.B. POINT OF BEGINNING
 - (C.M.) CONTROLLING MONUMENT
 - A.S.C. 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISK STAMPED "URBAN STRATEGY" "10194132" & "CEA"
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - ESMT. EASEMENT

OWNER'S CERTIFICATE
STATE OF TEXAS \$
COUNTY OF DALLAS \$

WHEREAS Gerardo Pena Hernandez and Norma Luna are the sole owners of a 380,366 square foot or 8.732 acre tract of land situated in the Abraham Carver Survey, Abstract No. 263, City of Dallas, Dallas County, Texas, being all of Lot 2, Block A/6773, Hernandez-Luna Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Instrument No. 20200009372, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.), same being that tract of land described to said Gerardo Pena Hernandez and Norma Luna by warranty deed recorded in Instrument No. 201900128570, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Hernandez and Luna tract, and being the northeast corner of a 15 foot wide alley, according to Hillside Oaks Phase 5, No. 2 Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 86135, Page 3519, Map Records, Dallas County, Texas (M.R.D.C.T.), and being on the south line of that tract of land described to the City of Mesquite, no recording information found;

THENCE North 89 degrees 31 minutes 56 seconds East, with the north line of said Hernandez and Luna tract, a distance of 329.95 feet to a 1/2 inch iron rod found for the northeast corner of said Hernandez and Luna tract, and being the inside el corner of said City of Mesquite tract;

THENCE South 00 degrees 01 minutes 55 seconds East, with the east line of said Hernandez and Luna tract, a distance of 360.49 feet to a 1/2 inch iron rod found for the southwest corner of said City of Mesquite tract, and the northwest corner of that tract of land described to Guillermo R. Aleman and Sandra Romero De Aleman, by deed recorded in Instrument No. 202000149719, O.P.R.D.C.T.;

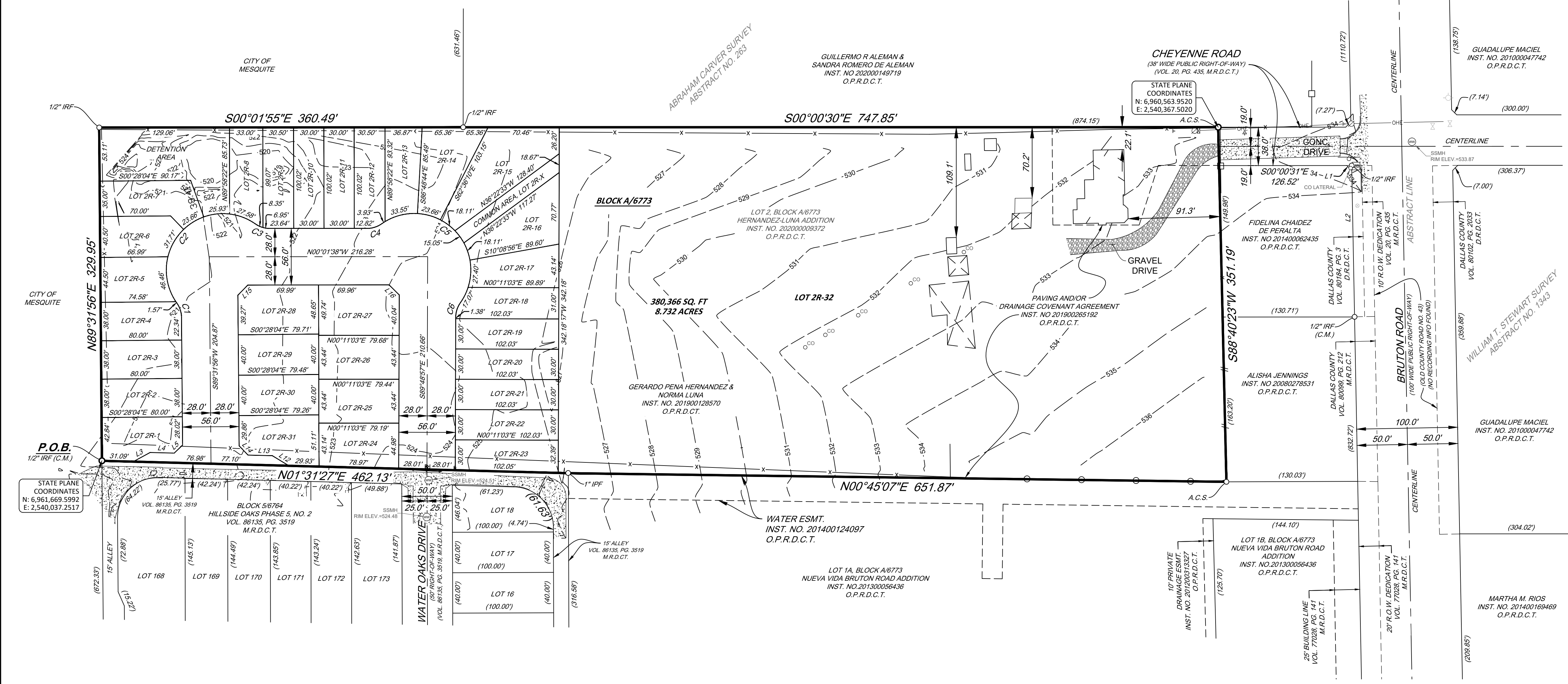
THENCE South 00 degrees 00 minutes 30 seconds East, with the west line of said Aleman tract, a distance of 747.85 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194132" and "CEA" set for the southeast corner of said Hernandez and Luna tract, and being the northeast Right-of-Way corner of Cheyenne Road, a 38 foot R.O.W., according to Volume 20, Page 435, M.R.D.C.T.;

THENCE South 88 degrees 40 minutes 23 seconds West, with the north R.O.W. line of said Cheyenne Road, the north line of that tract of land described to Fidelina Chaiquez De Peralta, by deed recorded in Instrument No. 201400062435, O.P.R.D.C.T., and the north line of that tract of land described to Alisha Jennings, by deed recorded in Instrument No. 20080278531, O.P.R.D.C.T., a distance of 351.19 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194132" and "CEA" set for the northwest corner of said Jennings tract, and being on the east line of Lot 1A, Block A/6773, Nueva Vida Bruton Road Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Instrument No. 201300056436, O.P.R.D.C.T.;

THENCE North 00 degrees 45 minutes 07 seconds East, with the east line of said Lot 1A, a distance of 651.87 feet to a 1 inch iron pipe found for the northeast corner of said Lot 1A, and being the southeast corner of said 15 foot Alley;

THENCE North 01 degrees 31 minutes 27 seconds East, with the east R.O.W. line of said 15 foot Alley, a distance of 462.13 feet to the **POINT OF BEGINNING**, and containing 380,366 square foot or 8.732 acre tract of land.

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.



- GENERAL NOTES**
1. Basis of Bearing is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
 2. Coordinates shown hereon and the basis of bearing hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202 (GRID), NAD83 (2011) EPOCH 2010.00. Derived by Global Navigation Satellite Systems observations utilizing Alterra RTKnet network.
 3. Not all lot lines outside of the boundary of the subject property show hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps only.
 4. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section Approval.
 5. Structures to remain.

LOT NO.	SQ. FT.	ACRES
LOT 2R-1	3,119	0.072
LOT 2R-2	3,040	0.070
LOT 2R-3	3,040	0.070
LOT 2R-4	3,013	0.070
LOT 2R-5	3,006	0.069
LOT 2R-6	3,006	0.069
LOT 2R-7	3,584	0.082
LOT 2R-8	3,011	0.069
LOT 2R-9	3,049	0.070
LOT 2R-10	3,001	0.069
LOT 2R-11	3,001	0.069
LOT 2R-12	3,011	0.069
LOT 2R-13	3,015	0.069
LOT 2R-14	3,954	0.091
LOT 2R-15	5,866	0.135
LOT 2R-16	4,122	0.095
LOT 2R-17	3,088	0.071
LOT 2R-18	3,007	0.069
LOT 2R-19	3,061	0.070
LOT 2R-20	3,061	0.070
LOT 2R-21	3,061	0.070
LOT 2R-22	3,061	0.070
LOT 2R-23	3,182	0.073
LOT 2R-24	3,484	0.080
LOT 2R-25	3,445	0.079
LOT 2R-26	3,456	0.079
LOT 2R-27	3,932	0.090
LOT 2R-28	3,860	0.089
LOT 2R-29	3,184	0.073
LOT 2R-30	3,175	0.073
LOT 2R-31	3,506	0.081
LOT 2R-32	227,637	5.230
LOT 2R-X	1,838	0.042
DETENTION AREA	7,882	0.181
TOTAL	380,366	8.732

Line #	Direction	Length
L1	N 44°27'02" E	6.87'
L2	N 88°54'35" E	832.72'
L3	N 28°28'33" W	19.00'
L4	N 01°31'27" E	23.83'
L5	N 43°35'23" W	11.43'
L12	S 31°31'27" W	19.00'
L13	S 01°31'27" W	24.24'
L14	S 46°24'37" W	12.74'
L15	N 45°14'51" W	14.09'
L16	N 45°04'43" E	14.12'

Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	35° 03' 35"	25.00'	15.30'	S 72°00'08" W	15.06'
C2	160° 33' 37"	56.00'	156.93'	N 45°14'51" W	110.39'
C3	35° 03' 35"	25.00'	15.30'	N 17°30'10" E	15.06'
C4	35° 08' 18"	25.00'	15.33'	N 17°35'47" W	15.09'
C5	160° 30' 58"	56.00'	156.89'	N 45°05'33" E	110.38'
C6	35° 09' 59"	25.00'	15.34'	S 72°13'58" E	15.10'

CIVIL
URBAN STRATEGY
4222 MAIN ST.
DALLAS, TX 75226
WWW.URBANSTRATEGY.US
214-295-5775

SURVEYOR
TREVOR JOSHUA CHERAMIE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6560
O'NEAL SURVEYING COMPANY, LLC
205 WINDCO CIR., STE 100
WYLIE, TX 75098
PHONE: (214)396-2339
TBPELS FIRM NO. 10194132

DEVELOPER
ASSETPATH ACQUISITIONS, LLC
CONTACT:
ADDRESS:

PHONE:
EMAIL:

OWNER
GERARDO PENA HERNANDEZ &
NORMA LUNA
P.O. BOX 270435
DALLAS, TEXAS



PRELIMINARY PLAT

CHEYENNE ESTATES ADDITION
LOTS 2R-1 THRU 2R-32, AND
LOT 2R-X, BLOCK A/6773
8.732 ACRES / 380,366 SQUARE FEET
REPLAT OF LOT 2, BLOCK A/6773
HERNANDEZ-LUNA ADDITION
RECORDED IN INSTRUMENT NO. 20200009372, IN THE
MAP RECORDS OF DALLAS COUNTY, TEXAS
OUT THE ABRAHAM CARVER SURVEY, ABSTRACT NO. 263
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE No. S234-206
ENGINEERING PLAN No. DP_____

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Gerardo Pena Hernandez, and Norma Luna, do hereby adopt this plat, designating the herein described property as CHEYENNE ESTATES 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 and upon 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, Texas.

Witness my hand this ____, day of _____, 2024.

Gerardo Pena Hernandez

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Gerardo Pena Hernandez, 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 and in the capacity therein stated and as the act and deed therein stated.

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

Notary signature in and for the State of Texas

My commission expires: _____.

Witness my hand this ____, day of _____, 2024.

Norma Luna

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Norma Luna, 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 and in the capacity therein stated and as the act and deed therein stated.

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

Notary signature in and for the State of Texas

My commission expires: _____.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

I, Trevor Joshua Cheramie, 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.

TREVOR JOSHUA CHERAMIE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6560
O'NEAL SURVEYING COMPANY, LLC
205 WINDCO CIR., STE 100, WYLIE, TX 75098
PHONE: (214)396-2339
TBPELS FIRM NO. 10194132

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.

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Trevor Joshua Cheramie, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the __ day of _____, 2024.

Notary Public, in and for the State of Texas

GENERAL NOTES

- 1. Basis of Bearing is State Plane Coordinate System, North Texas Central Zone 4202, Nort American Datum of 1983, Adjustment Realization 2011.
- 2. Coordinates shown hereon and the basis of bearing hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202 (GRID), NAD83 (2011) EPOCH 2010.00. Derived by Global Navigation Satellite Systems observations utilizing Aiterra RTKnet network.
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- 4. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section Approval.
- 5. Structures to remain.

PURPOSE NOTE:
The purpose of this plat is to create thirty two (32) lots, one (1) common area lot, and one (1) detention area from an existing platted lot of record.

PLACE COUNTY
RECORDING LABEL HERE

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



1100 E. Campbell Road, Suite 210, Richardson, Texas 75081
Firm Registration #10194132, 214-396-2339
www.urbanstrategy.us

PRELIMINARY PLAT

**CHEYENNE ESTATES ADDITION
LOTS 2R-1 THRU 2R-32, AND
LOT 2R-X, BLOCK A/6773**

8.732 ACRES / 380,366 SQUARE FEET

REPLAT OF LOT 2, BLOCK A/6773

HERNANDEZ-LUNA ADDITION

**RECORDED IN INSTRUMENT NO. 202000009372, IN THE
MAP RECORDS OF DALLAS COUNTY, TEXAS
OUT THE ABRAHAM CARVER SURVEY , ABSTRACT NO. 263
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

CITY PLAN FILE No. S234-206

ENGINEERING PLAN No. DP_____

CIVIL
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DALLAS, TX 75226
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DEVELOPER
ASSETPATH ACQUISITIONS, LLC
CONTACT:
ADDRESS:

PHONE:
EMAIL:

OWNER
GERARDO PENA HERNANDEZ &
NORMA LUNA
P.O. BOX 270435
DALLAS, TEXAS