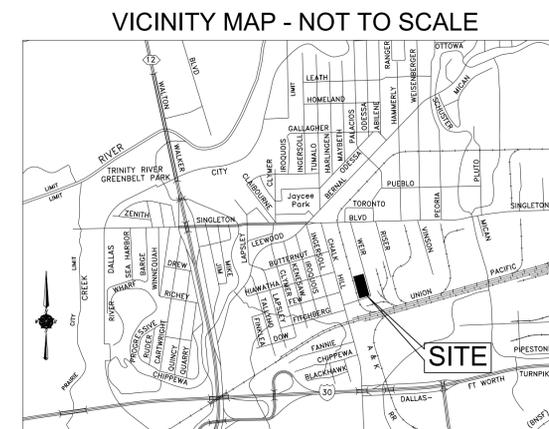
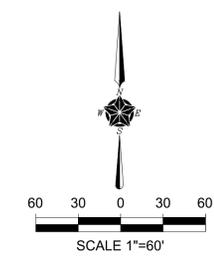
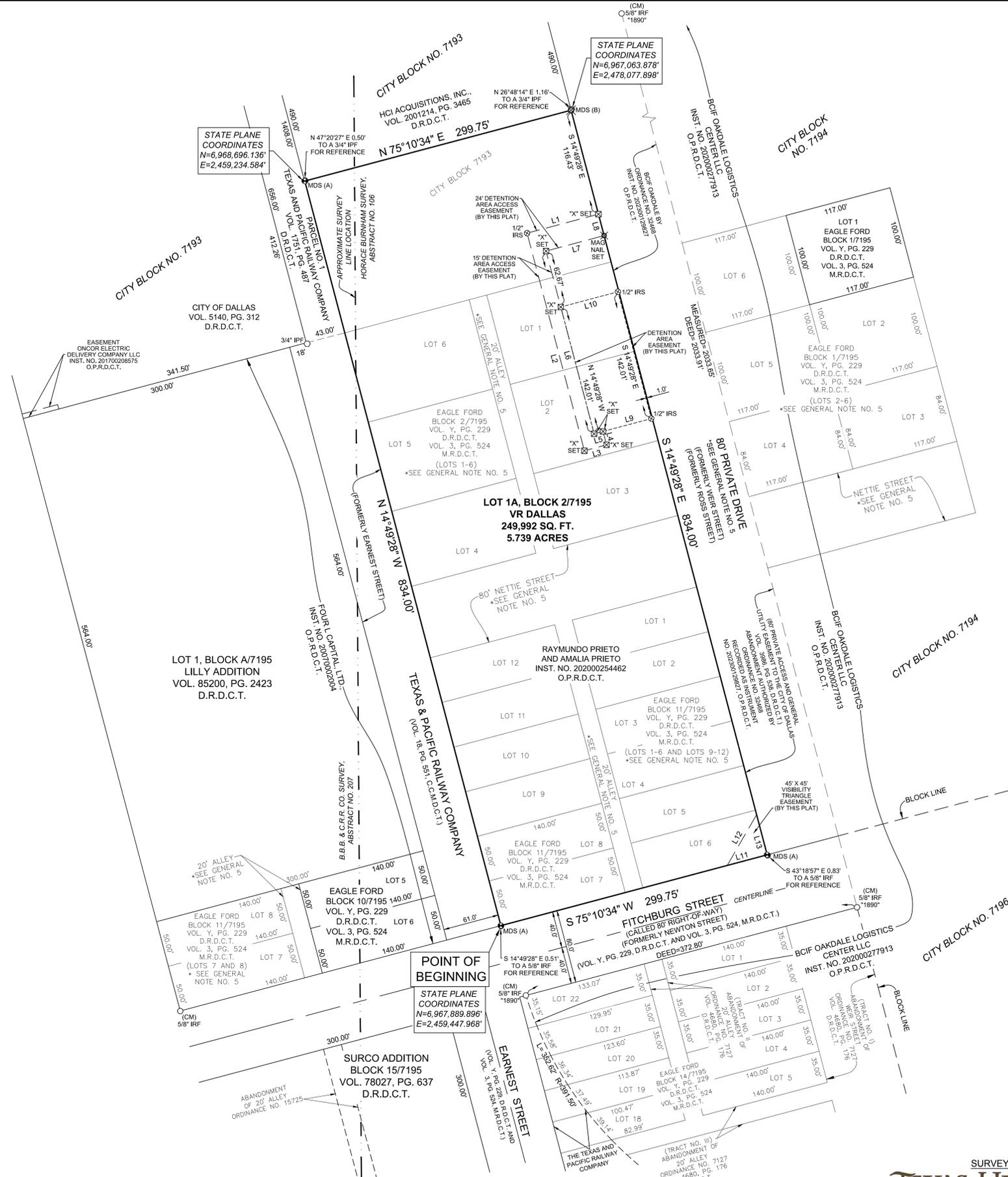


LINE #	LENGTH	DIRECTION
L1	80.37'	S75°10'32"W
L2	243.68'	S14°49'28"E
L3	25.00'	N75°10'32"E
L4	15.00'	N14°49'28"W
L5	10.00'	S75°10'32"W
L6	204.68'	N14°49'28"W
L7	65.37'	N75°10'32"E
L8	24.00'	N14°49'28"W
L9	64.37'	S75°10'32"W
L10	64.37'	N75°10'32"E
L11	45.00'	S75°10'34"W
L12	63.64'	N30°10'33"E
L13	45.00'	S14°49'28"E

- LEGEND**
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - 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., PG. VOLUME, PAGE
 - SQ. FT. SQUARE FEET
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET WITH YELLOW CAP STAMPED "TXHS" CONTROLLING MONUMENT
 - CM CONTROLLING MONUMENT
 - MDS (A) 3-1/4 INCH METALLIC DISK STAMPED "VR D & RPLS 5299" SET FOR CORNER
 - MDS (B) MAG NAIL W/ 2 INCH BRONZE DISK STAMPED "VR D & RPLS 5299" SET FOR CORNER
 - C.C.M.D.C.T. COMMISSIONER'S COURT MINUTES, DALLAS COUNTY, TEXAS
 - IPF IRON PIPE FOUND
 - NO. NUMBER

GENERAL NOTES:

- 1) BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 2) THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1-6 IN BLOCK 2 AND LOTS 1-6 & LOTS 9-12 IN BLOCK 11 AND ALL OF THE STREETS AND ALLEYS THEREIN OUT OF EAGLE FORD AS ABANDONED AND LOTS 7 AND 8, IN BLOCK 117195 OF EAGLE FORD AND ALL OF BLOCKS 27195 AND 117195 AND A PORTION OF BLOCK 7193 INTO ONE LOT.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) 80' NETTIE STREET; ALLEY ABANDONMENT; EAGLE FORD BLOCK 27195 AND EAGLE FORD BLOCK 117195 ANNULLED AND CANCELED BY VOLUME 18, PAGE 551, C.C.M.D.C.T.



SHEET 1 OF 2

**FINAL PLAT
VR DALLAS**

LOT 1A, BLOCK 27195
BEING ALL OF LOTS 1 THRU 6, BLOCK 2,
LOTS 1 THRU 6 AND LOTS 9 THRU 12, BLOCK 11 AND ALL OF
THE STREETS AND ALLEYS CONTAINED THEREIN
OUT OF EAGLE FORD AS ANNULLED AND CANCELED
AND LOTS 7 AND 8, BLOCK 117195 OF EAGLE FORD
AND ALL OF BLOCK 27195 AND BLOCK 117195
AND A PORTION OF BLOCK 7193
B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 207 AND
HORACE BURNHAM SURVEY, ABSTRACT NO. 106
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-185R
ENGINEERING PLAN NO. 311T-9962

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

OWNER
RAYMUNDO PRIETO AND
AMALIA PRIETO
811 S. MARLBOROUGH AVENUE
DALLAS, TX. 75208

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Raymundo Prieto and Amalia Prieto, are the sole owners of a tract of land situated in the B.B.B. & C. R.R. Co. Survey, Abstract No. 207 and Horace Burnham Survey, Abstract No. 106, in Blocks 2/7195, 11/7195 and 7193, City of Dallas, Dallas County, Texas and being known as all of Lots 1 through 6, Block 2 and being all of Lots 1 thru 6 and Lots 9 thru 12, Block 11 and all of the streets and alleys contained therein out of Eagle Ford, an addition to the Town Site of Eagle Ford as recorded in Volume Y, Page 229, Deed Records, Dallas County, Texas, and also recorded in Volume 3, Page 524, Map Records, Dallas County, Texas, all being annulled and canceled by Volume 18, Page 551 of Commissioner's Court Minutes, Dallas County, Texas, and also including Lots 7 and 8 in Block 11/7195 of Eagle Ford, recorded in Volume Y, Page 229, Deed Records, Dallas County, Texas, and also recorded in Volume 3, Page 524, Map Records, Dallas County, Texas, and a portion of Block 7193, City of Dallas, Dallas County, Texas, all annexed December 30th, 1952 by Ordinance Number 5659 and also being all of that certain tract of land conveyed to Raymundo Prieto and Amalia Prieto by Special Warranty Deed recorded in Instrument Number 202000254462, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/4 inch metallic disk stamped "VR D & RPLS 5299" set for corner, said corner being the northeast corner of the intersection of Fitchburg Street (80 foot right-of-way) and Texas & Pacific Railway Company (variable width right-of-way), and being the southwesterly corner of said Lot 7, Block 11/7195 of Eagle Ford, said point also being the southwesterly corner of said Prieto tract, from which a found 5/8 inch iron rod bears South 14 degrees 49 minutes 28 seconds East, a distance of 0.51 feet;

THENCE North 14 degrees 49 minutes 28 seconds West, along the northeast right-of-way line of said Texas & Pacific Railway, common with the southwesterly line of said Prieto tract, a distance of 834.00 feet to a 3-1/4 inch metallic disk stamped "VR D & RPLS 5299" set for corner, said point being the northwest corner of said Prieto tract, common with the Southwest corner of that certain tract of land conveyed to HCI Acquisitions, Inc., by Special Warranty Deed in Volume 2001214, Page 3465, Deed Records, Dallas County, Texas, from which a found 3/4 inch iron pipe bears North 47 degrees 20 minutes 27 seconds East, a distance of 0.50 feet;

THENCE North 75 degrees 10 minutes 34 seconds East, along the North line of said Prieto tract, common with the South line of said HCI Acquisitions tract, a distance of 299.75 feet to a mag nail with 2 inch bronze disk stamped "VR D & RPLS 5299" set for corner, said point being the Northeast corner of said Prieto tract, common with the southeast corner of said HCI Acquisitions tract, and lying on the westerly line of the tract of land Quitclaim to BCIF Oakdale Logistics Center LLC, by Ordinance Number 32468 recorded in Instrument Number 202300129827, Official Public Records, Dallas County, Texas, from which a found 3/4 inch iron pipe bears North 26 degrees 48 minutes 14 seconds East, a distance of 1.16 feet;

THENCE South 14 degrees 49 minutes 28 seconds East, along the westerly line of said BCIF Oakdale Logistics Center tract, common with the easterly line of said Prieto tract, a distance of 834.00 feet to a 3-1/4 inch metallic disk stamped "VR D & RPLS 5299" set for corner, said point being the southeast corner of said Prieto tract, common with the southwest corner of said City of Dallas Easement, from which a found 5/8 inch iron rod bears South 43 degrees 18 minutes 57 seconds East, a distance of 0.83 feet;

THENCE South 75 degrees 10 minutes 34 Seconds West, along the northerly right-of-way line of said Fitchburg Street, a distance of 299.75 feet to the POINT OF BEGINNING, and containing 249.992 square feet or 5.739 acres of land.

DETENTION AREA EASEMENT STATEMENT

The proposed detention area(s) along Block 2/7195 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block 2/7195. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block 2/7195, unless approved by the Chief Engineer of Development Services. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The Detention Area in Block 2/7195, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **Raymundo Prieto and Amalia Prieto**, do hereby adopt this plat, designating the herein described property as **VR DALLAS**, 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 _____, 2023.

Raymundo Prieto, Owner

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 Raymundo Prieto, 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 _____, 2023.

Notary Signature

WITNESS MY HAND THIS ____ DAY OF _____, 2023.

Amalia Prieto, Owner

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 Amalia Prieto, 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 _____, 2023.

Notary Signature

SURVEYOR'S STATEMENT

I, J.R. January, 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 Land Surveying, 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 _____, 2023.

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. (11/11/2023)

J.R. January
Texas Registered Professional Land Surveyor No. 5382

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 J.R. January, 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 _____, 2023.

Notary Signature

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 of Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

SHEET 2 OF 2

**FINAL PLAT
VR DALLAS**

**LOT 1A, BLOCK 2/7195
BEING ALL OF LOTS 1 THRU 6, BLOCK 2,
LOTS 1 THRU 6 AND LOTS 9 THRU 12, BLOCK 11 AND ALL OF
THE STREETS AND ALLEYS CONTAINED THEREIN
OUT OF EAGLE FORD AS ANNULLED AND CANCELED
AND LOTS 7 AND 8, BLOCK 11/7195 OF EAGLE FORD
AND ALL OF BLOCK 2/7195 AND BLOCK 11/7195
AND A PORTION OF BLOCK 7193**

**B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 207 AND
HORACE BURNHAM SURVEY, ABSTRACT NO. 106
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-185R
ENGINEERING PLAN NO. 311T-9962**

SURVEYOR

**TEXAS HERITAGE
SURVEYING, LLC**

OWNER
RAYMUNDO PRIETO AND
AMALIA PRIETO
811 S. MARLBOROUGH AVENUE
DALLAS, TX. 75208

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