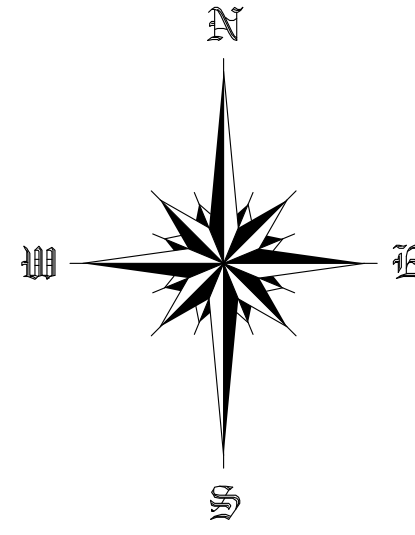


SCALE 1"=30'
(INTENDED TO BE PRINTED ON A 24" X 36" SHEET)



LINE TYPE TABLE	
(Symbol)	BOUNDARY LINE
(Symbol)	ADJOINER LOT LINE
(Symbol)	EXISTING CONTOUR ELEVATION
(Symbol)	WATER LINE
(Symbol)	OVERHEAD SERVICE LINE
(Symbol)	WASTE WATER LINE
(Symbol)	STREET CENTER LINE
(Symbol)	PIPE RAIL

GENERAL NOTES:

- BASIS OF BEARING GRID NORTH TEXAS NORTH CENTRAL ZONE 4202, NAD83. TIED INTO LEICA MARTNET NETWORK RTK SYSTEM.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL 51A.8.611 (e).
- THE PURPOSE OF THIS REPLAT IS TO CREATE ONE LOT.
- COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 OF GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION US-SURVEY FEET.
- ELEVATIONS SHOW HEREON WAS TIED INTO LEICA SMARTNET NETWORK RTK GPS SYSTEM NAVD88 AND CITY OF DALLAS MONUMENTS #48-N-15, 48-J-15.
- UTILITIES SHOWN ARE SCALED FROM CITY UTILITY MAPS AND ARE SHOWN AS APPROXIMATE LOCATION.
- NO TREE SURVEY PROVIDED, NO CONSTRUCTION IS BEING DONE FOR THIS REPLAT.
- EXISTING STRUCTURE TO REMAIN ON PROPERTY.

OWNER'S CERTIFICATE:

STATE OF TEXAS &
COUNTY OF DALLAS &

Whereas Diane Solis is the owner of lot, tract or parcel of land situated in the Samuel Beeman Survey, Abstract No. 68, in the City of Dallas, Dallas County, Texas and being all of Lot 46, and part of Lot 45, Block E/6126, of Greenwood Terrace Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 24, Page 91, Map Records, Dallas County, Texas, (M.R.D.C.T.), as described per Warranty Deed with Vendor's Lien per deed recorded in Instrument Number 202300109891, Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron found at the West corner of said Lot 46, Block E/6126 of said addition, and at the Northeast corner of a tract of land as conveyed to Alan Sloan and William F. Sloan per deed recorded in Instrument Number 201200198259, O.P.R.D.C.T., and in the Southeastly right-of-way line of Oak Creek Circle (a variable width right-of-way recorded in Volume 24, Page 91, M.R.D.C.T. and Volume 4, Page 107, M.R.D.C.T.);

THENCE North 42 degrees 59 minutes 29 seconds East, with the Southeastly right-of-way line of Oak Creek Circle and the Northwesterly line of said Lot 46, Block E/6126 of said addition, passing at a distance of 95.52 feet, a 1/2" iron rod found at the common lot corners of Lots 46 and 45, Block E/6126 of said addition, continuing along the Northwesterly line of said Lot 45, Block E/6126 of said addition, a total distance of 160.02 feet, to a 1/2" iron rod found at the North corner of said Solis tract and being at the West corner of a tract of land as conveyed to Lora J. Renteria per deed recorded in Instrument Number 20060021657, O.P.R.D.C.T., from which a 1/2" iron rod found bears North 42 degrees 59 minutes 29 seconds East, a distance of 10.50 feet, said corner being at the common lot corners of Lots 45 and 44, Block E/6126 of said addition;

THENCE South 47 degrees 50 minutes 44 seconds East, across the said Lot 45, Block E/6126 of said addition, and with the Northeastly line of said Solis tract and the Southwesterly line of said Renteria tract, a distance of 154.74 feet to a "X" cut found at the East corner said Solis tract and being at the South corner of said Renteria tract and in the Northwesterly line of Lot 18, Block E/6126 of said addition, said corner being in the center line of a 15 foot-width easement of said addition;

THENCE South 42 degrees 56 minutes 54 seconds West, with the center line of said 15 foot-width easement, and with the Southeastly line of said Solis tract and Lot 45, Block E/6126 of said addition, and the Northwesterly line of Lots 18 and 17, Block E/6126 of said addition, passing a "X" found in concrete at a distance of 64.50 feet, said corner being at the common lot corners of Lots 45 and 46, Block E/6126 of said addition, continuing with the Southeastly line of said Lot 46, Block E/6126 of said addition, and the Northwesterly line of Lots 17 and 16, Block E/6126 of said addition, a total distance of 139.50 feet, to a 3-1/4" aluminum monument disk stamped "SOLIS BENITEZ ADDITION" set at the South corner of said Lot 46, Block E/6126 of said addition and at the common lot corners of Lots 16 and 15, Block E/6126 of said addition, from which a 1/2" iron rod found bears North 01 degrees 52 minutes 20 seconds West, a distance of 1.46 feet;

THENCE North 64 degrees 47 minutes 26 seconds West, with the Southwesterly line of Lot 46, Block E/6126 of said addition, and the Northeastly line of said Lot 15, Block E/6126 of said addition, and a Southwesterly line of said 15 foot width easement, a distance of 93.90 feet to a point for corner, lying within a creek bank, from which a 1/2" iron rod found bears South 40 degrees 12 minutes 13 seconds East, a distance of 4.66 feet, said corner being at an angle corner of said Lot 15, Block E/6126 of said addition, and at the North common lot corners of said Lots 15 and 14, Block E/6126 of said addition, and at an East corner of said Sloan tract;

THENCE North 41 degrees 51 minutes 32 seconds West, with the Southwesterly line of said Lot 15, Block E/6126 of said addition, and the Southwesterly line of said 15 foot width easement, and the Northeastly line of said Sloan tract, a distance of 65.68 feet to the POINT OF BEGINNING containing 24,381 square feet or 0.560 of an acre.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DIANE SOLIS, OWNER, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SOLIS BENITEZ 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 FLOOD WAY 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, CLEAN OUTS, 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 THE ___ DAY OF ____, 2024.

BY: DIANE SOLIS

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DIANE SOLIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN THE CAPACITY HEREBY STATED.

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

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

SURVEYOR'S STATEMENT:

I, WILLIAM DAVIS FINNEY, 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.

PRELIMINARY FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

WILLIAM DAVIS FINNEY DATE
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 3941

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED WILLIAM DAVIS FINNEY, 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 IN THE CAPACITY HEREBY STATED AND THE ACT AND DEED OF SAID COMPANY.

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

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

FLOOD NOTE:

PART OF THE LOTS LIES WITHIN ZONE "AE" 100-YEAR FLOOD AREA, AND ZONE "X" SHADED 500-YEAR FLOOD AS REFERENCED PER FEMA GIS SYSTEM, AND PART OF LOT LIES WITHIN ZONE "X", (UNSHADED), THE REMAINDER ZONE "X", AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48113C0365K; EFFECTIVE DATE: JULY 7, 2014. THIS FLOOD 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.

OWNER:
DIANE SOLIS
3416 OAK CREEK CIRCLE
DALLAS, TEXAS 75227
214-680-3775
EMAIL
Dianesolis11@gmail.com

SURVEYOR:

DATA LAND SERVICES CORPORATION
FIRM NO. 10183900
P.O. BOX 2110
FORNEY, TEXAS 75126
972-564-6166 OFFICE
EMAIL orders@datalandservices.com

FIELD DATE: 8/3/2024
SCALE 1"=30'
DRAWN BY: JLK
JOB# 24-3126

LEGEND:

- IRF = IRON ROD FOUND
- IRPF = FOUND IRON PIPE
- ⊕ "X" = X CUT MARK IN CONCRETE
- ⊕ C.M. = CONTROLLING MONUMENT
- (75) = PLAT CALL
- [83.03] = DEED CALL
- WRC = WITH RED PLASTIC CAP
- CONC. = CONCRETE
- FH = FIRE HYDRANT
- WV = WATER VALVE
- ⊕ = POWER POLE
- ⊕ = SANITARY SEWER MANHOLE
- ⊕ = GAS METER
- PL.C. = PLASTIC CULVERT
- RCP = REINFORCED CONCRETE PIPE
- FF = FINISH FLOOR
- TBM = TEMPORARY BENCH MARK
- FL = FLOW LINE
- PRAIL = PIPE RAIL FENCE
- HDWL = HEADWALL
- B.F.E. = BASE FLOOD ELEVATION PER GIS OF FEMA PANEL MAP
- B.L. = BUILDING LINE
- U.E. = UTILITY
- ESMT = EASEMENT
- EM = ELECTRIC METER
- INST. NO. = INSTRUMENT NUMBER
- D.R.D.C.T. = DEED RECORDS DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS DALLAS COUNTY, TEXAS
- ⊕ ADS = 3-1/4 INCH ALUMINUM DISK SET STAMPED "EAST KESSLER PARK HILL TOP ADDITION RPLS 3941"

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

PRELIMINARY REPLAT
SOLIS BENITEZ ADDITION
LOT 46A, BLOCK E/6126
A REPLAT OF LOTS 46 AND PART OF 45, BLOCK E/6126,
OF GREENWOOD TERRACE ADDITION
SAMUEL BEEMAN SURVEY, ABSTRACT NO. 68
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-005 SHEET 1 OF 1