

- GENERAL NOTES**
- The purpose of this plat is to combine four(4) lots of record into one (1) lot.
 - State Plane Coordinate System North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
 - Controlling monuments: as shown.
 - Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
 - The bearings and grid coordinates are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
 - Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Vertical Datum of 1988, (Geoid 12A).
 - There are no buildings on the site.

LEGEND

●	Boundary Monument as noted
()	Record Call
SQ.FT.	Square Feet
GCIRF	Green Capped Iron Rod Found
PCIRF	Pink Capped Iron Rod Found
MNF	MAG Nail Found
IRF	Iron Rod Found
POB	Point of Beginning
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
P.R.D.C.T.	Plat Records, Dallas County, Texas
VOL.	Volume
PG.	Page
.....	Old Deed / Lot Line
————	Subject Boundary Line
---	EASEMENT
—+—	CENTERLINE

POB
1/2"IRF
N:6933618.46
E:2466016.38

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

**PRELIMINARY REPLAT
REDBIRD ACRES
LOT 17R, BLOCK F/6044**

BEING A REPLAT OF LOTS 17-20, BLOCK F/6044 REDBIRD ACRES

AN ADDITION TO THE CITY OF DALLAS RECORDED IN VOLUME 8, PAGE 275, M.R.D.C.T.

BEING 3.40 ACRES IN THE MCKINNEY AND WILLIAMS SURVEY, ABSTRACT No. 1053,

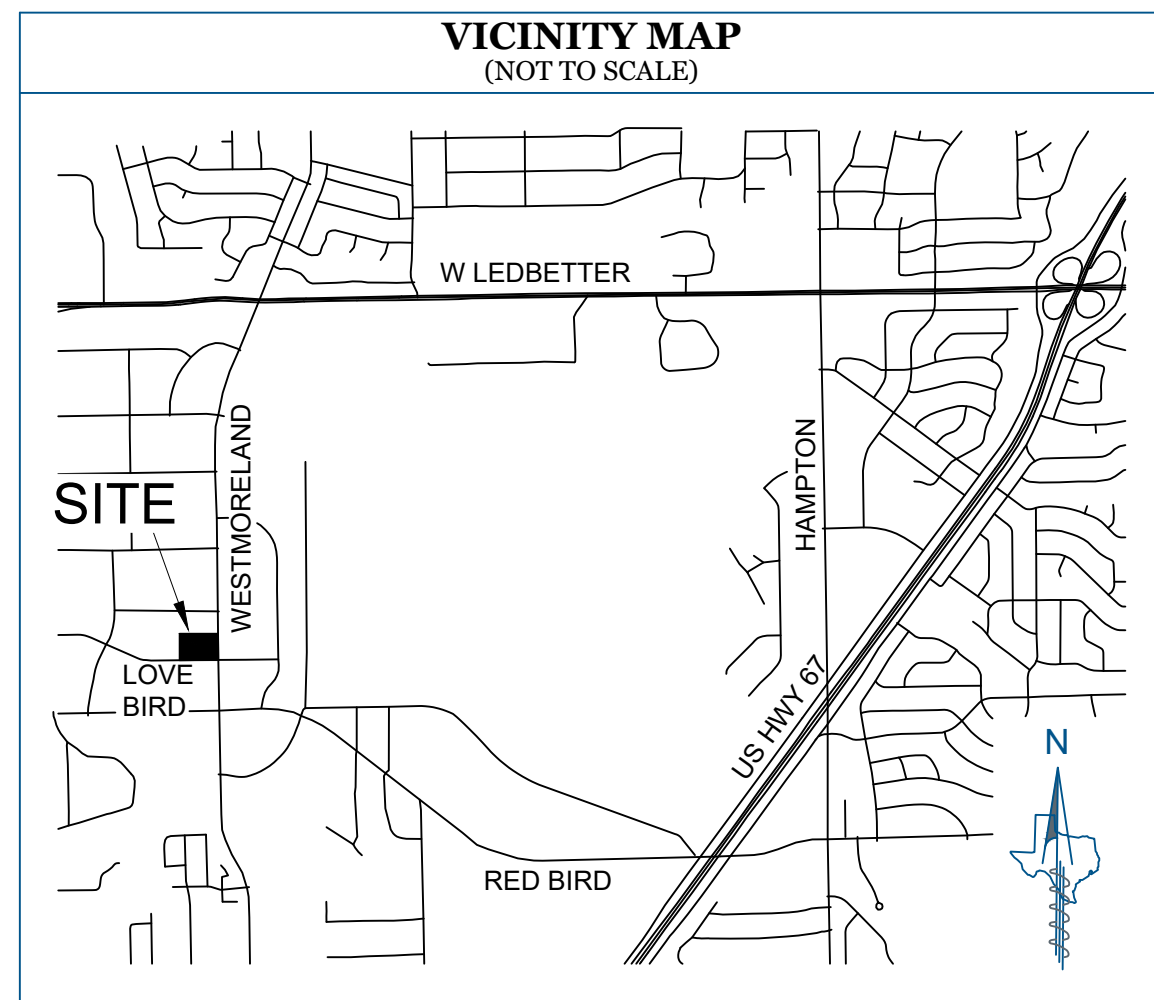
CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S234-136

CITY ENGINEERING NO. _____

JOB NUMBER 2405.026-03	<p>Eagle Surveying, LLC 222 South Elm Street Suite 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177</p>
DATE 06/12/2024	
REVISION	
DRAWN BY BE	

OWNER
Jose A. Maldonado & Jose Juan Maldonado
Contact: D'yanira Maldonado
3909 Love Bird Lane
Dallas, TX 75237
(469) 260-5996

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009



OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS **JOSE A. MALDONADO** and **JOSE JUAN MALDONADO** are the owners of a 3.40 acre tract of land out of the MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1053, situated in Block F/6044 of the City of Dallas, Dallas County, Texas and being all of Lots 17, 18, 19, and 20, of Block F/6044 of Red Bird Acres, a subdivision of record in Volume 8, Page 275 of the Map Records of Dallas County, Texas (MRDCT), as conveyed to Jose A. Maldonado and Jose Juan Maldonado by Warranty Deed of record in Document Number 202000001034 of the Official Public Records of Dallas County, Texas (OPRDCT), hereinafter referred to as the "Maldonado Tract," and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod found at the intersection of the North right-of-way line of Love Bird Lane (50' right-of-way - Volume 8, Page 275, MRDCT) and the West right-of-way line of Westmoreland Road (100' right-of-way - Volume 8, Page 275, MRDCT and Volume 85087, Page 4601, Deed Records of Dallas County, Texas) , being the Southeast corner of said Lot 20 and said "Maldonado Tract";

THENCE, S89°03'19"W, along the North right-of-way line of said Love Bird Lane, being the common South line of said Lots 20-17 and said "Maldonado Tract", a distance of 480.00 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 5310" found at the Southeast corner of Lot 16, Block F/6044 of said Red Bird Acres and the Southwest corner of said Lot 17 and said "Maldonado Tract";

THENCE, N00°56'35"W, along the East line of said Lot 16, being the common West line of said Lot 17 and said "Maldonado Tract", a distance of 305.00 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 5310" found at the Northeast corner of said Lot 16, the Southeast corner of Lot 6, Block F/6044 of said Red Bird Acres, the Southwest corner of Lot 7, Block F/6044 of said Red Bird Acres, and the Northwest corner of said Lot 17 and said "Maldonado Tract";

THENCE, N89°03'19"E, along the South line of Lots 7-10, Block F/6044 of said Red Bud Acres, being the common North line of said Lots 17-20 and said "Maldonado Tract", a distance of 480.00 feet to a 1/2 inch iron rod found in the West right-of-way line of said Westmoreland Road, being the Southeast corner of said Lot 10 and the Northwest corner of said Lot 17 and said "Maldonado Tract";

THENCE, S00°56'35"E, along the West right-of-way line of said Westmoreland Road, being the common East line of said Lot 20 and said "Maldonado Tract", a distance of 305.00 feet to the **POINT OF BEGINNING** and containing an area of 3.40 Acres, or (146.40 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **JOSE A. MALDONADO** and **JOSE JUAN MALDONADO**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **RED BUD ACRES, LOT 17R, BLOCK F/6044**, 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

OWNER: **JOSE A. MALDONADO**

BY: _____
 JOSE A. MALDONADO, Owner

STATE OF TEXAS §
 COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared **JOSE A. MALDONADO**, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

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

 Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

OWNER: **JOSE JUAN MALDONADO**

BY: _____
 JOSE JUAN MALDONADO, Owner

STATE OF TEXAS §
 COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared **JOSE JUAN MALDONADO**, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

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

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DENTON §

That I, **MATTHEW RAABE**, 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.

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

Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
 COUNTY OF DENTON §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

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

 Notary Public in and for the State of Texas

GENERAL NOTES	
1.	The purpose of this plat is to combine four(4) lots of record into one (1) lot.
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5.	The bearings and grid coordinates are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
6.	Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Vertical Datum of 1988, (Geoid 12A).
7.	There are no buildings on the site.

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

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