

VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Jared S. Jones, Trustee of the BlueLine Living Trust is the owner of a 34,196 square foot tract of land situated in the John Howell Survey, Abstract No. 0580 in the City of Dallas, Dallas County, Texas, and being Lot 5, Block H/5614 and Lot 8 of Block I/5614, EL PARADO, an Addition to the City of Dallas, according to the Map or Plat thereof recorded in Volume 3, Page 327, Map Records, Dallas County, Texas, same being a tract of land conveyed to Jared S. Jones, Trustee of the BlueLine Living Trust, by Warranty Deed with Vendor's Lien recorded under Instrument No. 20200312753, Official Public Records, Dallas County, Texas and by Revised Warranty Deeds with Vendor's Lien Correction Affidavits recorded under Document No. 202100360965 and Document No. 202100371295, Official Public Records, Dallas County Texas and being more particularly described by metes and bound as follow:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of the Lot 6A, Block I/5614, Buffalo Addition, an Addition to the City of Dallas, Dallas County, Texas, recorded in Instrument No. 201500132767, Official Public Dallas County, Texas, same being along North right-of-way line of Park Lane (60 foot right-of-way), recorded in Volume 3, Page 327, Official Public Records Dallas County, Texas;

THENCE South 89 degrees 18 minutes 32 seconds West, along the North line of said Park Lane, a distance of 206.00 feet to a point for corner, said corner being the Southeast corner of Lot 6, Block H/5614 of said El Parado Addition;

THENCE North 00 degrees 35 minutes 28 seconds East, along the East line of Lot 6, a distance of 166.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 6, same being the Southwest corner of Lot 4;

THENCE North 89 degrees 18 minutes 32 seconds East, along the East of said Lot 4, a distance of 206.00 to a point set for corner, said being the Southwest corner of Lot 2, Block I/5614 said El Parado Addition, same corner being in the Northwest corner of Lot 6A of said Buffalo Addition, from which a 1/2 inch iron rod found bears, North 29 degrees 23 minutes 01 seconds West, a distance of 0.69 feet for witness;

THENCE South 00 degrees 35 minutes 28 seconds East, along the West line of said Lot 6A, a distance of 166.00 feet to the POINT OF BEGINNING and containing 34,196 square feet or 0.785 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jared S. Jones, Trustee of the BlueLine Living Trust, do hereby adopt this plat, designating the herein described property as **EL BULELINE 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 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.

BY: _____
BlueLine Living Trust (owner)
Jared S. Jones, (trustee)
M

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jared S. Jones, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 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 _____, 2022.

RELEASED FOR REVIEW ON 04/02/2023, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

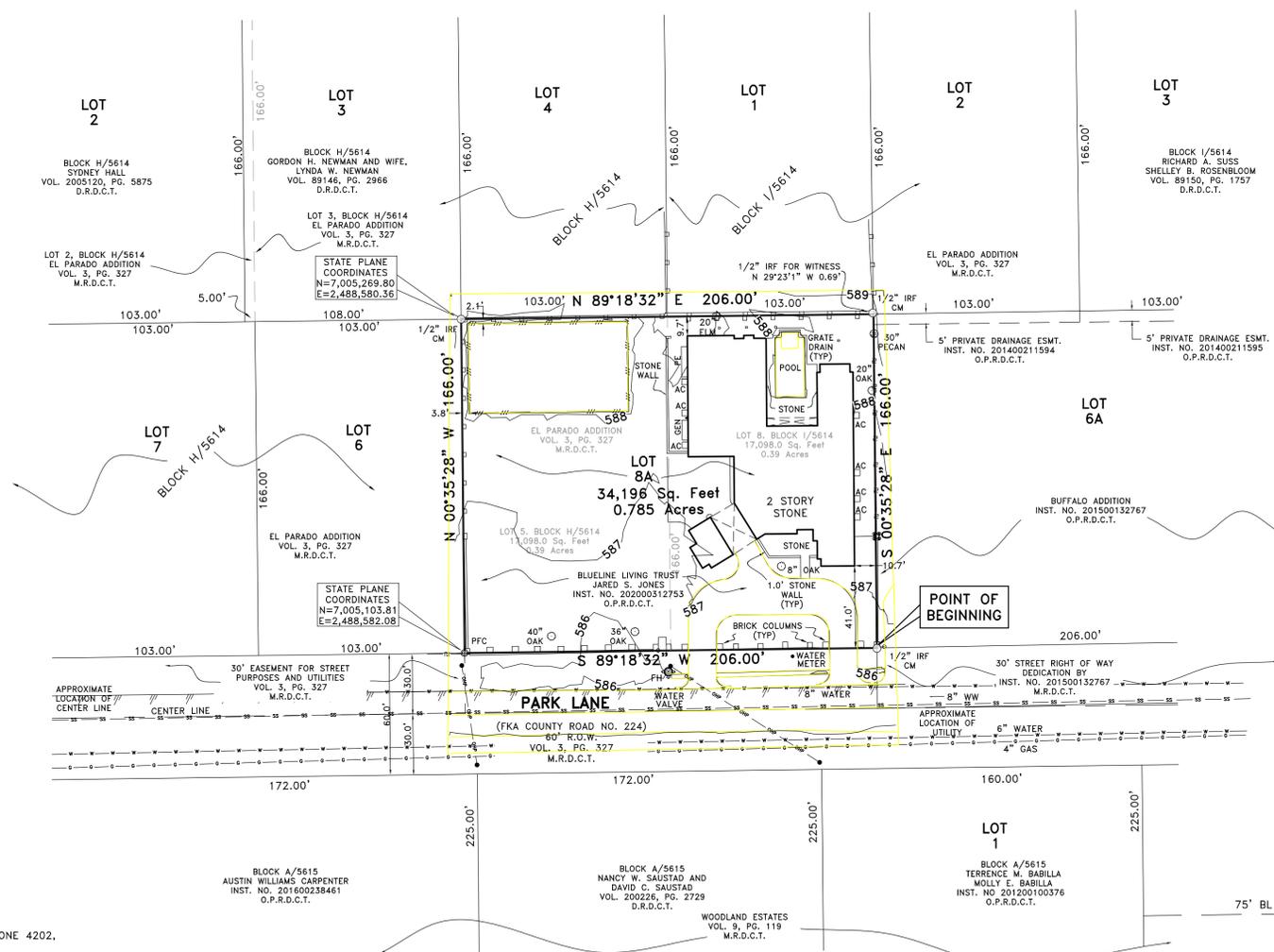
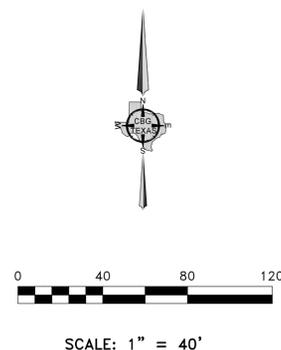
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas



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
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
PFC = POINT FOR CORNER
AC = AIR CONDITION
PE = POOL EQUIPMENT
GEN = GENERATOR

GENERAL NOTES
1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR DEVELOPMENT OUT OF TWO EXISTING LOTS.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

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

PRELIMINARY PLAT
EL BULELINE ADDITION
LOT 8A, BLOCK H/5614
BEING A REPLAT OF
LOT 5, BLOCK H/5614 AND LOT 8, BLOCK I/5614,
EL PARADO ADDITION
34,196 SQ. FT. / 0.785 ACRES
JOHN HOWELL SURVEY, ABSTRACT NO. 0580
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S234-091
ENGINEERING PLAN NO.: _____

OWNER:
JARED S. JONES,
TRUSTEE AND
BLUELINE LIVING TRUST
6593 Compton Ct.,
Frisco, Texas 75034
972-489-3844



PLANNING & SURVEYING
Main Office
1413 E. I-30, Ste. 7
Garland, Tx. 75043
P 214.349.9485
F 214.349.2216
M 214.349.2216
www.cbgtllc.com