

- LEGEND:**
- "B.L." INDICATES BUILDING LINE
 - "U.E." INDICATES UTILITY EASEMENT
 - "D.C.M.R." INDICATED DALLAS COUNTY MAP RECORDS
 - "D.C.C.F." INDICATES DALLAS COUNTY CLERKS' FILE
 - "D.C.D.R." INDICATES DALLAS COUNTY DEED RECORDS
 - "R.O.W." INDICATES RIGHT OF WAY
 - "ESMT." INDICATES EASEMENT
 - "C.M." INDICATES CONTROLLING MONUMENT
 - "INST. NO." INDICATES INSTRUMENT NUMBER
 - "VOL." INDICATES VOLUME
 - "PG." INDICATES PAGE
 - "INST. NO." INDICATES INSTRUMENT NUMBER
 - "I.R." INDICATES IRON ROD
 - "POINT OF BEGINNING" INDICATES POINT OF BEGINNING

PLAT NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 8 RESIDENTIAL LOTS.
- 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.
- EXISTING HOME STRUCTURE TO BE DEMOLISHED COMPLETELY.

SHARED ACCESS EASEMENT STATEMENT

THIS PLAT IS APPROVED BY THE CHIEF ENGINEER OF DEVELOPMENT SERVICES OF THE CITY OF DALLAS AND ACCEPTED BY THE OWNER, SUBJECT TO THE FOLLOWING CONDITIONS, WHICH SHALL BE BINDING UPON THE OWNER, HIS HEIRS, GRANTEES AND ASSIGNS:

THE SHARED ACCESS AREA AS DESIGNATED WITHIN THE LIMITS OF THIS ADDITION WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION AND/OR THE INDIVIDUAL LOT OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE SHARED ACCESS AREA. THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE SHARED ACCESS AREA OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE USE OR CONDITION OF THE SHARED ACCESS AREA. IN THE EVENT THAT THE CITY OF DALLAS OR DALLAS WATER UTILITIES DOES ELECT TO REPAIR PAVING IN THE SHARED ACCESS AREA AFTER WORK ON WATER OR WASTEWATER LINES OR FOR ANY OTHER REASON, THE PAVEMENT REPAIR WILL BE TO MINIMUM STANDARDS SET FORTH IN THE CITY OF DALLAS PAVEMENT CUT AND REPAIR STANDARDS MANUAL OR ITS SUCCESSOR, AND ANY SPECIAL PAVERS OR OTHER SURFACE TREATMENTS MUST BE REPAIRED OR REPLACED BY THE HOMEOWNERS ASSOCIATION AT ITS OPTION.

N. SAMUELL ESKANER, P.E., O.P.M., LEED AP BD+C
CHIEF ENGINEER OF DEVELOPMENT SERVICES

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS CEDAR ROCK DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE OWNER OF 0.3443 ACRES OR 15,000 SQUARE FEET TRACT OF LAND SITUATED IN THE J. GRIGSBY SURVEY, ABSTRACT NUMBER (NO.) 495, CITY BLOCK 801, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF LOTS 7 AND 8, BLOCK 801, MRS. S.E. SKINNER'S SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME (VOL.) 1, PAGE (PG.) 47, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS (M.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, (4202) NORTH AMERICAN DATUM 83 (NAD83) US FOOT) WITH A COMBINED SCALE FACTOR OF 1:000136506:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID LOT 7, AND OF THE HEREIN DESCRIBED TRACT, THE NORTH CORNER OF LOT 8 OF SAID MRS. S.E. SKINNER'S ADDITION, SAID POINT LYING ON THE SOUTHEAST RIGHT-OF-WAY (ROW) LINE OF EAST SIDE AVENUE (CALLED 80' ROW);

THENCE NORTH 44 DEG. 35 MIN. 52 SEC. EAST, WITH THE COMMON LINE OF SAID LOT 7, LOT 8, AND SAID EAST SIDE AVENUE, A DISTANCE OF 100.00 FEET TO A POINT FOR THE NORTH CORNER OF SAID LOT 8 AND OF THE HEREIN DESCRIBED TRACT, THE WEST CORNER OF LOT 9 OF SAID MRS. S.E. SKINNER'S ADDITION, FROM WHICH A 1/2-INCH IRON ROD FOUND, BEARS SOUTH 12 DEG. 37 MIN. WEST, A DISTANCE OF 0.6 FEET;

THENCE SOUTH 45 DEG. 24 MIN. 08 SEC. EAST, DEPARTING THE SOUTHEAST ROW LINE OF SAID EAST SIDE AVENUE, WITH THE COMMON LINE OF SAID LOT 8 AND SAID LOT 9, A DISTANCE OF 150.00 FEET TO A CAPPED 1/2-INCH IRON ROD WINDROSE-SET (CRS) FOR THE EAST CORNER OF SAID LOT 8 AND OF THE HEREIN DESCRIBED TRACT, THE SOUTH CORNER OF SAID LOT 9, SAID POINT BEING THE COMMON CORNER OF LOTS 12 AND 13, BLOCK 801, SKINNER'S SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOL. 2, PG. 26, M.R.D.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND, BEARS NORTH 44 DEG. 35 MIN. 52 SEC. EAST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 44 DEG. 35 MIN. 52 SEC. WEST, WITH THE COMMON LINE OF SAID LOTS, 7, 8, 13 AND THE NORTHWEST LINE OF LOT 14 OF SAID SKINNER'S SUBDIVISION, A DISTANCE OF 100.00 FEET TO A CRS FOR THE SOUTH CORNER OF SAID LOT 7 AND OF THE HEREIN DESCRIBED TRACT, THE WEST CORNER OF SAID LOT 14, AND THE EAST CORNER OF SAID LOT 6;

THENCE NORTH 45 DEG. 24 MIN. 08 SEC. WEST, WITH THE COMMON LINE OF SAID LOT 6 AND SAID LOT 7, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 0.344 ACRES OR 15,000 SQUARE FEET OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT CEDAR ROCK DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS EAST SIDE VILLAGE 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 HEREON. 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 AND PARTIES WHO 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 THE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, 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 OR WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED TO 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 REGULATIONS OF THE CITY OF DALLAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 2026.

By: _____
AUTHORIZED REPRESENTATIVE

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 _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2026.

X: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, MATTHEW CARPENTER, 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 SURVEY, FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND PROFESSIONAL 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 _____, 2026.

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

X: _____
MATTHEW CARPENTER
TEXAS REGISTRATION NO. 6942

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATTHEW CARPENTER, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2026.

X: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

PLACE COUNTY
RECORDING LABEL HERE

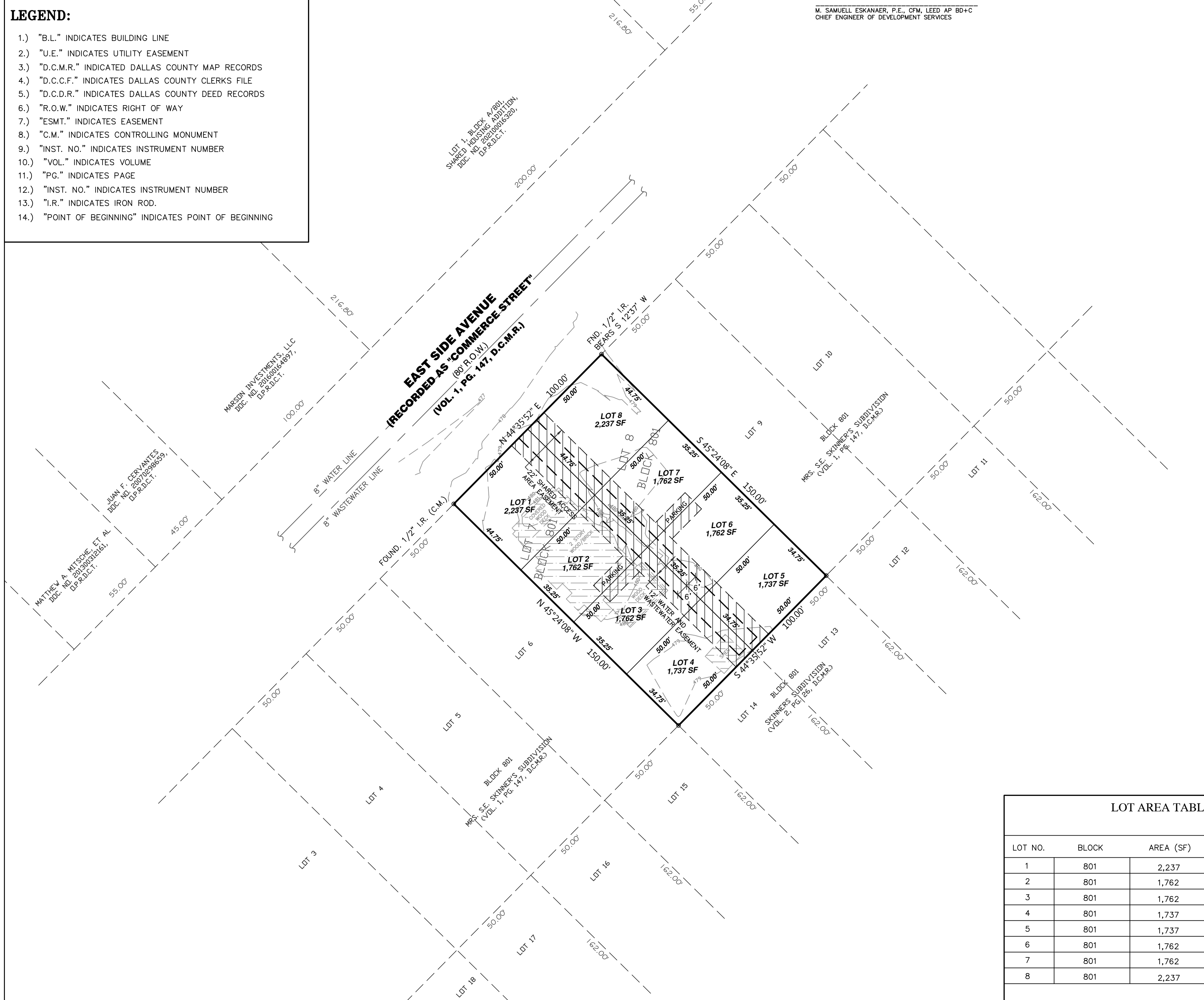
CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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



LOT AREA TABLE			
LOT NO.	BLOCK	AREA (SF)	AREA (AC)
1	801	2,237	0.051
2	801	1,762	0.040
3	801	1,762	0.040
4	801	1,737	0.039
5	801	1,737	0.039
6	801	1,762	0.040
7	801	1,762	0.040
8	801	2,237	0.051

EAST SIDE VILLAGE ADDITION

SHARED ACCESS DEVELOPMENT

A SUBDIVISION OF 0.3443 ACRES (15,000 SQUARE FEET) OF LAND, BEING A REPLAT OF LOTS 7 AND 8, BLOCK 801, OF MRS. S.E. SKINNER'S SUBDIVISION, SITUATED IN THE J. GRIGSBY SURVEY ABSTRACT NO. 495, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 147, D.C.M.R.

CITY PLAN FILE NO PLAT-26-000145
REASON FOR REPLAT: TO CREATE 8 LOTS

LOTS: 2 BLOCK: 1

MAY, 2026

OWNERS
CEDAR ROCK DEVELOPMENT LLC,
A TEXAS LIMITED LIABILITY COMPANY
ADDRESS: 17451 ENERGY LN,
DALLAS, TX 75252
PHONE: 224-521-3005
EMAIL: JONATHANARONIN@GMAIL.COM

ENGINEERS & DEVELOPMENT CONSULTANTS
T.B.P.E. FIRM # 19146
INQUIRY@CEENGINEERS.COM
www.CEENGINEERS.com
(O): 832-491-1458
CE ENGINEERS & DEVELOPMENT CONSULTANTS, INC.
(CEEDC PROJ 26-1020)