

VICINITY MAP
NOT TO SCALE

BROOKE FOREST DRIVE
(53' WIDE RIGHT-OF-WAY)
VOLUME 2005100, PAGE 83
P.R.D.C.T.

ABIGAIL LANE
(53' WIDE RIGHT-OF-WAY)
VOLUME 2005100, PAGE 83
P.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Erick Uriel Martinez Arriaga, the owner of a tract of land situated in the Robert Kleberg Survey, Abstract Number 716, Dallas County, Texas, same being a called 8.18 acre tract of land conveyed to Wanda Lee Renegar by deed recorded in Volume 2002214, Page 5231, of the Deed Records of Dallas County Texas (D.R.D.C.T.), being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod being the northeast corner of a tract of land described to John G. Chaffin and wife, Roberto L. Chaffin in Warranty Deed with Vendor's Lien recorded in Volume 81178, Page 2655 (D. R. D. C. T.), also being on the southwest right of way line of Skyfrost Drive (60 foot wide right away);

THENCE, along the southwest right of way line of said Skyfrost Drive South 45 degrees 50 minutes 34 seconds East (Deed=S 45°55'03" E - 40.83'), a distance of 40.54 feet to a found 1/2-inch iron at the northwest corner of a tract of land described to Luis E. Gonzalez Galindo in Warranty Deed with Vendor's Lien recorded in Instrument Number 20170008805 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.);

THENCE, along the northwest line of said Galindo Tract South 44 degrees 26 minutes 50 seconds West (Deed=S 44°27'09" W - 564.30), a distance of 565.75 feet to a found 1/2-inch iron rod with yellow plastic cap stamped "TRUSTAR" at the southwest corner of aforesaid Galindo tract;

THENCE, along the southwest line of said Galindo tract South 45 degrees 49 minutes 24 seconds East (Deed=S 45°45'21" E - 110.90'), a distance of 111.25 feet to a found 1/2-inch iron at the southeast corner of aforesaid Galindo tract same being a point on the northwest line of a tract of land described to H. Duane Ragdsdale and wife, Linda Ragdsdale recorded in Volume 79262, Page 1270, D.R.D.C.T.;

THENCE, along the northwest line of said Ragdsdale tract South 44 degrees 23 minutes 07 seconds West (Deed=S 44°22'18" W - 980.54'), a distance of 980.57 feet to a point on the north east line of Arbor Ridge, an addition to the City of Dallas recorded in Volume 2005100, Page 83 of the Plat Records of Dallas County, Texas, from which a found 3/8-inch iron rod bears North 69 degrees 58 minutes 44 seconds East, a distance of 1.62 feet;

THENCE, along the northwest line of said Arbor Addition, North 45 degrees 39 minutes 04 seconds West (Deed=N 45°36'42" W - 281.80'), a distance of 285.23 feet to a found 1/2 inch iron rod with yellow plastic cap stamped "TRUSTAR" at the southwest corner of a tract of land described to Jose Luis Gomez and wife, Delia Z. Gomez from which a found 2-inch pipe bears North 45 degrees 39 minutes 04 seconds West, a distance of 281.80 feet for the southwest corner of aforesaid Gomez tract;

THENCE, along the southeast line of said Gomez tract North 44 degrees 31 minutes 52 seconds East (Deed=N 44°24'05" E - 1397.96), a distance of 1399.42 feet to a found 1/2 inch iron rod with yellow plastic cap stamped "TRUSTAR" for the southwest corner of said Chaffin tract;

THENCE, along the southwest line of said Chaffin tract South 45 degrees 50 minutes 34 seconds East (Deed=S 45°45'20" E - 110.00), a distance of 110.43 feet to a found 1/2 inch iron rod set with yellow plastic cap stamped "TRUSTAR" for the southeast corner of said Chaffin tract;

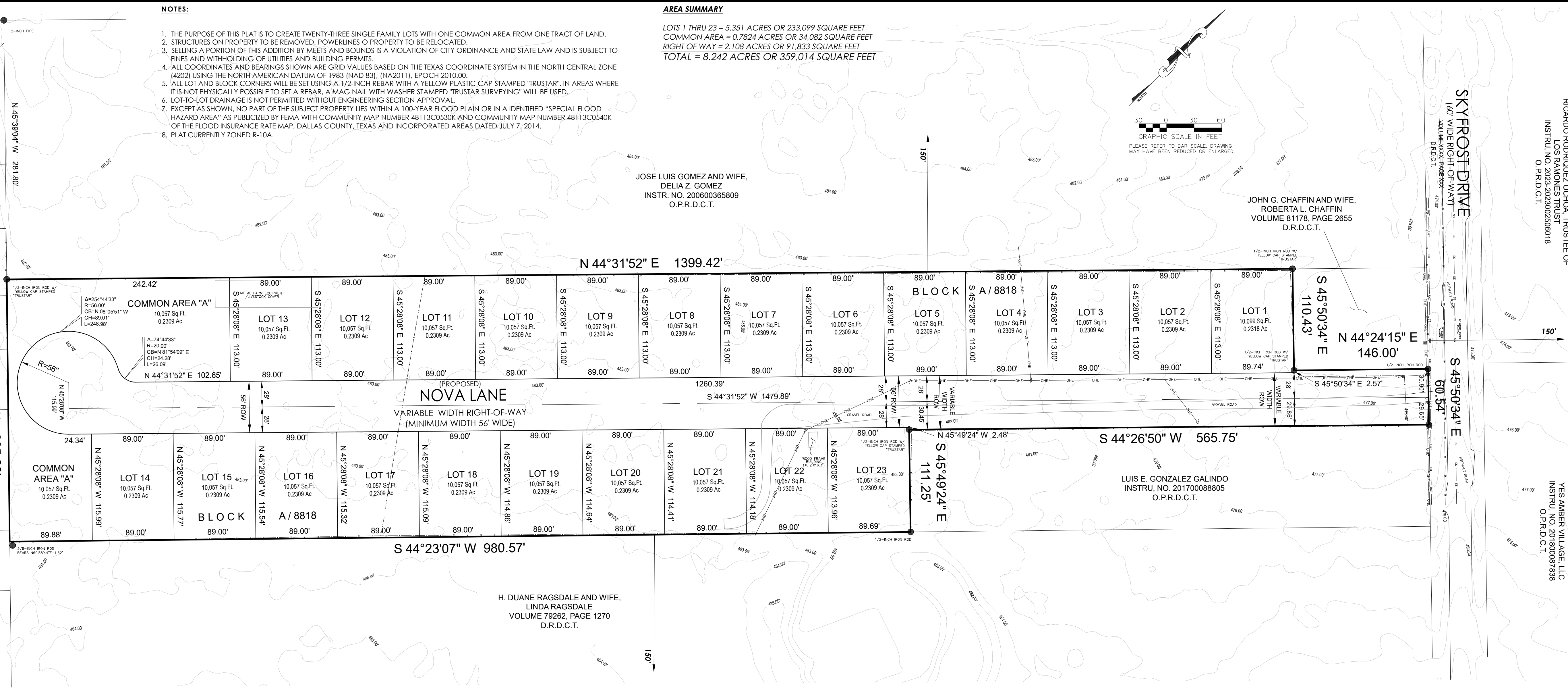
THENCE, along the southeast line of said Chaffin tract North 44 degrees 24 minutes 15 seconds East (Deed=N 44°25'37" E - 146.00'), a distance of 146.00 feet to the POINT OF BEGINNING and CONTAINING 8.242 Acres or 359,014 Square Feet of land, more or less.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWENTY-THREE SINGLE FAMILY LOTS WITH ONE COMMON AREA FROM ONE TRACT OF LAND.
2. STRUCTURES ON PROPERTY TO BE REMOVED. POWERLINES OR PROPERTY TO BE RELOCATED.
3. SELLING A PORTION OF THIS ADDITION BY MEETS AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. ALL COORDINATES AND BEARINGS SHOWN ARE GRID VALUES BASED ON THE TEXAS COORDINATE SYSTEM IN THE NORTH CENTRAL ZONE (4202) USING THE NORTH AMERICAN DATUM OF 1983 (NAD 83), (NAD2011), EPOCH 2010.00.
5. ALL LOT AND BLOCK CORNERS WILL BE SET USING A 1/2-INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "TRUSTAR". IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET A REBAR, A MAG NAIL WITH WASHER STAMPED "TRUSTAR SURVEYING" WILL BE USED.
6. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
7. EXCEPT AS SHOWN, NO PART OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN OR IN A IDENTIFIED "SPECIAL FLOOD HAZARD AREA" AS PUBLICIZED BY FEMA WITH COMMUNITY MAP NUMBER 48113C0530K AND COMMUNITY MAP NUMBER 48113C0540K OF THE FLOOD INSURANCE RATE MAP, DALLAS COUNTY, TEXAS AND INCORPORATED AREAS DATED JULY 7, 2014.
8. PLAT CURRENTLY ZONED R-10A.

AREA SUMMARY

LOTS 1 THRU 23 = 5.351 ACRES OR 233,099 SQUARE FEET
COMMON AREA = 0.7824 ACRES OR 34,082 SQUARE FEET
RIGHT OF WAY = 2.108 ACRES OR 91,833 SQUARE FEET
TOTAL = 8.242 ACRES OR 359,014 SQUARE FEET



SURVEYOR'S CERTIFICATE

I, Marcos A Madrid, 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.

Dated this _____ day of _____, 2025

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

Marcos A. Madrid
Registered Professional Land Surveyor
Texas Registration No. 6740
Firm Registration No. 10194913
Trustar Surveying

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 Marcos A. Madrid 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 and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025

Notary Public in and for the State of Texas

Signature: _____

My commission expires: _____

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That ERICK URIEL MARTINEZ ARRIAGA, Owner, do hereby bind myself and my heirs, assignees and successors of title this plat designating the hereinabove described property as **STANFORD ESTATES**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, and fee simple, to the public use wherever any streets, alleys and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to public 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 line easements is the responsibility of the property owner. No buildings, fences, shrubs, for other improvements or growth 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 saying, All, and any public utilities shall have the right to remove and keep removed all 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 and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or remove 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 and service required or ordinarily performed by that utility.)

Water main and wastewater easement shall also include additional area of work 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 pavement line, and description of such additional easements therein granted shall be determined by location as installed.

This plat is approved subject to all planning ordinances, rules, regulations, of the City of Dallas, Texas. Sidewalks shall be constructed by the home builder as required by City Council Resolution #68-1038 and accordance with the requirements of the Director of Public Works and Transportation

By: _____ Date: _____

KACEY SIMMONS, INSPIRING YOU TO GREATNESS

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 KACEY SIMMONS 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 and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025
Notary Public in and for the State of Texas

Signature: _____

My commission expires: _____

IMPROVEMENT LEGEND

NOTE: IMPROVEMENT LEGEND TO BE REMOVED AFTER CITY APPROVAL

- SANITARY SEWER MANHOLE
- POWER POLE
- WATER METER
- TELEPHONE PEDESTAL
- AIR CONDITIONER
- WOOD FENCE
- WIRE FENCE
- OVERHEAD LINE

LEGEND

- SET 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TRUSTAR"
- FOUND MONUMENT "SHOWN AS NOTED"
- CENTER LINE
- EASEMENT LINE
- D.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS
- P.R.D.C.T. PLAT RECORDS DALLAS COUNTY TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
- ROW RIGHT OF WAY
- SQ. FT. SQUARE FEET

OWNER:

ERICK URIEL MARTINEZ ARRIAGA
521 DEBRA
MESQUITE, TEXAS 75149

DEVELOPER:

BRIAN SIMPSON
STANFORD LUXURY HOMES
231 FM 544
PLANO, TEXAS 75094
PHONE: 469-556-4435

SURVEYOR:



4509 Rowlett Road | Rowlett, Texas 75088 | Ph: 214-607-0052
T.B.P.E.L.S. Firm Registration No. 10194913

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Ruben, 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

DATE OF PREPARATION: AUGUST 21, 2025

PRELIMINARY PLAT

STANFORD ESTATES
LOTS 1 THRU 24, BLOCK A/8818

BEING
8.242 ACRE or 359,014 SQUARE FEET
IN THE
ROBERT KLEBERG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CP PLAT NO. 25-000084
S245-231

JOB NO. 25-1031