

VICINITY MAP  
NOT TO SCALE

**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Ronica Babers is the owner of a 2.00 acre tract of land situated in the William Latham Survey, Abstract Number 838, Dallas County, Texas, same being a portion of City Block 8830, Dallas County, Texas, same being that tract of land conveyed to Ronica Babers, a married woman by Warranty Deed with Vendor's Lien recorded in Instrument Number 202100376895, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with a yellow cap stamped "Rhodes" for corner, said corner being the Northwest corner of Lot 2, Block 9/8830, Dabron Brooks Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 202400027661, Official Public Records, Dallas County, Texas, same lying along the Northeast Right-of-Way line of Garden Grove Drive (a 60 foot Right-of-Way) dedicated by Volume 2130, Page 549, Deed Records, Dallas County, Texas;

THENCE North 22 degrees 07 minutes 01 second West, along the Northeast Right-of-Way line of said Garden Grove Drive, a distance of 119.00 feet to a 1/2 inch iron rod found with a yellow cap stamped "Rhodes" for corner, said corner being the Northeast corner of a tract of land conveyed to Fanny Soto Fernandez by deed recorded in Instrument Number 202300148430, Official Public Records, Dallas County, Texas, same lying along the Northeast Right-of-Way of said Garden Grove Drive, same being the POINT OF BEGINNING of the herein described tract;

THENCE North 22 degrees 07 minutes 01 second West, along the Northeast Right-of-Way line of said Garden Grove Drive, a distance of 112.70 feet to a 1/2 inch iron rod found with a yellow cap stamped "Rhodes" for corner, said corner lying along the Northeast Right-of-Way line of said Garden Grove Drive, same being the Southwest corner of a tract of land conveyed to Jose S. Urbina and Paula E. Urbina, husband and wife by deed recorded in Instrument Number 202100238079, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 10 minutes 48 seconds East, along the South line of said Urbina tract, a distance of 851.31 feet to a 1/2 inch iron rod found with a yellow cap stamped "Rhodes" for corner, said corner being the Southeast corner of said Urbina tract, same lying along the West line of Lot 1, Block B/8831, Bonton Farms Extension, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 202200229424, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 13 minutes 37 seconds East, along the West line of said Lot 1, a distance of 105.01 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner lying along the West line of said Lot 1, same being the Northeast corner of said Fernandez tract, from which a 1/2 inch iron rod with a yellow cap stamped "Rhodes" bears North 27 degrees 40 minutes 27 seconds East, a distance of 0.33 feet for witness;

THENCE South 89 degrees 10 minutes 48 seconds West, along the North line of said Fernandez tract, a distance of 809.29 feet to the POINT OF BEGINNING and containing 87,185.31 square feet or 2.00 acres of land.

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That Ronica Babers does hereby adopt this plat, designating the herein described property as **BABERS 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: \_\_\_\_\_  
Ronica Babers (Owner)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Ronica Babers 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 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.

**RELEASED FOR REVIEW 10/25/2024 PRELIMINARY, 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

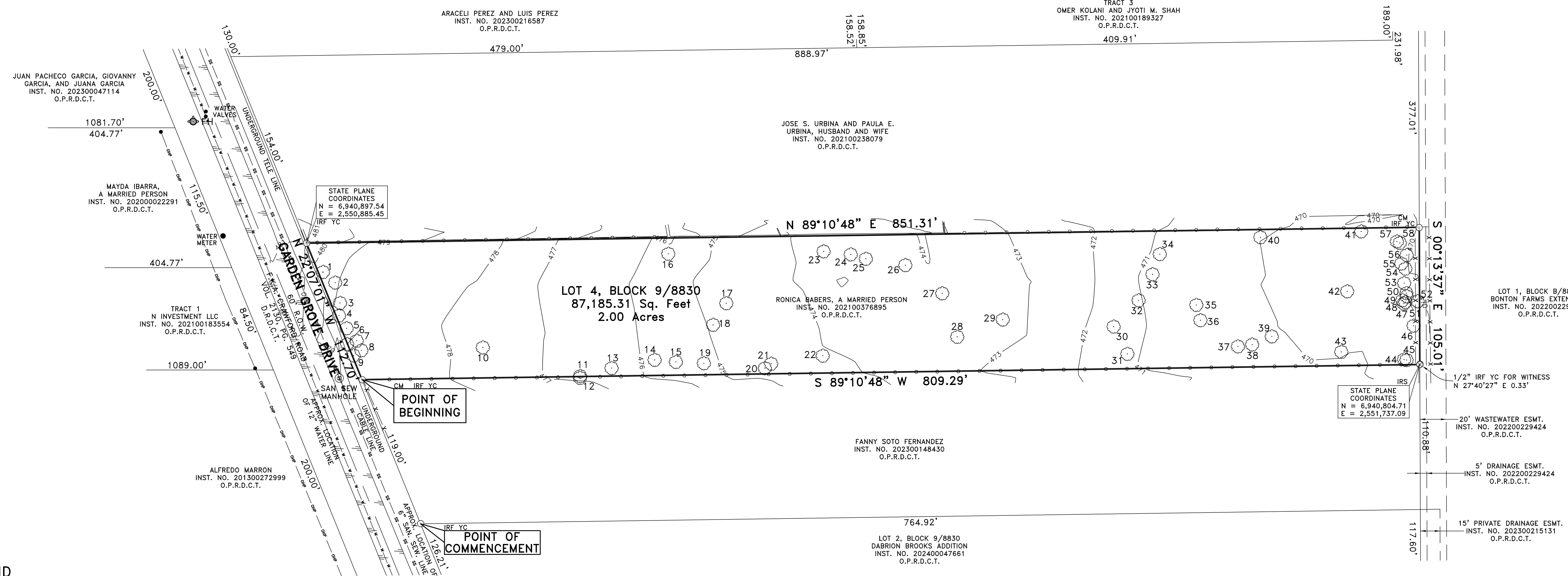
#	Description
1	16" OAK
2	18" OAK
3	12" OAK
4	8" OAK
5	10" OAK
6	8" ELM
7	8" ELM
8	12" OAK
9	10" CEDAR
10	2-12" OAK
11	12" ELM
12	6" CEDAR
13	8" ELM
14	8" ELM
15	8" ELM
16	10" ELM
17	12" HICKORY
18	10" HICKORY
19	18" CEDAR
20	8" ELM
21	6" CEDAR
22	2-8" ELM
23	10" HICKORY
24	2-8" ELM
25	10" HICKORY
26	10" COTTONWOOD
27	10" COTTONWOOD
28	8" COTTONWOOD
29	12" CEDAR
30	14" HICKORY
31	8" ELM
32	6" CEDAR
33	10" ELM
34	10" CEDAR
35	12" CEDAR
36	8" ELM
37	2-6" ELM
38	10" CEDAR
39	10" ELM
40	14" ELM
41	14" ELM
42	4-10" ELM
43	10" HICKORY
44	8" ELM
45	6" ELM
46	6" ELM
47	6" ELM
48	6" ELM
49	6" ELM
50	6" ELM
51	8" ELM
52	8" ELM
53	12" ELM
54	6" ELM
55	8" ELM
56	8" ELM
57	8" ELM
58	6" ELM

**LEGEND**

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
VOL. = VOLUME  
PG. = PAGE  
INST. NO. = INSTRUMENT NUMBER  
ESMT. = EASEMENT  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
APPROX. = APPROXIMATE  
IRS = 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CBG SURVEYING"  
IRF YC = 1/2 INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "RHODES"

**GENERAL NOTES**

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, AND 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A TRACT OF LAND FOR DEVELOPMENT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT 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, 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**  
**BABERS ADDITION**  
LOT 1, BLOCK 9/8830  
87,185.31 SQ. FT / 2.00 ACRES  
WILLIAM LATHAM SURVEY, ABSTRACT NO. 838  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S245-025  
CITY ENGINEERING NO. DP\_\_\_\_

OWNER: RONICA BABERS  
9801 ROYAL LANE, UNIT 801  
DALLAS, TEXAS 75231  
PHONE: 214-238-0276  
EMAIL: TUDA\_RLW@YAHOO.COM

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