AREA ACCESS EASEMENT BY THIS PLAT MICHELA R. HERNANDEZ AND JOSE GABRIEL H. GONZALE INST. 201800324733 O.P.R.D.C.T. LOT 1D 266 ST. AUGUSTINE RD. HERMILO SUAREZ AND NALLELY ACUNA INST. 201000015288 O.P.R.D.C.T. 181.19 LOT 1C -CONC. SIDEWALI 270 ST. AUGUSTINE RD. SERGIO RAMIREZ INST. 201100038520 O.P.R.D.C.T. LOT 1, BLOCK A/7880 180.80 EX. 50' WATER EASE4MENT LOT 1B 31.54 AC 274 ST. AUGUSTINE RD. 9633 SEAGOVILLE RD. PRISHNA JIMENEZ ARA MANAGEMENT LLC. INST. 2007006867 INST. 201600171736 0.P.R.D.C.T. 180.42 GRAY SPRUCE 0.P.R.D.C.T. LOT 1A BLOCK 7880 278 ST. AUGUSTINE RD. INST. NO., 202100073428 JUAN AND MARTHA HERNANDEZ 58.42' SW PT. LOT 2 INST. 20070040120 O.P.R.D.C.T. SEAGOVILLE RD CONC. SIDEWALK ALEJANDRO ANAYADIAZ O' WATER EASEMEN 201900138792 O.P.R.D.C.T. R.D.C. ADDITION NO. 2 CONC. SIDEWALK INST. 200201906533 EX. 56' STREET EASEMENT M.R.D.C.T. BLOCK 7880 EX. 8' SIDEWALK & UTILITY EX. D.P. & L. EASEMEN' VOL. 5877, PG. 155 9615 SEAGOVILLE RD INTELL LILY INVESTMENT L INST. 201500183053 O.P.R.D.C.T. D.R.D.C.T. 129.13' 123.00′_ POB GATE 12" CI W, 4110-1645, Sh. 28 & 29 12 WD 12"WD 12"WD 12"WD OLD SEAGOVILLE ROAD S 89° 20' 44" W 978.94' -PLAT COORD OLD SEAGOVILLE ROAD (60' R.O.W.) FOREST LAKE ACRES ADDITION 10" PVC WW, 411Q-1645, Sh. 103 8" PVC WW, 411Q-1645, Sh. 103 VOL. 3, PG. 453, M.R.D.C.T. BM 59-X-1 66.00' 78.75 78.75' LOT 17 LOT 16 LOT 15 (167.3' LOT 15 & 호 E 61.05' LOT 14 LOT 17 LT 14 & <u></u>†|W 17.7 'LOT 16|[↑] | LT 16 ___<u>30'_B.L.</u>___ W 11.45' LT 15 LOT 19 _ <u>30' B.L.</u> _ _ _ _ _ LOT 20 9906 LOT 17 BLOCK A/788 9706 9834 9840 SE¦AGOVILLE RD.|SEAGOVILLE RD LOT 15 9612 EVELYN LAVELLE SEAGOVILLE RD. SEAGOVILLE RD. SEAGOVILLE RD. 9828 300 S. ST. LOT 14 9618 ∖ *HEIGHTS ADDITI*0N SEAGOVILLE RD. | SEAGOVILLE RD. | SEAGOVILLE RD î⊊¦RUBI VIELMA CARRANZA SOFIE INVESTMENTS VOL. 30, PG. 139 , \□ ਵ ANTONIO RAZ | NST. 201800090725 | DAVIDE HEATH EARLINE STURNS SEAGOVILLE RD SEAGOVILLE RD. RAUL VAZQUEZ KATELIN THUY TIEN HO NATHANIEL ISAAC PUENTE VOL. 85167, | INST. ----| VOL. 90199, | ₂₀₁₉00340376 | CASTILLO M.R.D.C.T. ☐ | **>** ☐ 200600153289 NST. 200600445135 HERRERA RAMON MORENO VOL. 85188, INST. 202100375899 HERACLIO HELLMAN PG. 2745 | O.P.R.D.C.T. INST. 202100120471 INST. 202000329933 EVELYN LAVELLE 0.P.R.D.C.T. ERICH NEMETH PG. 3441 O.P.R.D.C.T. VOL. 96142, PG. 5474 0.P.R.D.C.T. INST. 201900118751 SEAGOVILLE RD INST. 2015002441586130 PG. 3181 O.P.R.D.C.T. AGUILAR D.R.D.C.T. O.P.R.D.C.T. HEIGHTS ADDITION 0.P.R.D.C.T. D.R.D.C.T. 0.P.R.D.C.T. MANUEL LAURIANO O.P.R.D.C.T. BLOCK A/7883 VOL. 30, PG. 139 O.P.R.D.C.T. D.R.D.C.T. AND INES ! M.R.D.C.T. O.P.R.D.C.T. | BLOCK B/7881 | HERITAGE SQUARE HERITAGE SQUARE PHASE TREE PHASE TREE BLØCK C/7881 O.P.R.D.C.T. VOL. \$4087, PG. 4227 M.R.D.C.T. VOL. 84087, PG. 4227 M.R.D.C.T.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DALLAS INDEPENDENT SCHOOL DISTRICT, acting by and through its duly authorized _____, does hereby adopt this plat, designating the herein described property as **H. GRADY SPRUCE**, **LOT 1, BLOCK A/7880** 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.

day of,

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
By:
By: Name: Title:

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 ______ 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

My commission expires: ______

SURVEYOR'S STATEMENT

I, Getsy Suthan, 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, Section 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.

Getsy Suthan

Texas Registered Professional Land Surveyor No. 6449

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 _____ 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 _____ day of _____

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

My commission expires: _______

Notary Public in and for the State of Texas

OWNER

DALLAS INDEPENDENT SCHOOL DISTRICT 9400 N. CENTRAL EXPWY DALLAS, TX 75231

DAL-TECH ENGINEERING 17400 DALLAS PARKWAY, SUITE 110

SURVEYOR

DALLAS, TEXAS 75287 (972) 250-2727 **TBPELS FIRM NO. 101235-11** ENGINEERING, INC.

17400 DALLAS PKWY., SUITE 110

DALLAS, TEXAS 75248

TEL:(972)250-2727

TEXAS SURVEYING FIRM NO.

10123500

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 A.D. 20 and same was duly approved on the day of 20 by said Commission. Chairperson or Vice Chairperson City Plan Commssion Dallas, Texas

Secretary

BEING a tract of land situated in the Noah Henderson Survey, Abstract Number

583, Dallas County, Texas, and also being all of Lot 1, Block A/7880, of Forest Lake Acres, No. 2 an addition to the City of Dallas, Texas as recorded in Volume

3. Page 453 of the Map Records of Dallas County, Texas (M.R.D.C.T) and being

BEGINNING at a 1-1/4" Aluminum Monument "Lot 1 Block A 7880 F 101313 00"

found for corner (hereinafter referred to as 1-1/4" Aluminum Monument

(N=6,945,793.17, E=2,536,682.35 GRID); found at the North right of way line of

Old Seagoville Road (a variable width R.O.W.) and the south east corner of a tract

of land to Dallas Independent School District (DISD) recorded in Volume 5428,

THENCE South 89 degrees 20 minutes 44 seconds West, with the north right-of-way line of said Old Seagoville Road, a distance of 978.94 feet to a

1/2" set iron rod with red cap stamped Dal—Tech (hereinafter labeled 1/2" set

North 00 degrees 37 minutes 31 seconds West, departing said north

right-of-way line, a distance of 763.36 feet to a 1/2" set iron for corner;

South 86 degrees 02 minutes 38 seconds West, a distance of 189.32 feet to

North 00 degrees 37 minutes 31 seconds West, a distance of 75.00 feet to a

South 85 degrees 23 minutes 59 seconds West, a distance of 183.20 feet a

1/2" found iron rod with cap stamped "ARS Engineers"; said iron rod being in

THENCE North 01 degrees 03 minutes 26 seconds West, along the east line of said St. Augustine drive a distance of 409.82 feet to a 1/2" found iron rod with

cap stamped "Dal—Tech" for the South end of a corner clip; said corner being in

THENCE North 44 degrees 08 minutes 39 seconds East a distance of 21.14' to a 1/2" found iron rod with cap stamped "Dal-Tech" for the North end of said

corner clip; said corner being in the South line of Grady Lane (60 foot right of

THENCE North 89 degrees 20 minutes 44 seconds East along the south right of

way of said Grady Lane and the North line of said Lot 1 a distance of 1,326.39

THENCE South 01 degrees 12 minutes 12 seconds East, departing the South right

of way line of said Grady Lane and the North line of said Lot 1 a distance of

1,239.72 feet to the **POINT OF BEGINNING**, and containing 1,373,882.4 square feet,

the East right of way of St. Augustine Drive (a variable width R.O.W.);

THENCE over and across said Lot 1 the following courses and distances;

more particularly described as follows;

a 1/2" set iron for corner;

1/2" set iron for corner;

the East right of way of said St. Augustine Drive;

feet to a 1-1/4" Aluminum Monument for corner;

or 31.540 acres of land, more or less.

iron rod) for corner.;

Page 601 of the Deed Records of Dallas County, Texas

PRELIMINARY PLAT STATEMENT

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 PLAT H. GRAY SPRUCE LOT 1, BLOCK A/7880 31.54 ACRES

A REPLAT OF LOT 1, BLOCK A/7880 H. GRAY SPRUCE

NOAH HENDERSON SURVEY, ABSTRACT NO. 583 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S234-156