

Plotted by: ead Plot Date: 10/20/2023 10:30 AM

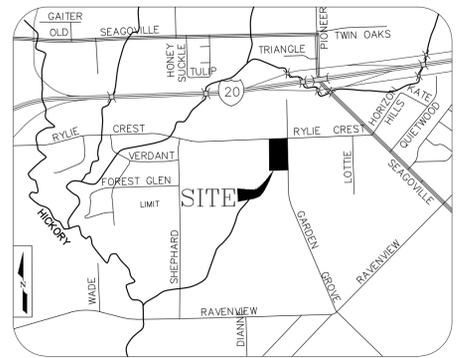
Drawing: G:\My Drive\Survey\23095-11835 Garden Grove Dr Dallas, Texas\23095-11835 Garden Grove Dr Dallas, Texas-Plot.dwg Saved By: ead Save Time: 10/19/2023 3:09 PM

LEGEND

(C.M.)	CONTROLLING MONUMENT
VOL./PG.	VOLUME/PAGE
O.P.R.D.C.T.	OFFICIAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
○ IRFYC	IRON ROD FOUND WITH YELLOW CAP STAMPED "CBG" AND "RSC RPLS"
● IRF	IRON PIPE FOUND (AS NOTED)
○ IRF	IRON ROD FOUND (AS NOTED)
— W —	WATER LINE
— SS —	SANITARY SEWER LINE
☐ TB	TELEPHONE BOX
○ U	UTILITY POLE
— OHP —	OVERHEAD POWER LINE
— X —	BARWIRE FENCE
⊙	SANITARY SEWER MANHOLE
⊙	WATER VALVE
⊙	FIRE HYDRANT
☐ MB	MAILBOX
⊙	GUY ANCHOR
⊙	ELECTRIC METER
⊙	WATER METER
⊙	A/C UNIT
—	CHAIN LINK FENCE

LOT 2, BLOCK A/8828
REID COUNTRY ESTATES
VOL. 96041 PG. 170
D.R.D.C.T.

869.73'(p)



VICINITY MAP (NOT TO SCALE)

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Luis Javier Garcia, do hereby adopt this plat, designating the herein described property as **GARCIA'S RANCH**, 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, 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 _____, 2023.

Luis Javier Garcia
Owner

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 Luis Javier Garcia 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 _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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 _____, 2023.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez 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 _____, 2023.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 249,552 square foot or 5.729 acre tract of land, situated in the William Latham Survey, Abstract Number 838, City and County of Dallas, Texas, being part of Block 8828, and being all of a tract of land, described in a General Warranty Deed with Vendor's Lien to Luis Javier Garcia, recorded in Instrument No. 20070069224, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with yellow cap "RSCI" found (Controlling Monument) at the intersection of the West right of way line of Garden Grove Drive, a 60 foot right-of-way, created in Volume 2111, Page 522, Deed Records of Dallas County, Texas (D.R.D.C.T.), with the South right of way line of Rylie Road, an 80 foot right-of-way, created in Volume 3705, Page 143, (D.R.D.C.T.);

THENCE South 00 degrees 31 minutes 05 seconds East, with said West right of way line of Garden Grove Drive, a distance of 612.62 feet to a fence post found for the Southeast corner of said Garcia tract, same being the Northeast corner of a tract of land, described in a Deed to Manuel Ray Flores, recorded in Instrument No. 202200182186 (O.P.R.D.C.T.);

THENCE South 88 degrees 15 minutes 10 seconds West, with the common line between said Garcia tract and Flores tract, at 100.00 feet passing the Northwest corner of said Flores tract, same being the Northeast corner of a tract of land described in a Deed to Manuel Ray Flores, recorded in Instrument No. 202200182186, (O.P.R.D.C.T.), continuing for a total distance of 410.02 feet to a 1/2 inch iron rod found (Controlling Monument) for the Southwest corner of said Garcia tract, same being the Northwest corner of last said Flores tract, and being in the East line of Lot 2, Block A/8828, Reid Country Estates, an Addition to the City of Dallas, recorded in Volume 96041, Page 1170 (D.R.D.C.T.);

THENCE North 00 degrees 12 minutes 27 seconds East, with the common line between said Garcia tract and said Lot 2, at 109.25 feet passing the Northeast corner of said Lot 2, same being the Southeast corner of a tract of land described in a Deed to Todd Stephen Hollenshead, recorded in Volume 98090, Page 4127 (D.R.D.C.T.), continuing for a total distance of 616.82 feet to a 1/2 inch iron rod found for the common North corner between said Garcia tract and said Hollenshead tract, same being in the South right of way line of said Rylie Crest Road;

THENCE North 88 degrees 49 minutes 11 seconds East, with the common line between the South right of way line of said Rylie Crest Road, and the North line of said Garcia tract, a distance of 402.14 feet to the **POINT OF BEGINNING**, containing 249,552 square feet or 5.729 acres of land more or less.

GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
- Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- The purpose of this plat is to create 3 Lots from a tract of land.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values. No scale and no projection.
- All structures to remain.

OWNER:
LUIS J. GARCIA
11835 GARDEN GROVE DRIVE
DALLAS, TX 75243

SURVEYOR
ARA
SURVEYING
3015 KARNGHAN LANE
MELISSA, TEXAS 75454
TEL.(972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
GARCIA'S RANCH
LOTS 1, 2, 3, BLOCK 8828

BEING 5.729 ACRES SITUATED IN THE
WILLIAM LATHAM SURVEY, ABSTRACT NO. 838
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: S234-008