

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Eduardo Salinas Martinez and Antonio Rodriguez Santellan, does hereby adapt this plat, designating the herein described property as **EASTER 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, 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 plotting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ___ day of _____, 2024.

Eduardo Salinas Martinez Antonio Rodriguez Santellan
Owner 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 Eduardo Salinas Martinez and Antonio Rodriguez Santellan, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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

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 _____, 2024.

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 _____, 2024.

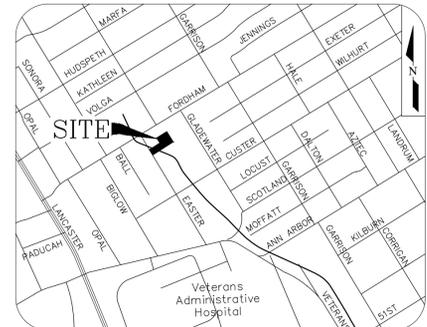
Notary Public in and for the State of Texas

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department 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 with the limits of this addition will be maintained by a homeowner's 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.

M. Samuel Eskander, P.E., CFM, LEED AP BD+C
Chief Engineer of Department of Services



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 33,959 square foot or 0.780 acre tract of land, situated in the Felix Sadler Survey, Abstract Number 1378, in the City of Dallas, County of Dallas, Texas, being all of Lot 2A, Worley Lot, a Revision of parts of Lots 1 and 2, Block 3/5018, Oak Cliff Gardens Addition, an Addition to the City of Dallas, Texas, recorded in Volume 31, Page 121, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a General Warranty Deed to Eduardo Salinas Martinez, recorded in Instrument #20240010331, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found (Controlling Monument) at the South corner of said Lot 2A, Block 3/5018, and the West corner of tract of land described as Lot 12A, Block 3/5018, of the McKee Subdivision of Lot 12, Block 3/5018, Oak Cliff Gardens Addition, an Addition to the City of Dallas, Texas, recorded in Volume 51, Page 35 (M.R.D.C.T.), and being in the Easterly right of way line of Easter Avenue, a 50 foot right-of-way;

THENCE North 30 degrees 54 minutes 20 seconds West, with common line between said Lot 2A, Block 3/5018 and the Easterly right of way line of said Easter Avenue, a distance of 75.00 feet to a 3 inch Aluminum Disk Set stamped "Easter Addition" set on a 1/2 inch iron rod (hereinafter referred to as 3" Monument set) for the most Southerly west corner of said Lot 2A, same being the South corner of a tract of land described as being part of Lot 1, Block 3/5018, of the Oak Cliff Gardens Addition, an Addition to the City of Dallas, Texas, recorded in Volume 6, Page 3, (M.R.D.C.T.), being all of the property described in a General Warranty Deed to Francisco Benitez and Blanca Benitez, recorded in Volume 91048, Page 3477, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE North 59 degrees 25 minutes 40 seconds East, with the common line between said Lot 2A, and said part of Lot 1, a distance of 150.66 feet to a 3" Monument set for an interior ell corner of said Lot 2A, and the East corner of said part of Lot 1;

THENCE North 31 degrees 09 minutes 20 seconds West, with the common line between said Lot 2A, and said part of Lot 1, a distance of 75.00 feet to their most Westerly common corner, same being the South corner of a tract of land described as Part of Lot 2, Block 3/5018, said Oak Cliff Gardens Addition, and being all of the property described in a Special Warranty Deed with Vendor's Lien to Evelyn L. Diggs, recorded in Volume 68161, Page 1921 (D.R.D.C.T.);

THENCE North 59 degrees 25 minutes 40 seconds East, with the common line between said Lot 2A, and the Easterly line of said Part of Lot 2, Block 3/5018, at 50.00 feet passing the South corner of a tract of land described in a General Warranty Deed with Vendor's Lien to Takada Inc, LP, recorded in Instrument #202200313661 (O.P.R.D.C.T.), of an additional 50.00 feet passing the South corner of a tract of land described in a Deed with Warranty to Patrice Ann Davis, recorded in Instrument #202200313661 (O.P.R.D.C.T.), continuing for a total distance of 150.66 feet to a 3/8 inch iron rod found (Controlling Monument) at the North corner of said Lot 2A, same being the East corner of said Patrice Ann Davis tract, and being in the Southwesterly line of Lot 3A, Block 3/5018, of Rice's Subdivision, an Addition to the City of Dallas, Texas, recorded in Volume 10, Page 348, (M.R.D.C.T.), being all of the property described in a Warranty Deed with Vendor's Lien to Cristobal B. Deleon and Maria Guadalupe Deleon, recorded in Volume 93022, Page 2371 (D.R.D.C.T.);

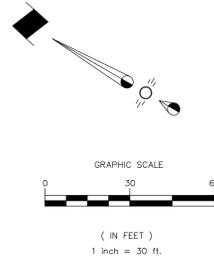
THENCE South 31 degrees 24 minutes 20 seconds East, with the common line between said Lot 2A, and said Lot 3A, a distance of 150.01 feet to the East corner of said Lot 2A, same being the North corner of said Lot 12A, and being the West corner of Lot 5, Block 3/5018, said Oak Cliff Gardens Addition;

THENCE South 59 degrees 25 minutes 40 seconds West, with the common line between said Lot 2A, and said Lot 12A, a distance of 302.30 feet to the POINT OF BEGINNING, containing 33,959 square feet or 0.780 acres of land more or less.

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



SURVEYOR
ARA SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL: (972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
ardríguez@arasurveying.com

PRELIMINARY PLAT
EASTER ADDITION
LOTS 2B, 2C AND 2D, BLOCK 3/5018
A SHARED ACCESS DEVELOPMENT

A REPLAT OF LOT 2A, BLOCK 3/5018 WORLEY LOT
A REVISION OF PARTS OF LOTS 1 AND 2
OF OAK CLIFF GARDENS ADDITION
0.780 ACRES SITUATED IN THE
FELIX SADLER SURVEY, ABSTRACT NO. 1378
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: S234-161

Plotted by: eoss Plot Date: 7/11/2024 2:44 PM

Drawing: G:\My Drive\Survey\24031-4118 Easter Ave Dallas, Eduardo Martinez-Final\05_CAD\010\24031-4118 Easter Ave Dallas-Final_V5.dwg Saved By: eoss Save Time: 7/11/2024 2:39 PM