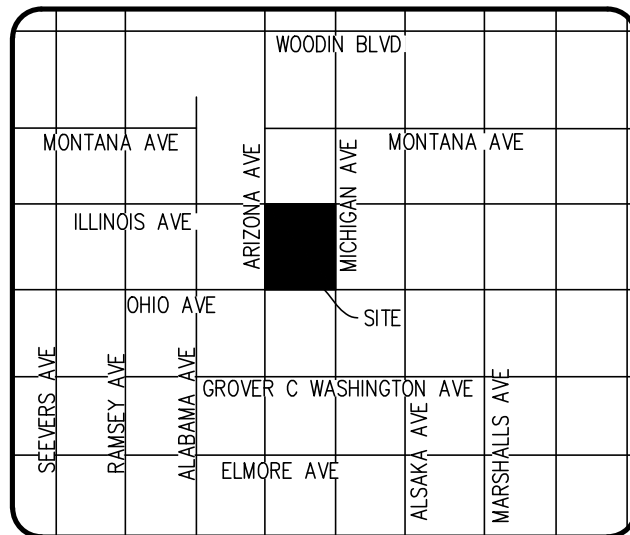
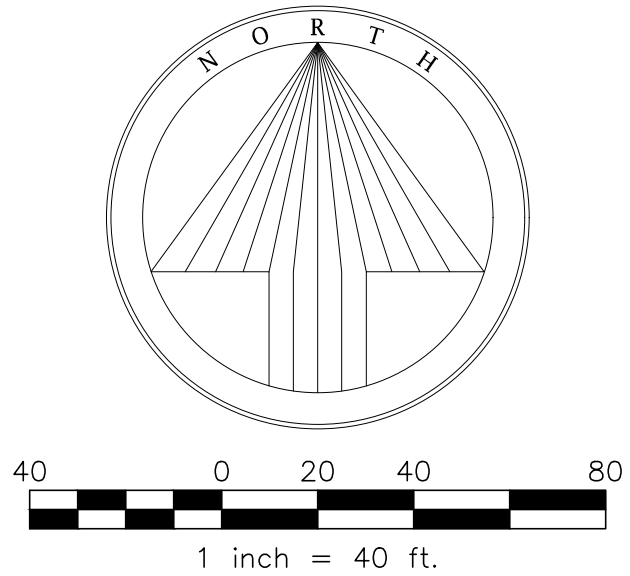


Drawing: C:\2025\0385\25-248\414 Illinois Ave\SUBCD\DWG\25-248 Preliminary Plat.dwg Saved By: Tstewart Save Time: 12/19/2025 9:27:39 AM  
Plotted by: Tstewart Plot Date: 12/19/2025 9:28 AM



LOCATION MAP  
NOT TO SCALE

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
DROCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPROCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

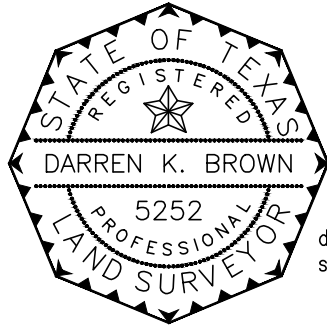
#### SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Dallas, Texas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PRELIMINARY, THIS Instrument  
SHALL NOT BE RECORDED  
FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252



darren.brown@spiarsengineering.com

STATE OF TEXAS §  
COUNTY OF COLLIN §

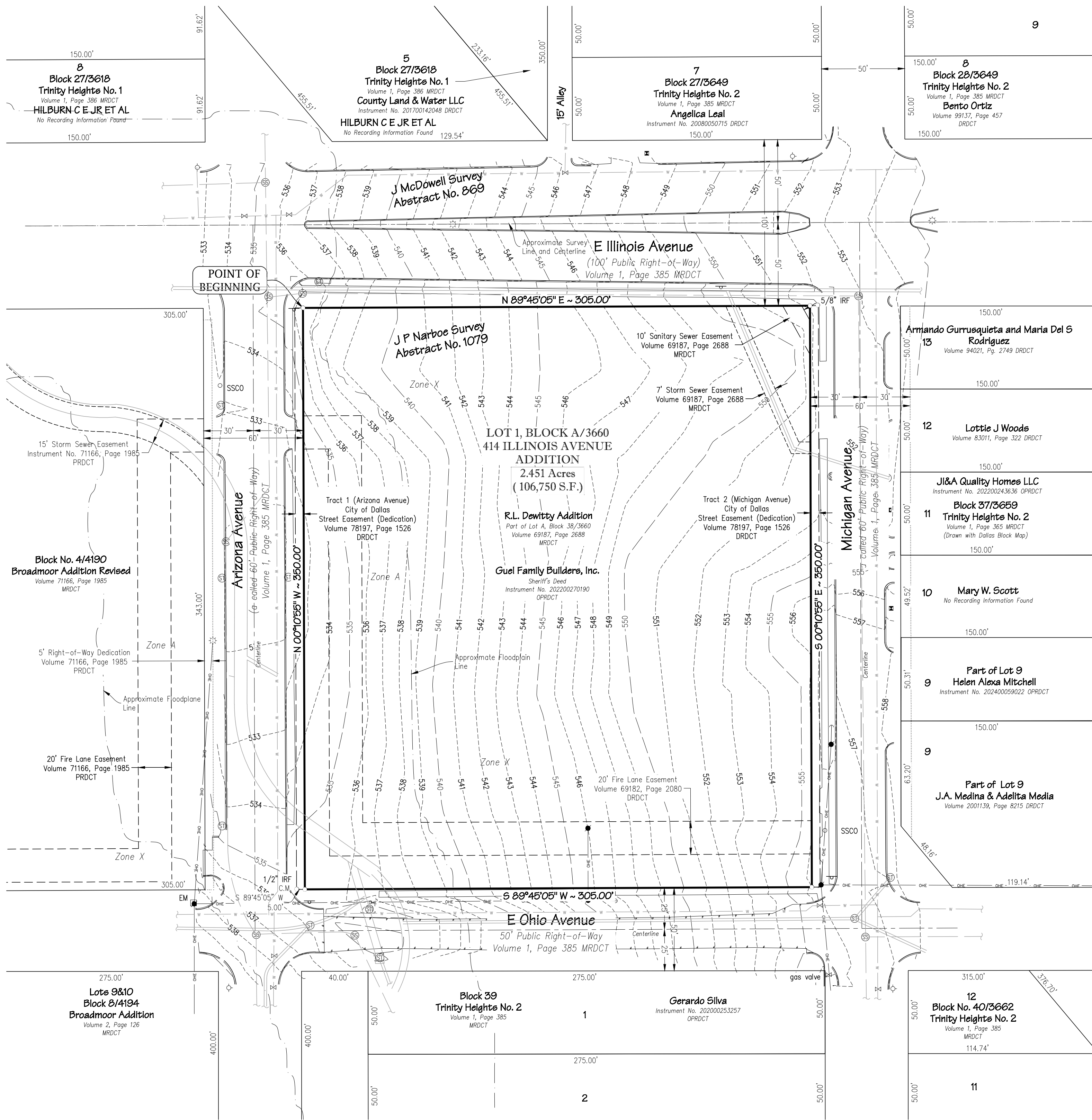
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public, State of Texas

#### NOTES

1. Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. Lot to lot drainage will not be allowed without engineering section approval.
4. The purpose of this plat is to replat the subject property out of a previously platted lot.



OWNER / APPLICANT  
Guel Family Builders, Inc.  
714 E Woodin Blvd.  
Dallas, Texas 75216  
Telephone (972) 878-9399  
Contact: Felipe Guel  
Jorge Lariz

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: Tyler Stewart  
Email: tyler.stewart@spiarsengineering.com

Scale: 1" = 40' December, 2025 SEI Job No. 25-248

#### OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS Guel Family Builders, Inc. is the owner of a 106,750 square foot (2.451 acre) tract of land situated in the J P Narboe Survey, Abstract No. 1079, Dallas County, Texas; said tract being part of Lot A, Block 38/3660, R.L. Dewitty Addition, an addition to the City of Dallas according to the plat recorded in Volume 69187, Page 2688, of the Plat Records of Dallas County, Texas, and being all of a tract conveyed to Guel Family Builders, Inc., by deed recorded in Instrument No. 202200270190, of the Official Public Records of Dallas County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSEN" set at the intersection of the south line of E. Illinois Avenue, a 100' right-of-way, and the east line of Arizona Avenue, a called 60' right-of-way and being the northeast corner of a Right-of-Way Dedication, described as "Tract 1", recorded in Volume 78197, Page 1526, of the Deed Records of Dallas County, Texas;

THENCE N 89°45'05" E, 305.00 feet, with said south line of E. Illinois Avenue, to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set, at the intersection of said south line of E. Illinois Avenue and the west line of Michigan Avenue, a called 60' right-of-way, and being the northwest corner of a Right-of-Way Dedication, described as "Tract 2", recorded in said Volume 78197, Page 1526;

THENCE S 00°10'55" E, 350.00 feet, with said west line of Michigan Avenue, and the west line of said Tract 2, to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set, at the southwest corner of said Tract 2, at the intersection of said west line of Michigan Avenue, and the north line of E. Ohio Avenue, a 50' right-of-way;

THENCE S 89°45'05" W, 305.00 feet, with said north line of E. Ohio Avenue, to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set, at the southeast corner of said Tract 1 and being at the intersection of said north line of E. Ohio Avenue and said east line of Arizona Avenue, from which a 1/2" iron rod found at the southwest corner of said Tract 1 bears N 88°45'05" W, 5.00 feet;

THENCE N 00°10'55" W, 350.00 feet, with said east line of Arizona Avenue, and the east line of said Tract 1, to the POINT OF BEGINNING with the subject tract containing 106,750 square feet or 2.451 acres of land.

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

That We, GUEL FAMILY BUILDERS, INC., do hereby adopt this plat designating the hereinabove described property as 414 ILLINOIS AVENUE ADDITION, an Addition to the City of Dallas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

Witness our hands at \_\_\_\_\_ County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

GUEL FAMILY BUILDERS, INC.

By: \_\_\_\_\_  
SIGNER'S NAME, TITLE

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public, State of Texas

PLACE COUNTY  
RECORDING LABEL HERE

#### CERTIFICATE OF APPROVAL

I, \_\_\_\_\_, Chairperson or  
I, \_\_\_\_\_, 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

## 414 ILLINOIS AVENUE ADDITION

### LOT 1, BLOCK A/3660

PART OF CITY BLOCK 38/3660  
BEING A REPLAT OF PART OF R.L. DEWITTY  
ADDITION AND THE  
GUEL FAMILY BUILDERS, INC. TRACT  
OFFICIAL NUMBERS OF THE CITY OF DALLAS  
AND BEING OUT OF THE  
J P NARBOE SURVEY, ABSTRACT NO. 1079  
DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. PLAT-25-000178  
ENGINEER NO. \_\_\_\_\_