

VICINITY MAP
NOT TO SCALE



SCALE: 1" = 40'

- 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
 - PFC = POINT FOR CORNER
 - IRS = 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CBG SURVEYING"
 - 1/2 IRF = 1/2 INCH IRON ROD FOUND
 - 5/8 IRF = 5/8 INCH IRON ROD FOUND
 - 1/2 IRF/C = 1/2 INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "HALFF & ASSOCIATES"
 - 1 IPF = 1 INCH IRON PIPE FOUND
 - 3/4 IPF = 3/4 INCH IRON PIPE FOUND
 - C.C. = CORNER CLIP
 - BL = BUILDING LINE
 - S.S.B.E. = SUBSURFACE SERVICE BOX ESMT.
 - P.T.E. = PADMOUNT TRANSFORMER ESMT.
 - S.L.C.&C.E. = STREET LIGHTING CABLE & CONDUIT ESMT.
 - D.E. = DRAINAGE ESMT.

- 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 65 RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS 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.



SHEET 1 OF 4
PRELIMINARY PLAT
RAVENVIEW ADDITION
 LOTS 1-20, 22-57, 59-67, 21X, 58X, AND 68X BLOCK 1/8833
 743,149.94 SQ. FT / 17.06 ACRES
 CASWELL JOHNSON SURVEY, ABSTRACT NO. 714
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S245-012
 CITY ENGINEERING NO. DP-_____

OWNER: EAGLE DEVELOPERS, LLC
 AGENT: THOMAS GHEBREGHORGIS
 12225 GREENVILLE AVENUE, SUITE 716
 DALLAS, TEXAS 75243
 PHONE: 352-281-3553
 EMAIL: EAGLEDEVELOPERSLLC@GMAIL.COM

PLANNING & SURVEYING
 Main Office
 1413 East I-30, Ste. 7
 Garland, TX 75043
 P 214.349.9485
 F 214.481.8716
 Firm No. 10168800
 www.cbgtllc.com



VICINITY MAP
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40' 20' 0 40' 80'
SCALE: 1" = 40'



APPROX. LOCATION
OF SURVEY LINE
CITY OF DALLAS
INST. NO. 201100280407
O.P.R.D.C.T.
JESSE M. SMITH SURVEY
ABSTRACT NO. 1574
308.00' 555.59'

TRACT 1
HECTOR PERALES GONZALEZ AND
MONICA OLIVERA RAMOS GONZALEZ
INST. NO. 202300212322
O.P.R.D.C.T.

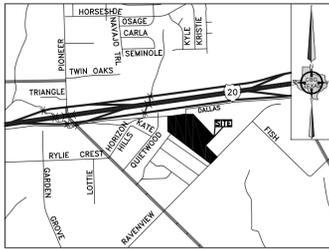
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SHEET 2 OF 4
PRELIMINARY PLAT
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 HECTOR PERALES GONZALEZ AND
 MONICA OLIVERA RAMOS GONZALEZ
 INST. NO. 202300212322
 O.P.R.D.C.T.

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 HECTOR PERALES GONZALEZ AND
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TRACT 3
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TRACT 4
 HECTOR PERALES GONZALEZ AND
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TRACT 5
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**OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS**

WHEREAS Eagle Developers, LLC is the owner of a 17.06 acre tract of land situated in the Caswell Johnson Survey, Abstract Number 714, City of Dallas, Dallas County, Texas, same being that tract of land conveyed to Eagle Developers, LLC by General Warranty Deed recorded in Instrument Number 202300227673, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the North corner of Lot 14, Block 5/8833, Replat of Casa Loma Estates, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 86013, Page 1799, Map Records, Dallas County, Texas, same being the Southeast corner of Lot 2, Block A/8833, J.Y. Dilts Subdivision, an addition to the City of Dallas, according to the map thereof recorded in Volume 47, Page 155, Map Records, Dallas County, Texas;

THENCE North 00 degrees 53 minutes 37 seconds West, along the East line of said Lot 2, a distance of 354.90 feet to a 1/2 inch iron rod found with a yellow cap stamped "Half & Associates" said corner being the Northeast corner of the remainder of a tract of land conveyed to Donald E. Wiley by deed recorded in Volume 90021, Page 539, Deed Records, Dallas County, Texas, same being the Southeast corner of tract 2 of a tract of land conveyed to the City of Dallas by deed recorded in Instrument Number 201100256226, Official Public Records, Dallas County, Texas;

THENCE North 82 degrees 23 minutes 01 second East, along the Southeast line of a tract of land conveyed to the City of Dallas by deed recorded in Instrument Number 201100321424, Official Public Records, Dallas County, Texas, a distance of 392.62 feet to a 1/2 inch iron rod found with a yellow cap stamped "Half & Associates" for corner, said corner being the East corner of said City of Dallas tract (201100321424), same lying along the South line of a tract of land conveyed to the City of Dallas by deed recorded in Instrument Number 201000328808, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 49 minutes 49 seconds East, along the South line of said City of Dallas tract (201000328808), a distance of 231.55 feet to a 1 inch iron pipe found for corner, said corner lying along the Southwest line of a tract of land conveyed to the City of Dallas by deed recorded in Instrument Number 201100198267, Official Public Records, Dallas County, Texas, same being the Northwest corner of a tract of land conveyed to Clyde Wesley Paschall, Jr. and wife, Laneta Ann "Patsy" Paschall by deed recorded in Volume 91184, Page 65, Deed Records, Dallas County, Texas;

THENCE South 43 degrees 20 minutes 19 seconds East, along the Southwest line of said Paschall tract (91184/65), a distance of 743.47 feet to a point for corner, said corner lying along the Southwest line of said Paschall tract, same being the North corner of a tract of land conveyed to Dan M. Byrd and wife, Gatha S. Byrd by deed recorded in Volume 78183, Page 2618, Deed Records, Dallas County, Texas;

THENCE South 44 degrees 52 minutes 04 seconds West, along the Northwest line of said Byrd tract, a distance of 157.68 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the West corner of said Byrd tract, same lying along the Northeast line of a tract of land conveyed to Laneta Ann (Patsy) Paschall by deed recorded in Instrument Number 200900325809, Official Public Records, Dallas County, Texas;

THENCE North 45 degrees 07 minutes 56 seconds West, along the Northeast line of said Paschall tract (200900325809), a distance of 0.96 feet to a 3/4 inch iron pipe found for corner, said corner being the North corner of said Paschall tract (200900325809);

THENCE South 44 degrees 42 minutes 38 seconds West, along the Northwest line of said Paschall tract (200900325809), a distance of 140.27 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the West corner of said Paschall tract (200900325809), from which a 1/2 inch iron pipe found bears North 30 degrees 33 minutes 01 second West, a distance of 0.36 feet for witness;

THENCE South 44 degrees 44 minutes 56 seconds East, along the Southwest line of said Paschall tract (200900325809), a distance of 400.89 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the South corner of said Paschall tract (200900325809), same lying along the Northwest Right-of-Way line of Ravenview Road (a variable width Right-of-Way) thereof recorded in Volume 1688, Page 443 and Volume 2104, Page 407, Deed Records, Dallas County, Texas;

THENCE South 44 degrees 44 minutes 27 seconds West, along the Northwest Right-of-Way line of said Ravenview Road, a distance of 220.27 feet to a 1/2 inch iron rod found for corner, said corner lying along the Northwest Right-of-Way line of said Ravenview Road, same being the East corner of a 20 foot Right-of-Way dedication by Volume 71219, Page 2083, Map Records, Dallas County, Texas, from which a 5/8 inch iron rod found bears North 39 degrees 31 minutes 23 seconds West, a distance of 1.70 feet for witness;

THENCE North 53 degrees 00 minute 14 seconds West, along the Northeast line of said 20' Right-of-Way dedication, a distance of 1,304.65 feet to the POINT OF BEGINNING and containing 743,149.94 square feet or 17.06 acres of land.

LEGEND

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OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Eagle Developers, LLC, acting through their authorized agent, Thomas Ghebregiorgis, do hereby adopt this plat, designating the herein described property as **RAVENVIEW 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.

Eagle Developers, LLC

By: _____
Thomas Ghebregiorgis (Agent)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Thomas Ghebregiorgis 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 10/10/2024 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

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	29.70'	20.00'	85°04'56"	N 05°32'42" W	27.04'
C2	56.56'	96.00'	33°45'31"	N 31°12'24" W	55.75'
C3	22.51'	96.00'	13°26'02"	N 07°36'38" W	22.46'
C4	17.68'	50.00'	20°15'31"	N 11°05'34" E	17.59'
C5	28.56'	50.00'	32°43'24"	N 37°35'02" E	28.17'
C6	37.81'	50.00'	43°19'22"	N 75°36'25" E	36.91'
C7	24.01'	50.00'	27°31'02"	S 68°58'23" E	23.78'
C8	14.79'	20.18'	42°00'48"	S 76°24'56" E	14.47'
C9	6.50'	50.00'	7°26'48"	N 86°06'25" E	6.49'
C10	16.32'	20.00'	46°46'18"	N 66°26'38" E	15.87'
C11	38.96'	50.00'	44°38'48"	N 65°22'53" E	37.99'
C12	39.61'	50.00'	45°22'56"	S 69°36'15" E	38.58'
C13	44.46'	50.00'	50°56'43"	S 21°26'25" E	43.01'
C14	16.57'	20.08'	47°16'25"	S 21°40'36" E	16.10'
C15	15.65'	20.00'	44°50'32"	S 65°45'35" E	15.26'
C16	38.77'	50.00'	44°25'57"	S 65°57'53" E	37.81'
C17	37.00'	50.00'	42°24'13"	S 22°32'47" E	36.17'
C18	35.90'	50.00'	41°08'29"	S 19°13'34" W	35.14'
C19	43.77'	50.00'	50°09'23"	S 64°52'30" W	42.39'
C20	15.70'	20.00'	44°57'53"	S 67°28'15" W	15.30'
C21	51.31'	30.00'	97°59'26"	S 04°00'31" E	45.28'
C22	42.94'	30.00'	82°00'34"	S 85°59'29" W	39.37'
C23	31.42'	20.00'	90°00'00"	S 81°59'46" W	28.28'
C24	27.28'	30.00'	52°06'37"	N 26°56'55" W	26.35'
C25	72.67'	50.00'	83°16'38"	N 40°44'42" E	66.44'
C26	6.50'	50.00'	7°26'48"	N 86°06'25" E	6.49'
C27	24.52'	30.00'	46°49'52"	S 66°45'15" E	23.84'
C28	46.25'	30.00'	88°19'30"	S 00°49'26" W	41.80'
C29	155.45'	50.00'	178°08'03"	S 00°53'10" W	99.99'
C30	123.03'	50.00'	140°58'27"	S 66°27'17" E	94.26'
C31	108.05'	50.00'	123°49'19"	N 62°52'28" E	88.22'
C32	79.07'	96.00'	47°11'33"	N 24°29'23" W	76.86'
C33	52.75'	58.00'	52°06'37"	S 26°56'55" E	50.95'

LOT	SQUARE FEET	ACREAGE	LOT	SQUARE FEET	ACREAGE	LOT	SQUARE FEET	ACREAGE
1	7,901.55	0.18	26	7,966.93	0.18	51	8,252.83	0.19
2	7,559.45	0.17	27	7,504.39	0.17	52	8,559.91	0.20
3	7,560.33	0.17	28	7,500.00	0.17	53	8,866.98	0.20
4	7,560.35	0.17	29	7,500.00	0.17	54	9,174.05	0.21
5	7,560.35	0.17	30	7,515.90	0.17	55	9,481.13	0.22
6	7,560.35	0.17	31	7,527.72	0.17	56	9,788.20	0.22
7	7,560.51	0.17	32	7,573.38	0.17	57	9,460.73	0.22
8	7,560.20	0.17	33	7,527.22	0.17	58X	17,022.83	0.39
9	7,560.56	0.17	34	7,584.27	0.17	59	7,547.15	0.17
10	7,560.38	0.17	35	7,500.00	0.17	60	10,211.45	0.23
11	7,560.13	0.17	36	7,500.00	0.17	61	10,346.98	0.24
12	7,558.72	0.17	37	7,500.00	0.17	62	9,937.44	0.23
13	7,558.72	0.17	38	7,500.00	0.17	63	9,517.90	0.22
14	7,560.26	0.17	39	7,500.00	0.17	64	9,118.36	0.21
15	7,562.04	0.17	40	7,500.00	0.17	65	8,708.82	0.20
16	7,562.04	0.17	41	7,500.00	0.17	66	8,293.24	0.19
17	7,560.35	0.17	42	7,608.20	0.17	67	7,820.99	0.18
18	7,560.35	0.17	43	7,544.66	0.17	68X	22,150.45	0.51
19	7,570.64	0.17	44	8,566.25	0.20			
20	8,161.91	0.19	45	9,460.02	0.22			
21X	19,666.41	0.45	46	7,545.04	0.17			
22	8,119.44	0.19	47	7,578.60	0.17			
23	8,114.30	0.19	48	8,979.53	0.21			
24	7,649.03	0.18	49	7,608.95	0.17			
25	11,343.59	0.26	50	7,939.94	0.18			

LINE	BEARING	DISTANCE
L1	N 45°07'56" W	0.96'

CERTIFICATE OF APPROVAL

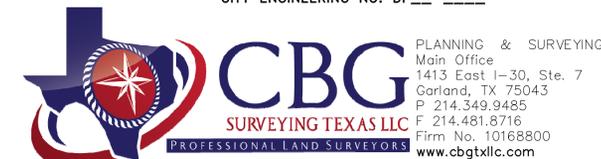
I, Tony Shiddi, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____, A.D. 20____ and same was duly approved on the _____ day of _____, A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: _____

Secretary

SHEET 4 OF 4
PRELIMINARY PLAT
RAVENVIEW ADDITION
LOTS 1-20, 22-57, 59-67, 21X, 58X, AND 68X BLOCK 1/8833
743,149.94 SQ. FT / 17.06 ACRES
CASWELL JOHNSON SURVEY, ABSTRACT NO. 714
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-012
CITY ENGINEERING NO. DP___-___



OWNER: EAGLE DEVELOPERS, LLC
AGENT: THOMAS GHEBREGIORGIS
12225 GREENVILLE AVENUE, SUITE 716
DALLAS, TEXAS 75243
PHONE: 352-281-3553
EMAIL: EAGLEDEVELOPERSLLC@GMAIL.COM