

LEGEND	
○ S.I.R.	SET 1/2" IRON ROD CAPPED WALLS
● F.I.R.	FOUND 1/2" IRON ROD
▲	FOUND MAG NAIL
N.C.B	NEW CITY BLOCK
R.O.W	RIGHT OF WAY
---	# ELECTRIC, GAS, TELEPHONE, AND CATV EASEMENT
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
—○—	CENTER LINE
---	PRIVATE SEWER EASEMENT
g20	EXISTING CONTOURS
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
NTS	NOT TO SCALE
DOC.	DOCUMENT
VOL.	VOLUME
PG.	PAGE

PURPOSE OF PLAT

THE PURPOSE OF THE PLAT IS A MINOR PLAT SUBDIVIDING THE EXISTING PROPERTY CREATING A SHARED ACCESS DEVELOPMENT CONSISTING OF FOUR LOTS FOR THE CREATION OF A FOUR TOWNHOMES.

SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, (N.A.D. 83) (C.O.R.S.), GRID.
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, (N.A.D. 83) (C.O.R.S.), GRID.
- DISTANCES SHOWN ARE SURFACE.
- THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT, CBG SURVEYING TEXAS, LLC HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF ANY EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

STATE OF TEXAS
COUNTY OF DALLAS

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND

BY:

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

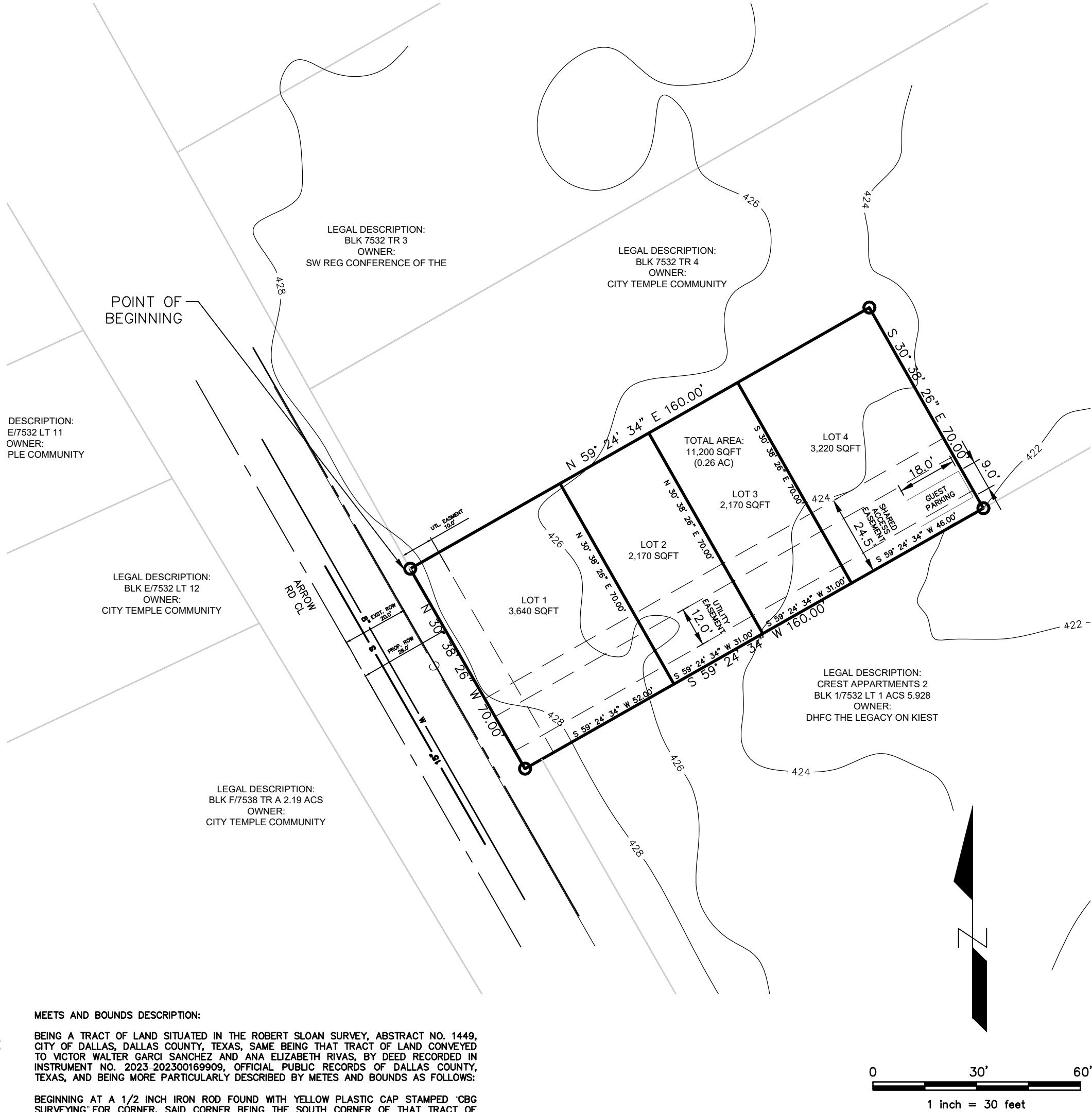
MICHAEL R. DOYLE
REGISTERED PROFESSIONAL SURVEYOR NO. 5517
TND GEOMATICS
6821 BAKER BLVD
RICHARD HILLS, TX 76118
FIRM NO. 10194862

STATE OF TEXAS
COUNTY OF TOM GREEN

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

RYAN V. MCKINNIS
LICENSED PROFESSIONAL ENGINEER
1325 SAINT ANDREWS RD.
SAN ANGELO, TX 76904
TEXAS REGISTRATION NO. 128191



MEETS AND BOUNDS DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE ROBERT SLOAN SURVEY, ABSTRACT NO. 1449, CITY OF DALLAS, DALLAS COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND CONVEYED TO VICTOR WALTER GARCIA SANCHEZ AND ANA ELIZABETH RIVAS, BY DEED RECORDED IN INSTRUMENT NO. 2023-202300169009, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED 'CBG SURVEYING' FOR CORNER, SAID CORNER BEING THE SOUTH CORNER OF THAT TRACT OF LAND CONVEYED TO CITY TEMPLE COMMUNITY DEVELOPMENT CORPORATION, INCORPORATED, A TEXAS NON-PROFIT CORPORATION, BY DEED RECORDED IN INSTRUMENT NO. 200600182963, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND LYING ALONG THE NORTHEAST LINE OF ARROW ROAD (40 FOOT RIGHT-OF-WAY).

THENCE NORTH 59 DEGREES 24 MINUTES 34 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID CITY TEMPLE COMMUNITY TRACT, A DISTANCE OF 160.00 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED 'CBG SURVEYING' FOR CORNER, SAID CORNER BEING AN INSIDE 'ELL' CORNER OF SAID CITY TEMPLE COMMUNITY TRACT.

THENCE SOUTH 30 DEGREES 38 MINUTES 26 SECONDS EAST, ALONG A SOUTHWEST LINE OF SAID CITY TEMPLE COMMUNITY TRACT, A DISTANCE OF 70.00 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED 'CBG SURVEYING' FOR CORNER, SAID CORNER BEING A SOUTH CORNER OF SAID CITY TEMPLE COMMUNITY TRACT, AND LYING ALONG THE NORTHWEST LINE OF LOT 1, BLOCK 1/7532, CREST APARTMENTS ADDITION NO. 2, AN ADDITION TO THE CITY OF DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 70244, PAGE 1703, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

THENCE SOUTH 59 DEGREES 24 MINUTES 34 SECONDS WEST, ALONG SAID NORTHWEST LINE OF LOT 1 OF CREST APARTMENTS ADDITION NO. 2, A DISTANCE OF 160.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID CORNER LYING ALONG THE AFOREMENTIONED NORTHEAST LINE OF ARROW ROAD, FROM WHICH A 1/2 INCH IRON PIPE FOUND BEARS SOUTH 85 DEGREES 43 MINUTES 54 SECONDS EAST, A DISTANCE OF 3.16 FEET FOR WITNESS, AND A MAG NAIL FOUND BEARS SOUTH 30 DEGREES 38 MINUTES 26 SECONDS EAST, A DISTANCE OF 468.29 FEET, AT THE INTERSECTION OF THE NORTHWEST LINE OF SOUTHERLAND AVENUE (VARIABLE WIDTH RIGHT-OF-WAY) AND THE NORTHEAST LINE OF SAID ARROW ROAD.

THENCE NORTH 30 DEGREES 38 MINUTES 26 SECONDS WEST, ALONG SAID NORTHEAST LINE OF ARROW ROAD, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 11,200 SQUARE FEET OR 0.26 ACRES OF LAND.

FLOODPLAIN VERIFICATION:
THIS PROPERTY LIES WITHIN ZONE X, AND NO PORTION OF THE PROPERTY EXISTS WITHIN THE 100 YEAR (1%) FLOOD ZONE AS VERIFIED BY FEMA MAP PANEL 48113C0485J, EFFECTIVE DATE 08/23/2001. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS

M. SAMUELL ESKANDER, P.E., CFM, LEED AP BD+C
CHIEF ENGINEER OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF DALLAS

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNERS: VICTOR WALTER GARCIA SANCHEZ
ANA ELIZABETH RIVAS
9382 WHISTLE STOP RD, APT 2209
DALLAS, TEXAS 75231

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. _____

NOTARY PUBLIC
DALLAS COUNTY, TEXAS

OWNERS CONTACT INFORMATION:

VICTOR WALTER GARCIA SANCHEZ
ANA ELIZABETH RIVAS
9382 WHISTLE STOP RD, APT 2209
DALLAS, TEXAS 75231

PHONE: 214-603-5345

SURVEYOR CONTACT INFORMATION:

MICHAEL R. DOYLE
REGISTERED PROFESSIONAL SURVEYOR NO. 5517
TND GEOMATICS
6821 BAKER BLVD
RICHARD HILLS, TX 76118
FIRM NO. 10194862

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
ARROW RD SUBDIVISION

ESTABLISHING A SHARED ACCESS DEVELOPMENT CONSISTING OF LOTS 1, 2, 3 AND 4, BLOCK 1, BEING A TOTAL OF 0.26 ACRES. AREA PREVIOUSLY RECORDED AS 1614 ARROW RD IN BY DEED IN INSTRUMENT NO. 200600182963, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

DATE OF PREPARATION JANUARY 07, 2026

PLAT NUMBER 26-000002