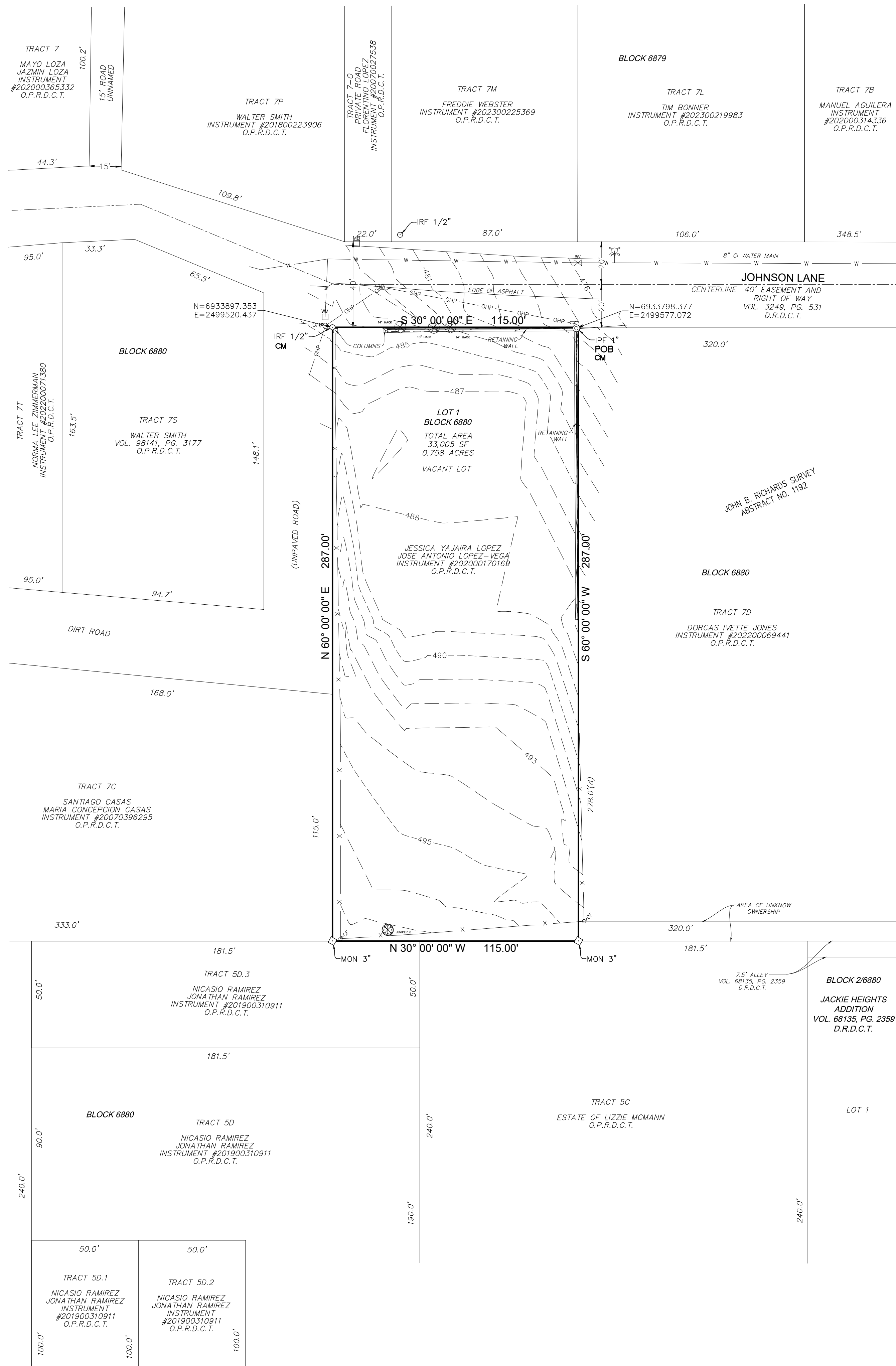


Printed by: eless Plot Date: 10/11/2024 7:35 AM

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OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jessica Yajaira Lopez and Jose Antonio Lopez-Vega, does hereby adopt this plat, designating the herein described property as **T & Y 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, 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.

 Jessica Yajaira Lopez
 Owner

 Jose Antonio Lopez-Vega
 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 _____ 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 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

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 (1) lot 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.

STATE OF TEXAS

COUNTY OF COLLIN

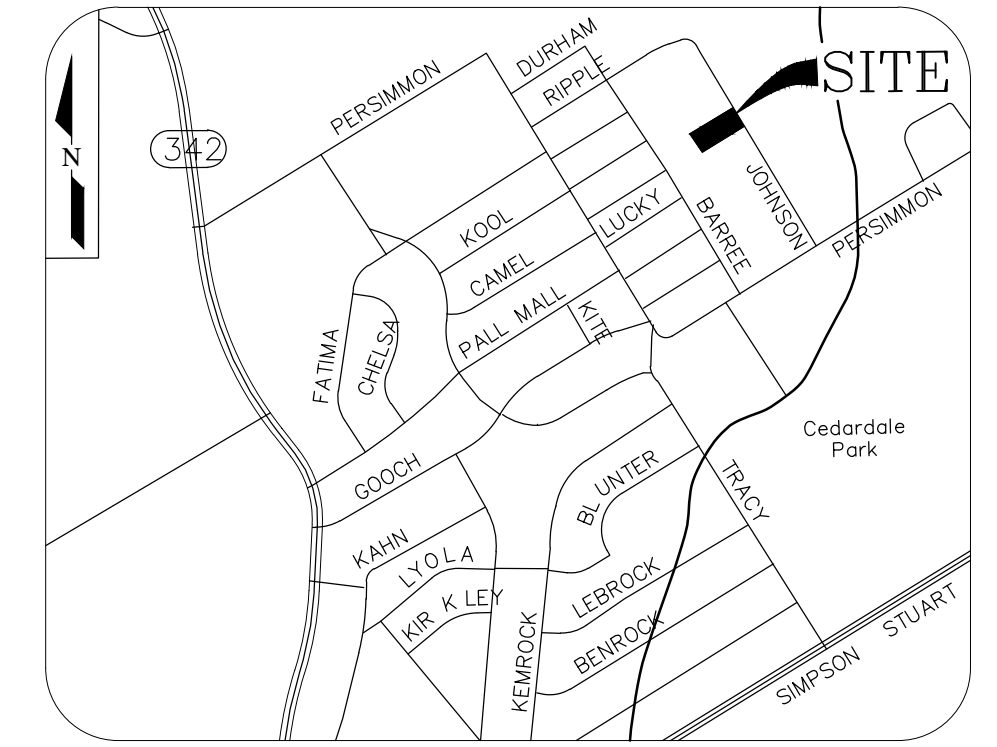
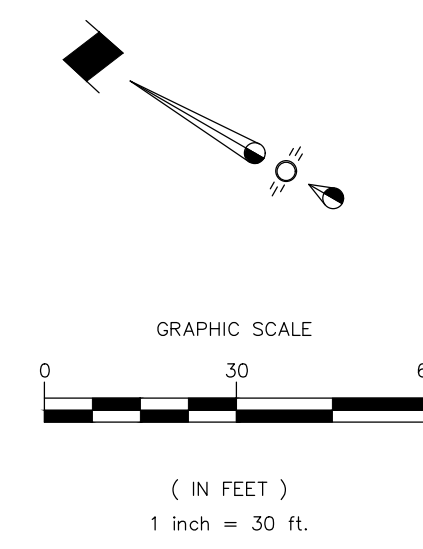
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under 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

LEGEND

CM	CONTROLLING MONUMENT	⊙	UTILITY POLE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	MB	MAILBOX
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	WM	WATER METER
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	WV	WATER VALVE
POB	POINT OF BEGINNING	⊗	FIRE HYDRANT
VOL./PG.	VOLUME/PAGE	—OHP—	OVERHEAD POWER LINE
⊙ IRF	IRON ROD FOUND (AS NOTED)	—W—	WATER LINE
⊗ IPF	IRON PIPE FOUND (AS NOTED)	⊕	FENCE CORNER
⊕ MON 3"	ALUMINUM DISK SET ON A 1/2 INCH IRON ROD STAMPED "T & Y RANCH AND ARA 6671"	—X—X—	METAL FENCE



VICINITY MAP (NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS Jessica Yajaira Lopez and Jose Antonio Lopez-Vega are the owners of a 33,005 square foot or 0.758 acre tract of land, situated in the John B. Richards Survey, Abstract Number 1192, Block 6880, in the City of Dallas, County of Dallas, Texas, being all of the property described in a General Warranty Deed to Jessica Yajaira Lopez and Jose Antonio Lopez-Vega, recorded in instrument #202000170169, of the Official Public Records at Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron pipe found (Controlling Monument) at the East corner of said Lopez tract, and being in the West right of way line of Johnson Lane, a 40 foot right-of-way at this point, same being the North corner of a tract of land described in a Transfer on Death Deed to Dorcas Ivette Jones, recorded in instrument #20220069441 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE South 60 degrees 00 minutes 00 seconds West, with the common line between said Lopez tract and said Jones tract, a distance of 287.00 feet to a 3 inch aluminum disk stamped "T&Y Ranch" set on a 1/2 inch iron rod for the South corner of said Lopez tract, same being in the East line of a tract of land to The Estate of Lizzie McMann, no deed of record found;

THENCE North 30 degrees 00 minutes 00 seconds West, with the West line of said Lopez tract, a distance of 115.00 feet to a 3 inch aluminum disk stamped "T&Y Ranch" set on a 1/2 inch iron rod for the West corner thereof, same being the East line of a tract of land described in a Deed without Warranty to Nicasio Ramirez and Jonathan Ramirez, recorded in instrument #201900310911 (O.P.R.D.C.T.), and being the South corner of a tract of land described in a Warranty Deed with Vendor's Lien to Santiago Casas and Maria Concepcion Casas, recorded in instrument #20070396295 (O.P.R.D.C.T.);

THENCE North 60 degrees 00 minutes 00 seconds East, with the common line between said Lopez tract and said Casas tract, a distance of 287.00 feet to a 1/2 inch iron rod found (Controlling Monument) at the common East corner between said Lopez Tract and said Casas tract, same being in the West right of way line of said Johnson Lane;

THENCE South 30 degrees 00 minutes 00 seconds East, with the West right of way line of said Johnson Lane, a distance of 115.00 feet to the **POINT OF BEGINNING**, containing 33,005 square feet or 0.758 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

 JESSICA YAHAIRA LOPEZ
 JOSE ANTONIO LOPEZ-VEGA
 2222 BOYD STREET
 DALLAS, TX 75224

SURVEYOR



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

**PRELIMINARY PLAT
 T & Y RANCH**
 LOT 1, BLOCK 6880

0.661 ACRES SITUATED IN THE
 JOHN B. RICHARDS SURVEY, ABSTRACT NO. 1192
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE: S245-009