## 0' 15' 30' Woodview LOT 66-E Cedar Crest **OWNER'S CERTIFICATE** Club 1" = 30' STATE OF TEXAS § COUNTY OF DALLAS § OAK CLIFF ESTATE WHEREAS MASA DESIGN-BUILD, LLC is the owner of a tract of land situated in the ORCHARDS LOT 66-F Dougald McFarland Survey, Abstract Number 985, and being all of that tract of land described in deed to the City of Dallas, as recorded in Instrument Number 201700093682 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and al of that tract LOT 64, BLOCK 6080 VOL. 5, PG\298-299 of Inad described in Deed without Warranty to Masa Design-Build as recorded in Instrument Number 202400019678 and being more particularly described by metes and OAK CLIFF ESTATE ORCHARDS BEGINNING at a 1/2-inch iron rod found for the southwest corner of said Dallas tract and LOT 63, BLOCK 6080 an easterly corner of Rafter Walker Real Estate tract as recorded in Volume 2005001 VOL. 5, PG. 298-299 Page 1053 of the Deed Records of Dallas County, Texas, said corner being on the northwesterly right-of-way line of Fordham Drive (a 45-feet wide undedicated right-of-way)' OTIS B. CLAYBORNE M.R.D.C.T. AND LOT 1 PHILLIP M. BANGS II THENCE North 30 degrees 19 minutes 52 seconds West, along the common southeasterly line of said Dallas tract and said northwesterly right-of-way line, a distance of 437.60 feet to a 1/2-inch iron rod with yellow cap stamped "GEONAV" found for the west corner of said Dallas tract and the south corner of that tract of land described in deed to VOL. 2003020, PG. 131 THE BELIEVERS NON OAK CLIFF ESTATE D.R.D.C.T. DENOMINATION ORCHARDS THOMAS CHRISTOPHER CHRISTIAN CENTER LOT 62, BLOCK 6080 The Believers Non Denomination Christian Center, as recorded in Volume 98146, Page CHAD NICHOLAS NORTON VOL. 98146, PG. 2356 VOL. 5, PG, 298-299 INST. NO. 202200107988 O.P.R.D.C.T. D.R.D.C.T. M.R.D.C.T. THENCE North 59 degrees 41 minutes 34 seconds East, along the northwest line of said Dallas tract and the southeast line of said The Believers Non Denomination Christian OTIS B. CLAYBORN & (GEONAV) PHILLIP M. BANGS, ET AL LOT 2 Center tract, a distance of 100.00 feet to a 1/2-inch iron rod with yellow cap stamped VOL. 2003031, PG. 47 12' EASEMENT "GEONAV"found for the common most north corner of said Dallas tract and the east THELMA R. WALKER D.R.D.C.T. VICINITY MAP VOL. 89174, PG. 636 D.R.D.C.T. VOL. 5, PG. 298 **JENNINGS AVE** corner of said The Believers Non Denomination Christian Center tract, said corner being NOT TO SCALE on a east corner line of said Lot 87, Block 6080; LOT 62D VOL. 18, PG. 297 CTOR HERNANDEZ 8 M.R.D.C.T THENCE South 30 degrees 19 minutes 52 seconds East, along the common northeasterly line of said Dallas tract and said southwesterly line of Lot 87, a distance of PERLA A CABALLER 50' RAD 437.50 feet to a 1/2-inch iron rod with yellow cap stamped "GEONAV" found at the east LOT 62C corner of said Dallas tract and a south corner of said Lot 87; SURVEYOR'S NOTES: THENCE South 59 degrees 38 minutes 08 seconds West, along the common southeasterly line of said Dallas tract and said northwesterly right-of-way line of Fordham Drive, a distance of 100.00 feet to the POINT OF BEGINNING AND CONTAINING 43,755 OAK CLIFF ESTATE LOT 3 52.36' 1. The Basis of Bearings is State Plane Coordinate System, North Texas ORCHARDS LOT 61, BLOCK 6080 Central Zone 4202, North American Datum of 1983. Adjustment realization X=2498011.13 VOL. 5, PG. 298-299 square feet or 1.00 acres of land, more or less. 1/2"FIRC LOT 61-D RENE SANTIBANEZ HAM SUBDIVISION INST. NO. 201900309286 (GEONAV) TEXAS LATINO HOMES, LLC OWNER'S DEDICATION 2. Coordinates shown are Texas State Plane Coordinate System, North VOL. 9, PG. 223 Central Zone, North American Datum of 1983 on Grid Coordinate Values, No NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: M.R.D.C.T Scale and No Projection. 12' UTILITY— EASEMENT That MASA DESIGN-BUILD, LLC. acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as LOTS 88A AND 88B, BLOCK 6080, OAK CLIFF ESTATE ORCHARDS ADDITION, an addition to the City of Dallas, Collin County, Texas, and do hereby dedicate, in fee 87-D 3. The purpose of this plat is to create a 2 lot addition for residential LOT 61-C LOT 4 development. 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, 4. Lot to Lot drainage will not be allowed without City of Dallas Paving & MELVIN WILLIFORD 87-C Drainage Engineering section approval. 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 HELPING CHURCH, INC. 5. Any structure new or existing may not extend across new property lines. 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 Section 51A-8.503(e) 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 6. Based upon graphical plotting of Flood Insurance Rate Map (FIRM) Number 48113C0485J, dated August 23, 2001, the subject property lies LOT 5 within Zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain. OAK CLIFF ESTATE ORCHARDS JESUS CUELLAR REVISION OF 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 private to private processing the permission of the public utility shall have the right of ingress and environment of processing meters and any maintenance or LOT 87, BLOCK 6080 VOL. 18, PG. 297 M.R.D.C.T. service required or ordinarily performed by that LOT 6 21.21 Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area OAK CLIFF ESTATE ORCHARDS is also conveyed for installation and maintenance of manholes, cleanouts, fire LO7 88. BLOCK 6080 hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall VOL. 18, PG. 297 VOL. 5, PG. 298-299 OAK CLIFF ESTATE M.R.D.C.T M.R.D.C.T. be determined by their location as installed. ORCHARDS LOT 89, BLOCK 6080 2819 FORDHAM STREET This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas. VOL. 5, PG. 298-299 MARY E WILLIAMS (VACANT) M.R.D.C.T. VOL. 98052, PG. 5131 D.R.D.C.T WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. RAFTER WALKER LOT 7 ARNETT WILLIAMS INST. NO. 20080061627 O.P.R.D.C.T. REAL ESTATE MASA DESIGN-BUILD, LLC VOL. 2005001, PG, 1053 D.R.D.C.T. LOT 88B By: MOHAMED SHAMALI 0.5022 ACRES **FELIX SORIANO** (21,878 SQ.FT.) MANAGING PARTNER OAK CLIFF ESTATE MARVIN JOHNSON INST. NO. 200600153268 O.P.R.D.C.T. CARRENO GUADALUPE & SANITAGO ARMAS ORCHARDS INST. NO. 201900261495 LOT 90, BLOCK 6080 INST. NO. 202000144985 O.P.R.D.C.T. O.P.R.D.C.T. 87-A STATE OF TEXAS § COUNTY OF DALLAS § VOL. 5, PG. 298-299 0.5022 ACRES M.R.D.C.T. (21,878 SQ.FT.) OAK CLIFF 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 ESTATE ORCHARDS 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 purpose therein expressed and under oath LOTS 88A AND 88B **VIRGINIA RIOS** BLOCK 6080 (PER DCAD) 87-B 1.004 ACRES stated that the statements in the foregoing certificate are true. (43,755 SQ. FT.) GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of LORNA MAURA HERNANDEZ LOT 1 (PER DCAD) MIGUEL & MARIA CORTEZ VOL. 2003203, PG. 6666 D.R.D.C.T. (Signature) Notary Public in and for the State of Texas 5' ROW DEDICATION -VOL. 18, PG. 297 M.R.D.C.T. SURVEYOR'S STATEMENT: I, <u>Joel C. Howard</u>, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from JULIAN VILLEGAS & 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 LOT 3 amended), and Texas Local Government Code, Chapter 212. I further affirm that 1/2"FIRC (GEONAV) ESTATE OF ANNIE JEFFERSON 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 VOL. 69101, PG. 82 D.R.D.C.T. digital drawing file accompanying this plat is a precise representation of this Signed LOT 4 Dated this the \_\_\_ day of \_ ALTON RAY FERGUSON II VOL. 93200, PG. 3955 D.R.D.C.T. Y=6945192.36 X=2498231.22 JOSE GARCIA & MANUEL ROBLES INST. NO. 201800071472 O.P.R.D.C.T. POINT OF **BEGINNING** Texas Registered Professional Land Surveyor No. 6267 1/2"FIRC BLOCK 3/6081 SOUTHGATE ADDITION (GEONAV) STATE OF TEXAS COUNTY OF DALLAS VOL. 13, PG. 185 M.R.D.C.T. LOT 6 BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared <u>Joel C. Howard</u> known to me to be the TENESSIA SHARP person whose name is subscribed to the foregoing instrument and acknowledged INST. NO. 201900287909 O.P.R.D.C.T. 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. LOT 7 GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of MARCO A PRELIMINARY PLAT PALOARESSOLANO LOTS 88A AND 88B, & NIREYA M. GEONAV **BLANCA RANGEL** 1/2"FIR-INST. NO. 201900128573 O.P.R.D.C.T. **BLOCK 6080** LEGEND LOT 8 OAK CLIFF ESTATE M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS PRELIMINARY (Signature) Notary Public in and for the State of Texas DEED RECORDS OF DALLAS COUNTY, TEXAS OLUWADAMILOLA ODUKOYA D.R.D.C.T **ORCHARDS ADDITION** This document shall not SURVEYING • MAPPING • SCANNING SET IRON ROD WITH CAP STAMPED "GEONAV" My commission expires: be recorded for any 1.00 ACRES FOUND IRON ROD (WITH CAP) FIR(C) purpose and shall not be VOL. VOLUME (43,755 SQ.FT.) used or viewed or relied upor 3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006 SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 3014 TBPLS FIRM NO. 10194205 as a final survey document. PG. PAGE DOUGALD McFARLAND SURVEY, Release date: 10/22/2024 **POWER POLE** OWNER: ABSTRACT NO. 985 JOEL C. HOWARD OVERHEAD ELECTRIC MASA DESIGN-BUILD O<sup>O</sup> LOT 21 BLOCK 2/6081 \_RPLS No. 6267\_ CITY OF DALLAS, DALLAS COUNTY, TEXAS SGN ATTN: CODY CRONE FOR REVIEW & COMMENT SANITARY SEWER LINE CITY PLAN FILE NO. S245-024 1801 ROYAL LN, STE 912 DATED: SEPTEMBER 23, 2024 DRAWN BY: JCH HAMPTON LIVING TRUST WATER LINE DALLAS, TEXAS 75229 CITY ENGINEER PLAN FILE NO. NA PROBAT # 89-4380-P3 EMAIL: CODY@ESPIREENTERPRISES.COM

**CLERK RECORDS** 

PH:972-754-3060