

LEGEND OF ABBREVIATIONS

M.R.D.C.T.	Map Records of Dallas County, Texas
O.P.R.D.C.T.	Official Public Records of Dallas County, Texas
D.R.D.C.T.	Deed Records of Dallas County, Texas
VOL/PG/INST#	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/BL	Easement/Building Line
N.T.S.	Not To Scale
CM	Controlling Monument
P.D.E.	Private Drainage Easement
CRS	1/2" rebar stamped "TEXTERRA SURVEYING"

- NOTES:**
- Bearings are based on the State Plane Coordinated System, Texas North Central Zone, North American Datum of 1983 (2011).
 - The purpose of this Plat is to create 1 lot.
 - Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
 - 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.
 - There are no structures on the tract at the time of platting.

OWNERS CERTIFICATE:

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Daniel Gaitan, is the owner of that certain tract or land situated in the James Riley Survey, Abstract No. 1245, City of Dallas, Dallas County, Texas, being a portion of City Block 8755, being the same tract described in Warranty Deed with Vendor's Lien to Daniel Gaitan, as recorded in Instrument Number 202400069687, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), the subject tract is more particularly described as follows:

BEGINNING at a 1/2 inch rebar in concrete found at the east property corner of the said Gaitan tract, being the north property corner of the tract described in the Deed to Lucas Vazquez Marquez, as recorded in Instrument Number 202300117865, O.P.R.D.C.T., and being a point on the southwest right-of-way line of Cade Road, being a 50 foot right-of-way;

THENCE SOUTH 36° 30' 04" WEST, departing the said right-of-way line, with an east property line of the Gaitan tract and with the northwest property line of the said Marquez tract, a distance of 108.90 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at an ell property corner of the Gaitan tract, being the west property corner of the Marquez tract and being a point on the northeast property line of the tract described in the Deed to Jennifer Alvarez & Adrian Alvarez, as recorded in Instrument Number 202300217951, O.P.R.D.C.T.;

THENCE NORTH 53° 29' 56" WEST, with a southwest property line of the Gaitan tract and with the northeast property line of the said Alvarez tract, a distance of 80.00 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at an ell property corner of the Gaitan tract and being the north property corner of the Alvarez tract;

THENCE SOUTH 36° 30' 04" WEST, with an east property line of the Gaitan tract and with the northwest property line of the Alvarez tract, a distance of 108.90 feet to a 1/2" rebar found at the south property corner of the Gaitan tract, the west property corner of the Alvarez tract and being a point on the northeast right-of-way line of Mulberry Street, being a 50 foot right-of-way;

THENCE NORTH 53° 29' 56" WEST, with the southwest property line of the Gaitan tract and with the said right-of-way line, a distance of 50.00 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the west property corner of the Gaitan tract and being a point on the south property corner of the tract described in the Deed to Berenice Garcia, as recorded in Instrument Number 202400158046, O.P.R.D.C.T.;

THENCE NORTH 36° 30' 04" EAST, with the northwest property line of the Gaitan tract and with the southeast property line of the said Garcia tract, a distance of 217.80 feet to the POINT OF BEGINNING and enclosing 0.45 acres (±19,602 square feet).

OWNER'S DEDICATION:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Charles Akinyemi and Taiwo Akinyemi do hereby adopt this plat, designating the herein described property as CADE ROAD 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 _____ day of _____, 2025.

By: _____
Daniel Gaitan, Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Daniel Gaitan, known to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for Dallas County, Texas

**PRELIMINARY PLAT
CADE ROAD ADDITION
LOT 18, CITY BLOCK 6/8755**

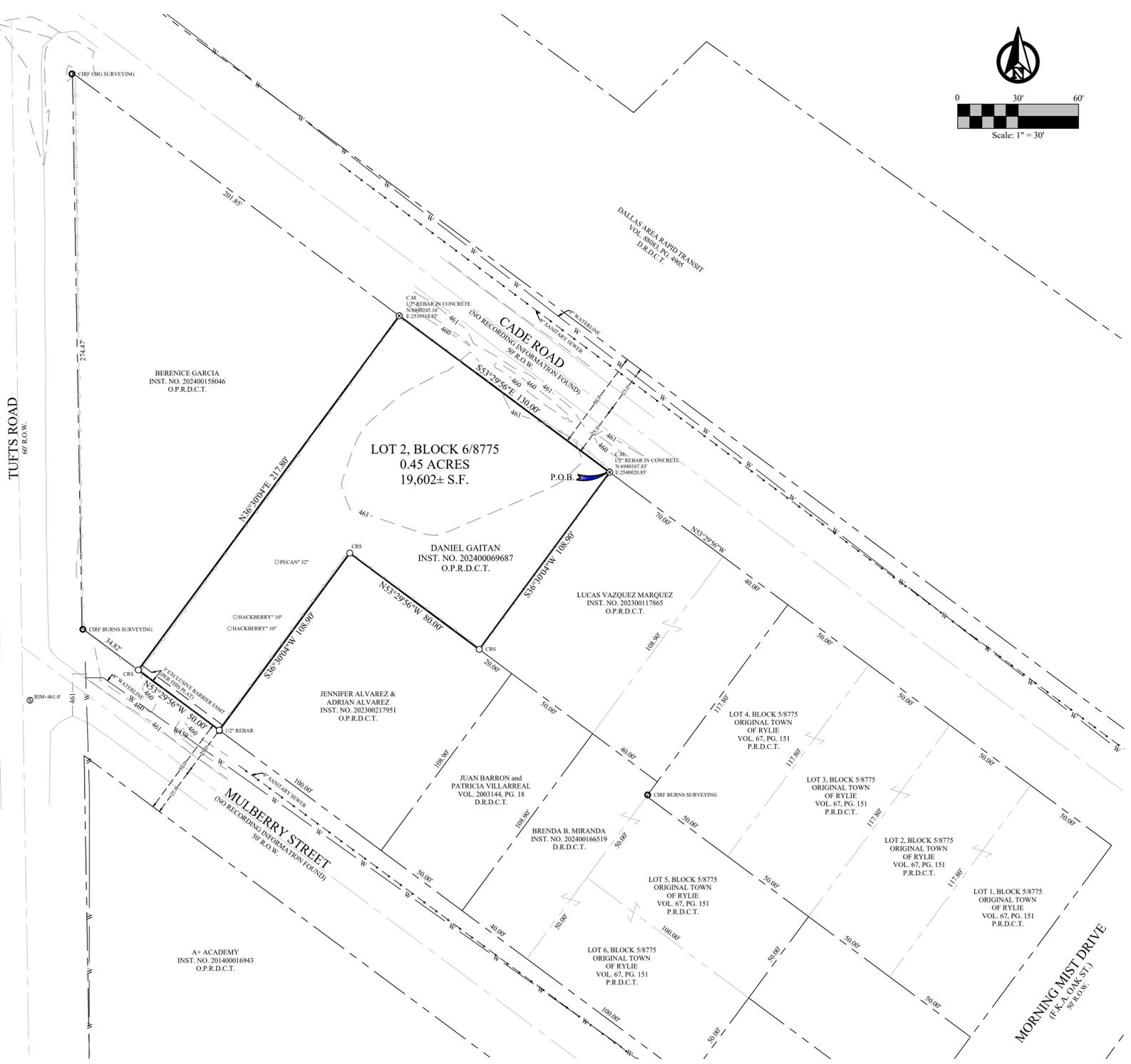
19,602 SQUARE FEET (0.45 ACRES)
PART OF CITY OF DALLAS BLOCK 8755
BEING IN THE JAMES RILEY SURVEY, ABSTRACT NO. 1245
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000113

OWNER:
Daniel Gaitan
2509 Crystal Dr.
Mesquite, TX 75180

SURVEYOR:
TEXTERRA SURVEYING
P.O. BOX 202165
Arlington, Texas 76006
Phone: (817) 235-7326

DATE : October, 2025
Scale : 1" = 30'

PLAT-25-000113



SURVEYOR'S STATEMENT

I, Jose B. Najarro III, 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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Dated this _____ day of _____, 2025

Jose B. Najarro III
Texas Registered Professional Land Surveyor No. 6736

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jose B. Najarro III, known 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 consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for Dallas County, Texas



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