

WILLIAM T. STEWART  
ABSTRACT NO. 1364

ROBERT W. WOODRUFF  
ABSTRACT NO. 1564

8" SANITARY SEWER MAIN

8" WATER MAIN

15' X 15' SIGHT EASEMENT  
VOL. 81106, PG. 1484

CHEYENNE ROAD

CENTERLINE 60' RIGHT-OF-WAY  
VOL. 81106, PG. 1484, D.R.D.C.T.

APPROXIMATE SURVEY  
LINE LOCATION

ALBERTO VILLANUEVA  
INST. NO. 20090003298  
O.P.R.D.C.T.

11' STREET DEDICATION  
TO THE CITY OF DALLAS  
VOL. 2003247, PG. 6184  
D.R.D.C.T.

MANUEL RODRIGUEZ  
VOL. 2003247, PG. 6184  
D.R.D.C.T.

PATRICIA ANN MEDINA  
INST. NO. 200600204916  
O.P.R.D.C.T.

LEGEND

● 1/2" IR FOUND	⊙ X-FOUND	☒ TELE. BOX	⌒ UTILITY POLE	— OHU — OVERHEAD UTILITY LINE	— BRICK RET. WALL	— CONCRETE
○ 1/2" IR SET	⊙ X-SET	☒ CABLE BOX	◇ WATER METER	— GUY WIRE ANCHOR	— STONE RET. WALL	— GRAVEL
⊙ 5/8" IR FOUND	⊙ SAN. SEW. MH.	☒ ELECTRIC BOX	△ GAS METER	— X BARBED WIRE FENCE	— BUILDING LINE	— BRICK
⊙ 3/4" IR FOUND	⊙ IRRIGATION VALVE	☒ BRICK COLUMN	● A.C. PAD	— □ IRON FENCE	— EASEMENT	— STONE
⊙ 60-D NAIL FOUND	⊙ WATER VALVE	☒ STONE COLUMN	☒ TRANS. BOX	— □ CHAINLINK FENCE	— BOUNDARY	— WOOD DECK
⊙ PK NAIL SET	⊙ FIRE HYDRANT	⊙ STORM DRAIN MH.	☒ P.E. POOL EQUIP.	— // WOOD FENCE	— REINFORCED CONC. PIPE	— BUILDING WALL
⊙ 1/2" IP FOUND	⊙ LIGHT POLE	⊙ SAN. SEW. CO.		— // ASPHALT	— COVERED AREA	— TILE

N 89°00'12" E 200.00'

LOT 1A  
9,100 SQ. FT. OR  
0.2089 OF AN ACRE

BELEN GOMEZ AND JOSE GOMEZ  
INST. NO. 20080120868  
O.P.R.D.C.T.

N 89°00'12" E 200.00'

LOT 1B  
10,900 SQ. FT. OR  
0.2502 OF AN ACRE

S 89°00'12" W 200.00'

LOT 2A  
20,000 SQ. FT. OR  
0.4591 OF AN ACRE

BLOCK F/6730  
40,000 SQ. FT. OR  
0.9183 OF AN ACRE

TRACT 1  
JOSE P. REYNA &  
MAGALI P. REYNA  
INST. NO. 20080138820  
O.P.R.D.C.T.

TRACT 2  
JOSE P. REYNA &  
MAGALI P. REYNA  
INST. NO. 20080138820  
O.P.R.D.C.T.

MARTIN STREET  
CENTERLINE 50' RIGHT-OF-WAY  
INST. NO. 201800182584, O.P.R.D.C.T.

SURVEYOR'S NOTES

- ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310"
- ALL COORDINATES POSTED HEREON ARE GRID BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, NO SCALE AND NO PROJECTION.
- ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
- ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
- PURPOSE OF THE PLAT IS TO PLAT TWO (2) TRACTS OF LAND INTO THREE (3) LOTS
- LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
- STRUCTURE ON LOT 1A TO BE REMOVED. STRUCTURES ON LOT 1B TO REMAIN. STRUCTURES ON 2A, FRAME RESIDENCE TO BE REMOVED AND FRAME BUILDING TO REMAIN.

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Tulum Homes LLC is the sole owner of a tract of land located in the WILLIAM T. STEWART SURVEY, ABSTRACT 1343 and ROBERT W. WOODRUFF SURVEY, ABSTRACT 1564, City of Dallas, Dallas County, Texas, and being Lot 12 and 13, Block F/6730, of Berry & Galloway Subdivision No. 2 (an unrecorded plat), and being the same tract of land described in deed to Belen Gomez and Jose Gomez, recorded in Instrument No. 20080120868, Official Public Records, Dallas County, Texas, and being the same tract of land described in deed to Belen Gomez and Leovigilda Benites, recorded in Instrument No. 201800182584, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the intersection of the North line of Martin Street, a 50' right-of-way, with the East line of Cheyenne Road, a 60' right-of-way;

THENCE North 00°47'41" West, along said East line, a distance of 200.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE North 89°00'12" East, passing at a distance of 11.00' the Southwest corner of Lot 11, of said Block F/6730, and being the same tract of land described in deed to Manuel Rodriguez, recorded in Volume 2003247, Page 6184, Deed Records, Dallas County, Texas, and continuing for a total distance of 200.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of Lot 9, of said Block F/6730, being the same tract of land described in deed Patricia Ann Medina, recorded in Instrument No. 200600204916, Official Public Records, Dallas County, Texas, said point being Northwest corner of Lot 14, of said Block F/6730, being the same tract of land described in deed to Jose P. Reyna and Magali P. Reyna, recorded in Instrument No. 20080138820, Official Public Records, Dallas County, Texas, and being the Southeast corner of said Rodriguez Tract;

THENCE South 00°47'41" East, a distance of 200.00' to a 1/2" iron rod found in said North line of Martin Street, at the Southwest corner of said Reyna Tract;

THENCE South 89°00'12" West, along said North line, a distance of 200.00' to the PLACE OF BEGINNING and containing 40,000 square feet or 0.9183 of an acre of land.

SURVEYOR'S CERTIFICATE

I, John S. Turner, 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.

Witness my hand This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PRELIMINARY, RELEASED FOR REVIEW 04-22-25  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner  
Registered Professional Land Surveyor #5310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Tulum Homes LLC, does hereby adopt this plat, designating the herein described property as **CHEYENNE TULUM**, 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 \_\_\_\_\_, 2025.

Tulum Homes LLC 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, Tulum Homes LLC, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for The State of Texas

PLACE COUNTY  
RECORDING LABEL HERE

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

PRELIMINARY PLAT  
**CHEYENNE TULUM**  
LOT 1A, 1B AND 2A, BLOCK F/6730

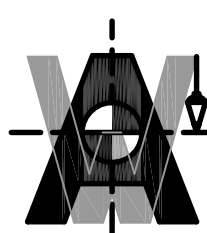
ROBERT W. WOODRUFF SURVEY, ABSTRACT 1564

AN ADDITION TO THE CITY OF DALLAS,

DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S245-155

ENGINEERING NO. DP \_\_\_\_\_



A&W SURVEYORS, INC.  
Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 1710 & 1706 Cheyenne Road ~

Owner: Tulum Homes LLC  
~ 2814 Springview Lane ~  
~ 945-230-8390 ~

Job No: 24-1114 Drawn by: AR Date: 04-04-2025 Revised:

"A professional company operating in your best interest"