

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Monica Cuevas, does hereby adopt this plat, designating the herein described property as DESIDERIO FAMILY 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.

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.

Monica Cuevas  
Owner

STATE OF TEXAS

COUNTY OF DALLAS

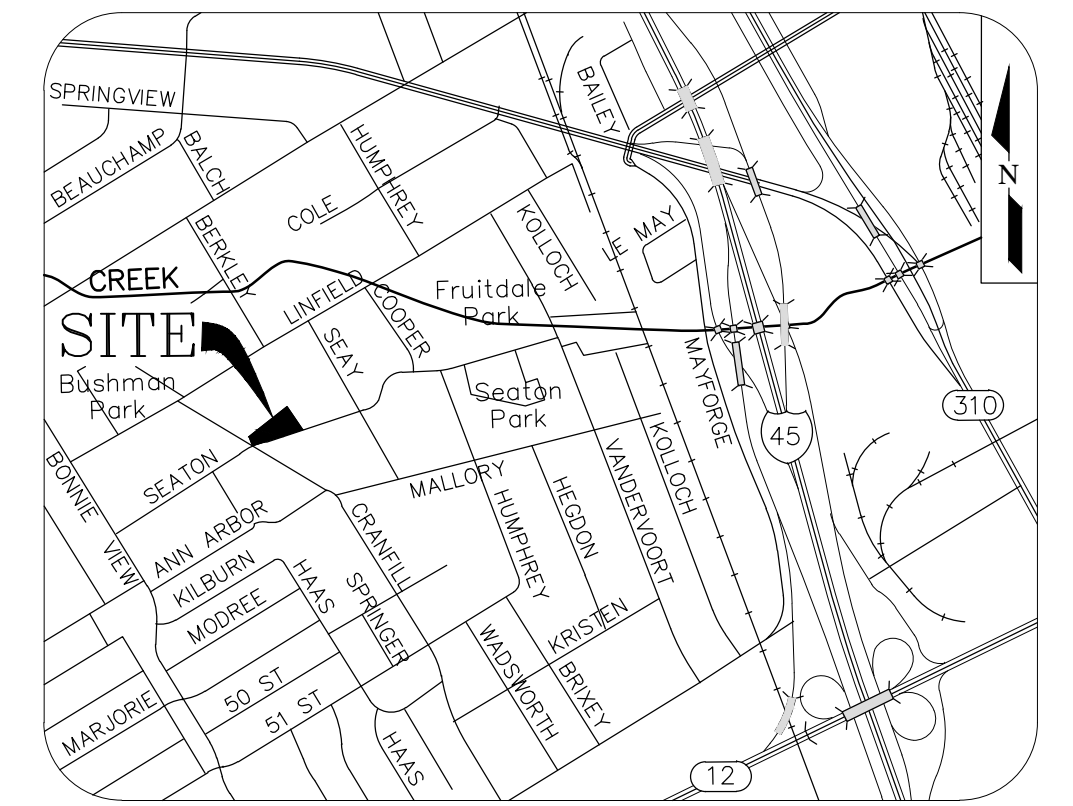
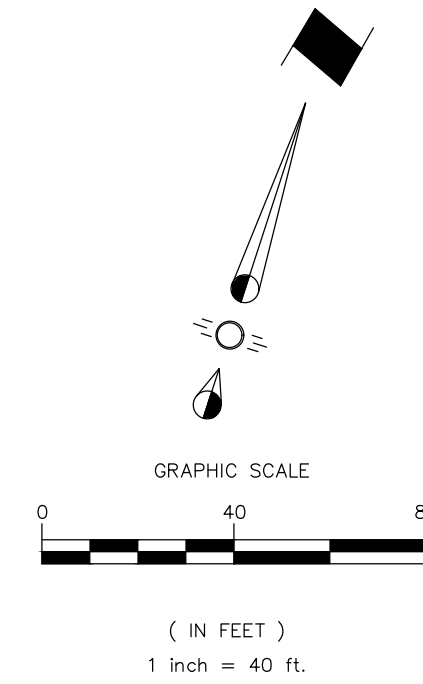
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose therein expressed and under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

GENERAL NOTES:

- 1. 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).
- 2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- 3. The purpose of this plat is to create 3 lot from a platted Block.
- 4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
- 5. All structures in Lot 2 to remain, all others will be removed.



VICINITY MAP (NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 56,735 square foot or 1.302 acre tract of land, situated in the Robinson T. Smith Survey, Abstract Number 1376, in the City of Dallas, County of Dallas, Texas, being all of Block 53/8617 of Third Installment of Fruitdale Acres, an Addition to the City of Dallas, Texas, recorded in Volume 4, Page 79, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described as Tract 1, in a Warranty Deed to Monica Cuevas, recorded in Instrument #201500098963 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being all of the property described as Tract 2, in a Correction Instrument as to a recorded original instrument to Monica Cuevas, recorded in Instrument #201700188850 (O.P.R.D.C.T.) and being more particularly described as follows:

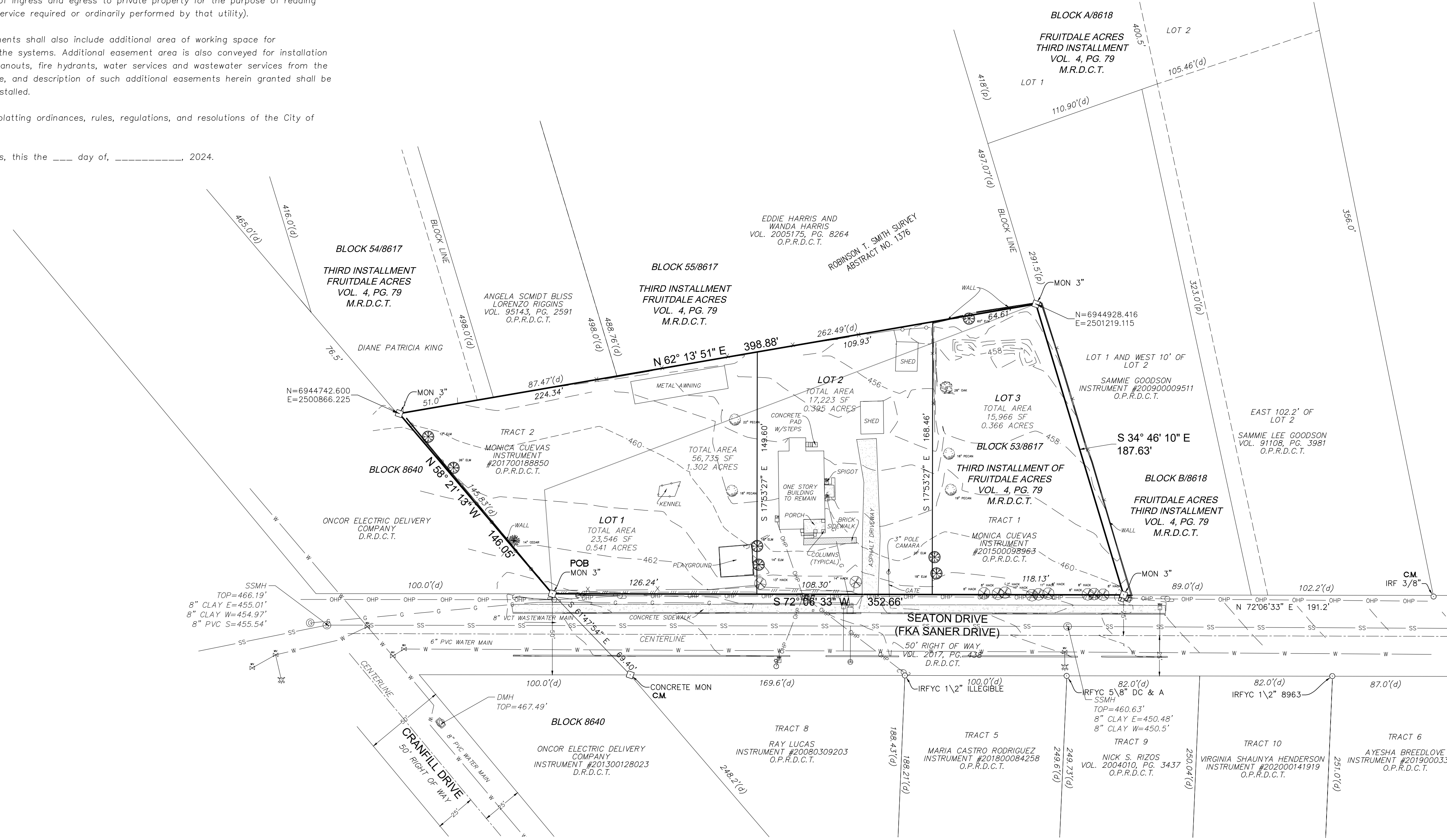
BEGINNING at a 3" Aluminum Disk stamped "Desiderio Family Addition and ARA 6671" set on a 1/2 inch iron rod (hereinafter referred to as Monument set) for the South corner of said Block 53/8617, same being the intersection of the Easterly line of a 100 foot Electric Right of Way, for Texas Utilities Electric Company, with the Northerly right of way line of Seaton Drive, a 50 foot right-of-way, from which a Concrete Monument found (Controlling Monument) at the West corner of a tract of land described in a Deed to Ray Lucas, recorded in Instrument 20080309203, (O.P.R.D.C.T.), bears South 61 degrees 47 minutes 54 seconds East, a distance of 69.40 feet, said concrete Monument being at the intersection of said Texas Utilities Electric Company tract, with the Southerly right of way line of said Seaton Drive;

THENCE North 58 degrees 21 minutes 13 seconds West, with the Easterly line of said Texas Utilities Electric Company tract, a distance of 146.05 feet to a Monument set for the West corner of said Block 53/8617, same being the South corner of a tract of land for Diane Patricia King (No Record Found), and being the South corner of Block 54/8617, said Third Installment of Fruitdale Acres;

THENCE North 62 degrees 13 minutes 51 seconds East, with the common line between said Block 53/8617, and said Block 54/8617, at 61.00 feet passing the East corner of said Block 54/8617, and the South corner of Block 55/8617, said Third Installment of Fruitdale Acres, continuing for a total distance of 398.88 feet to a Monument set for the North corner of said Block 53/8617, same being the East corner of said Block 55/8617, and being in the Northerly right of way line of said Seaton Drive, from which a 3/8" iron rod found at the East corner of Lot 2, said Block B/8617 bears, North 72 degrees 06 minutes 33 seconds East, a distance of 191.20 feet;

THENCE South 34 degrees 46 minutes 10 seconds East, with the common line between said Block 53/8617, and said Lot 1, a distance of 187.63 feet to a Monument set for the East corner of said Block 53/8617, and the South corner of said Lot 1, same being in the Northerly right of way line of said Seaton Drive, from which a 3/8" iron rod found at the East corner of Lot 2, said Block B/8617 bears, North 72 degrees 06 minutes 33 seconds East, a distance of 191.20 feet;

THENCE South 72 degrees 06 minutes 33 seconds West, with the Northerly right of way line of said Seaton Drive, a distance of 352.66 feet to the POINT OF BEGINNING, containing 56,735 square feet or 1.302 acres of land more or less.



LEGEND

Table with 3 columns: Symbol, Description, and Symbol. Includes entries for C.M. CONTROLLING MONUMENT, O.P.R.D.C.T. OFFICIAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS, D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS, POB POINT OF BEGINNING, p, m PLATTED, MEASURED, VOL./PG. VOLUME/PAGE, IRF IRON ROD FOUND (AS NOTED), MON 3" ALUMINUM DISK STAMPED "DESIDERIO FAMILY ADDITION AND ARA 6671" SET ON A 1/2 INCH IRON ROD, OHP OVERHEAD POWER LINE, WOOD FENCE, CHAIN LINK FENCE, WATER LINE, UTILITY POLE, MAILBOX, WATER METER, WATER VALVE, FIRE HYDRANT, SANITARY SEWER MANHOLE, DRAINAGE/STORM MANHOLE, SANITARY SEWER CLEANOUT, TELEPHONE PEDESTAL BOX, GUY ANCHOR, SANITARY SEWER LINE, GAS LINE.

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

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 \_\_\_\_ day of \_\_\_\_\_ 2024.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez  
Texas Registered Professional Land Surveyor No. 6671

CERTIFICATE OF APPROVAL  
I, Tony Shiddi, 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

ENGINEER:  
GINA GARCIA, P.E.  
PAREDES & GARCIA, LLC  
808 DEERBROOK CIRCLE  
GRAND PRAIRIE, TX 75052  
972-310-6649

OWNER:  
MONICA CUEVAS  
3009 SEATON DRIVE  
DALLAS, TX 75216

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

PRELIMINARY PLAT  
DESIDERIO FAMILY ADDITION  
LOTS 1, 2, AND 3, BLOCK 53/8617

A REPLAT OF BLOCK 53/8617  
THIRD INSTALLMENT OF FRUITDALE ACRES  
1.302 ACRES SITUATED IN THE  
ROBINSON T. SMITH SURVEY, ABSTRACT NO. 1376  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE: S234-106

Printed by: eesl Plot Date: 4/18/2024 3:40 PM  
Drawing: G:\My Drive\Survey\24034-3009 Seaton Dr Dallas.FPPlot.dwg Saved By: eesl Save Time: 4/17/2024 8:34 AM