Monica Cuevas

Owner

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. 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.

STATE OF TEXAS

N=6944742.600

E=2500866.225

SSMH -

TOP=466.19'

8" CLAY E=455.01

8" CLAY W=454.97'

8" PVC S=455.54'

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.

BLOCK A/8618

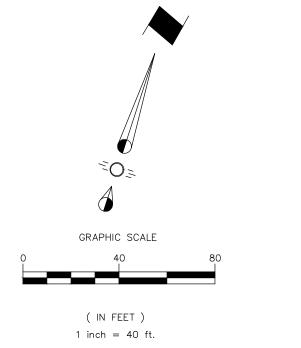
FRUITDALE ACRES

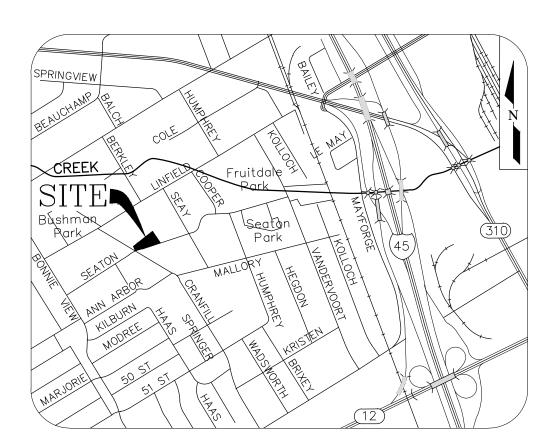
THIRD INSTALLMENT

VOL. 4, PG. 79

M.R.D.C.T.

LOT 1





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 Westerly line of Lot 1, Block B/8617, said Third Installment of Fruitdale Acres;

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.

BLOCK 54/8617 BLOCK 55/8617 THIRD INSTALLMENT FRUITDALE ACRES THIRD INSTALLMENT VOL. 4, PG. 79 ANGELA SCMIDT BLISS FRUITDALE ACRES M.R.D.C.T. VOL. 4, PG. 79 VOL. 95143, PG. 2591 N=6944928.416 M.R.D.C.T. E=2501219.115 DIANE PATRICIA KING LOT 1 AND WEST 10' OF LOT 2 LOT2 SAMMIE GOODSON METAL \AWNING INSTRUMENT #200900009511 0.P.R.D.C.T. TOTAL AREA 17.223 SF TOTAL AREA 0.395 ACRES CONCRETE ~ 15.966 SF 0.366 ACRES S 34° 46' 10" E BLOCK 53/8617 - MOHICA CUEVAS TOTAL\AREA 187.63' *∖1.302 A\CRES* THIRD INSTALLMENT OF **BLOCK 8640** O.P.R.D.C.T. BLOCK B/8618 FRUITDALE ACRES VOL. 4, PG. 79 M.R.D.C.T. FRUITDALE ACRES THIRD INSTALLMENT ONCOR ELECTRIC DELIVERY TRACT 1 VOL. 4, PG. 79 TOTAL AREA M.R.D.C.T. - MONICA CUEVAS D.R.D.C.T. 23,546 SF INSTRUMENT 0.541 ACRES #201500098963 O.P.R.D.C.T. -MON 3" IRF 3/8"¬\ 100.0'(d) 89.0'(d) 102.2'(d) S 72° 6' 33" W 352 66' N 72°06'33" E 191.2' SEATON DRIVE (FKA SANER DRIVE) CENTERLINE ∖50' RIGHT OF WAY = VØL. 2017, PG.<u>43</u>8 D.R.D.CT. 100.0'(d) 169.6'(d) 100.0′(d) ∽IRFYC 1∖2" ILLEGIBLE 82.0'(d) 82.0'(d) -RFYC 5\8" DC & A 87.0'(d) -CONCRETE MON IRFYC 1\2" 8963— TOP=460.63' 8" CLAY E=450.48' BLOCK 8640 ₹ 🚱 8" CLAY W=450.5'TRACT 8 TRACT 5 TRACT 6 TRACT 9 TRACT 10 ONCOR ELECTRIC DELIVERY MARIA CASTRO RODRIGUEZ INSTRUMENT #20080309203 AYESHA BREEDLOVE INSTRUMENT #201800084258 0.P.R.D.C.T. NICK S. RIZOS VIRGINIA SHAUNYA HENDERSON INSTRUMENT #201300128023 D.R.D.C.T. VOL. 2004010, PG. 3437 O.P.R.D.C.T. INSTRUMENT #202000141919 0.P.R.D.C.T.

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

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 <u>Anel Rodriguez</u>, 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.

T _____, 2024.

Notary Public in and for the State of Texas

CONTROLLING MONUMENT Q UTILITY POLE O.P.R.D.C.T. OFFICIAL PROPERTY RECORDS MAILBOX OF DALLAS COUNTY, TEXAS MAP RECORDS OF DALLAS M.R.D.C.T. WATER METER COUNTY, TEXAS D.R.D.C.T. DEED RECORDS OF DALLAS WATER VALVE POBPOINT OF BEGINNING FIRE HYDRANT PLATTED, MEASURED SANITARY SEWER MANHOLE *VOLUME / PAGE* VOL. /PG. DRAINAGE/STORM MANHOLE IRON ROD FOUND (AS NOTED) SANITARY SEWER CLEANOUT ALUMINUM DISK STAMPED "DESIDERIO FAMILY ADDITION AND ARA 6671" SET TELEPHONE PEDESTAL BOX ON A 1/2 INCH IRON ROD GUY ANCHOR OVERHEAD POWER LINE — SS — SANITARY SEWER LINE — G — GAS LINE CHAIN LINK FENCE — W — WATER LINE

LEGEND



OWNER:

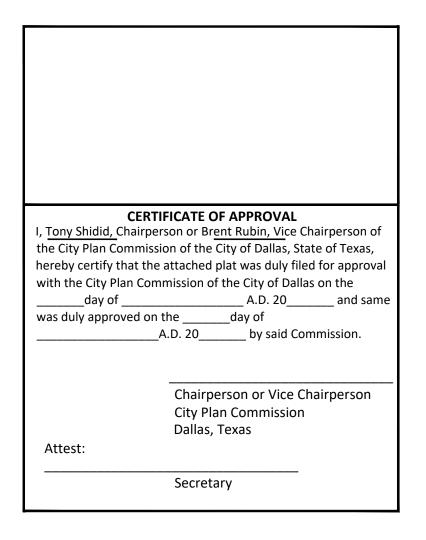
MONICA CUEVAS
3009 SEATON DRIVE
DALLAS, TX 75216

SURVEYOR

SURVEYING

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