

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Bolivar Holdings, LLC, acting by and through its duly authorized agents, does hereby adopt this plat, designating the herein described property as **BLUFFVIEW APARTMENTS, PHASE 2**, 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 line 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 line 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 systems 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).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

Witness my hand at _____, Texas, This _____ day of _____, 20____.

Bolivar Holdings, LLC

Name: Gary A. Tave
Title: Manager

**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 Gary Abram Tave 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 _____, 20____.

Notary Public in and for the State of Texas
My commission expires: _____

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF DALLAS**

WHEREAS Bolivar Holdings, LLC, is the sole owner of a tract of land located in the JOEL WALKER SURVEY, Abstract No. 1585, City of Dallas, Dallas County, Texas, being Lot 18A, Block 8/6144, of BLUFFVIEW APARTMENTS ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20240007045, Official Public Records, Dallas County, Texas, and being the same tract of land described in Special Warranty Deed to Bolivar Holdings, LLC, recorded in Instrument No. 20220009691, Official Public Records, Dallas County, Texas, and General Warranty Deed to Bolivar Holdings, LLC, recorded in Instrument No. 20220003103, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found in the West line of El Centro Drive, a 60 foot right-of-way, with the South line of a 15 foot alley, at the Northeast corner of said Lot 18, Block 8/6144, and being at the beginning of a curve to the right, having a central angle of 01 degrees 57 minutes 01 seconds, a radius of 4610.54 feet, and a chord bearing and distance of South 10 degrees, 22 minutes 57 seconds East, 156.92 feet;

THENCE Southeasterly, along said West line and said curve to the right, an arc distance of 156.93 feet to a 3-1/4 inch aluminum disc stamped "Bluffview Apartments Addition, RPLS 3691" found for corner at the beginning of a curve to the right, having a central angle of 61 deg. 36 min. 24 sec., a radius of 15.00, and a chord bearing and distance of South 21 deg. 23 min. 45 sec. West, 15.36 feet;

THENCE Southwestwesterly along said curve to the right, an arc distance of 16.13 feet to a 3-1/4 inch aluminum disc stamped "Bluffview Apartments Addition, RPLS 3691" found for corner in the North line of Bolivar Drive, a variable width right-of-way;

THENCE South 89 deg. 04 min. 08 sec. West, with said North line, a distance of 324.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" found at the Southeast corner of Lot 19B, Block 8/6144, of said Bluffview Apartments Addition, and being the Southwest corner of said Lot 18A, Block 8/6144;

THENCE North 00 deg. 55 min. 52 sec. West, a distance of 169.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" found in the South line of a 15 foot alley right-of-way, at the common Northerly corner of said Lots 18A and 19B, Block 8/6144;

THENCE North 89 deg. 04 min. 08 sec. East, with said South line, a distance of 304.40 feet to the PLACE OF BEGINNING and containing 53,854 square feet or 1.236 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, 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-8.817 (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 AT _____, TEXAS this _____ day of _____, 20____.

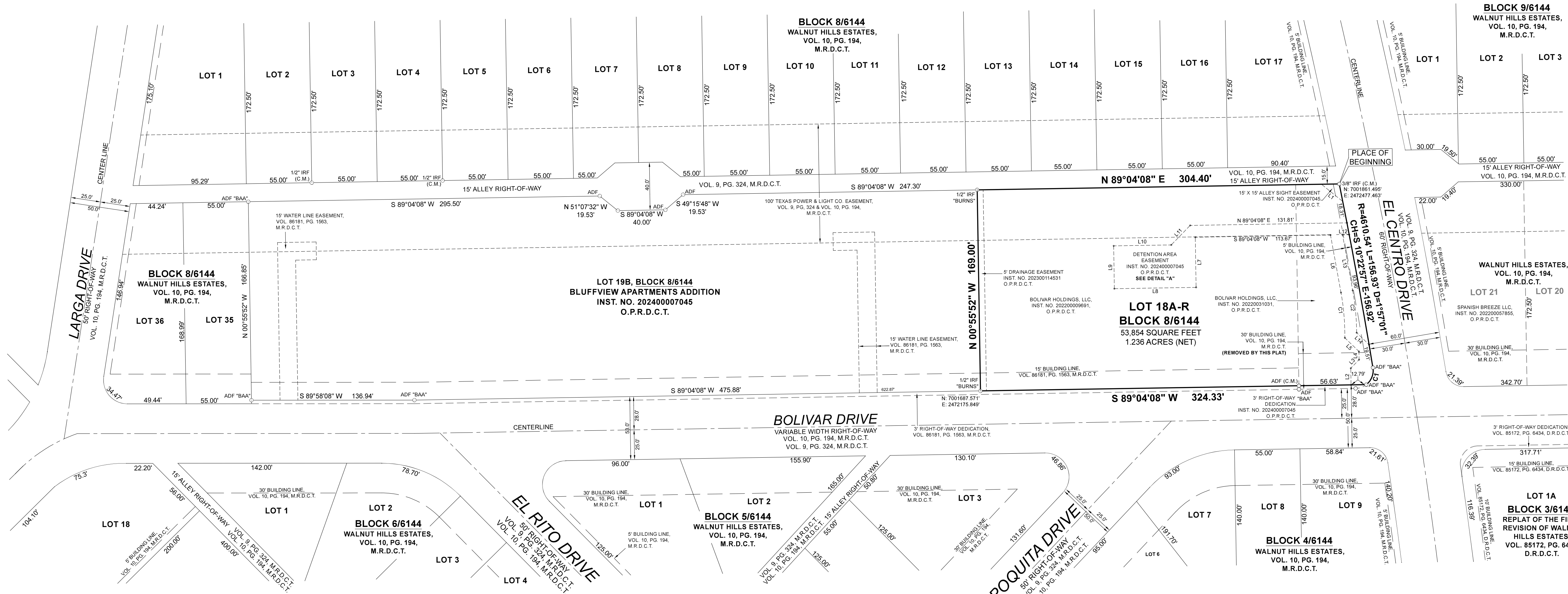
Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

**STATE OF TEXAS
COUNTY OF ROCKWALL**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, 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 _____, 20____.

Notary Public in and for the State of Texas
My commission expires: _____



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

- SURVEYOR'S NOTES**
- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
 - ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
 - LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
 - THE PURPOSE OF THIS PLAT IS TO REMOVE THE 30' BUILDING LINE ON LOT 18A, BLOCK 8/6144, BLUFFVIEW APARTMENTS ADDITION.
 - THIS REPLAT DOES NOT ALTER OR REMOVE ANY EXISTING DEED OR SUBDIVISION RESTRICTIONS OR COVENANTS.
 - THIS SITE IS WITHIN THE 65 LDN CONTOUR OF DALLAS LOVE FIELD AIRPORT AND THIS NOISE LEVEL MAY REQUIRE SPECIAL CONSTRUCTION STANDARDS FOR CERTAIN USES PER THE BUILDING CODE, DALLAS BUILDING CODE, SECTION 425.

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	23.04'	S 51°05'52" E
L2	14.04'	N 00°55'52" W
L3	10.00'	N 44°04'08" E
L4	6.91'	N 00°55'52" W
L5	16.48'	N 45°55'52" W
L6	49.14'	N 10°20'25" W
L7	42.15'	S 00°55'52" E
L8	68.72'	S 89°04'08" W
L9	36.00'	N 00°55'52" W
L10	48.44'	N 89°04'08" E
L11	22.83'	N 44°04'08" E
L12	5.62'	S 89°04'08" W
L13	47.48'	S 10°20'25" E
L14	14.54'	S 45°55'52" E

BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH. BEAR.	CHORD
C1	16.13'	15.00'	61°36'24"	S 21°23'45" W	15.36'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH. BEAR.	CHORD
C1	38.25'	204.31'	10°43'34"	N 04°52'12" W	38.19'
C2	35.75'	206.32'	9°55'37"	N 05°21'42" W	35.70'

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"
MGS	MAG. NAIL SET WITH WASHER STAMPED "BLUFFVIEW APARTMENTS ADDITION, RPLS 3691"
ADF	ALUMINUM DISC FOUND
ADF "BAA"	3-1/4" ALUMINUM DISC STAMPED "BLUFFVIEW APARTMENTS ADDITION, RPLS 3691" FOUND

DETENTION AREA EASEMENT STATEMENT

The proposed detention area (s) along Block 8/6144 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block 8/6144. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block 8/6144, unless approved by the Directors of Development Services and Dallas Water Utilities. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The Detention Area in Block 8/6144, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

OWNER: BOLIVAR HOLDINGS, LLC
ADDRESS: 117 PALMETTO LN., LARGO, FL 33770
PHONE: 740-405-4942



PROFESSIONAL LAND SURVEYORS
OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TX 75043
SURVEYOR: BARRY S. RHODES - RPLS No. 3691
FIRM NO. 10194366

WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202110826-08 PREPARATION DATE: 10/02/2024 DRAWN BY: TD

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

**PRELIMINARY PLAT
BLUFFVIEW APARTMENTS
ADDITION, PHASE 2
LOT 18A-R, BLOCK 8/6144,**
BEING A REPLAT OF LOT 18A, BLOCK 8/6144,
OF BLUFFVIEW APARTMENTS ADDITION,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
JOEL WALKER SURVEY, ABSTRACT NO. 1585
CITY PLAN FILE NO. S245-017
ENGINEERING FILE NO. _____