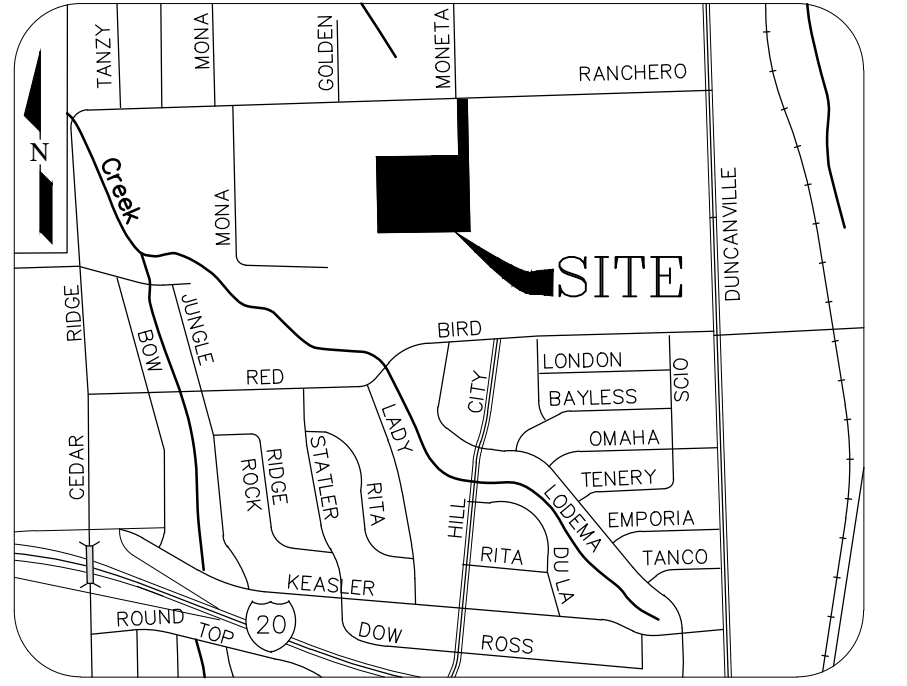
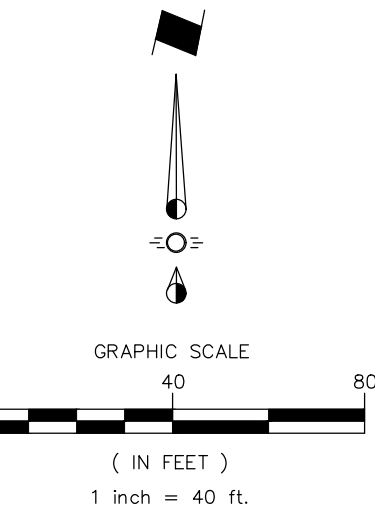
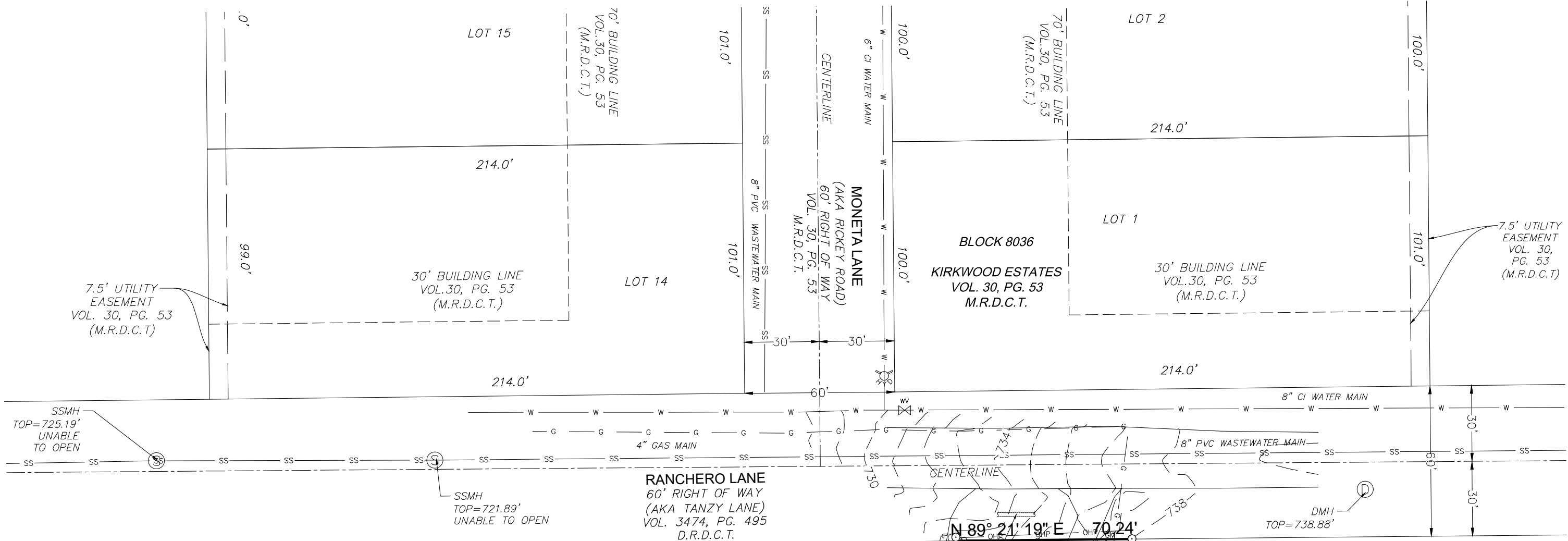
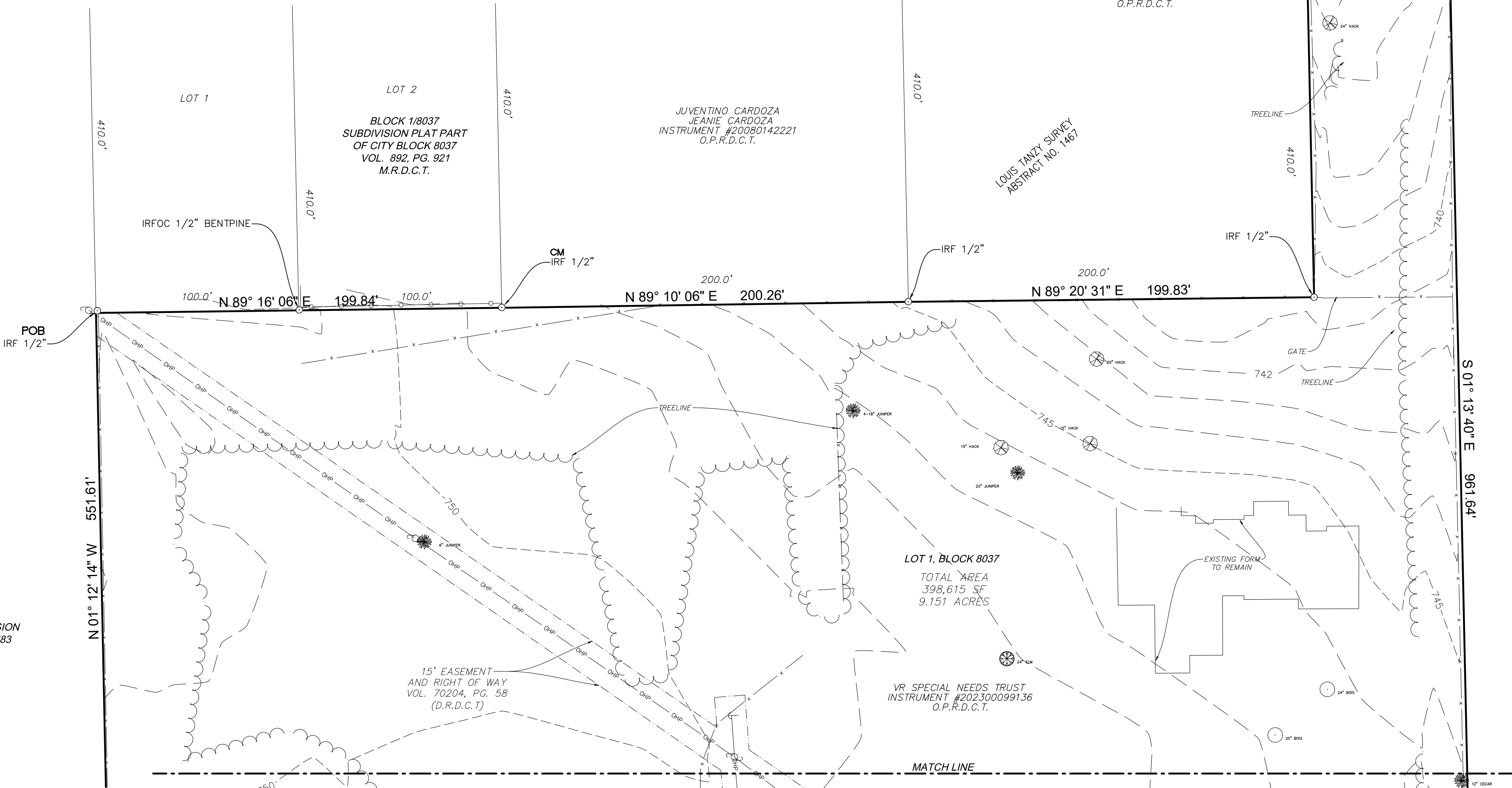


Plotted by: eosi Plot Date: 5/15/2025 1:45 PM

Drawing: G:\My Drive\Survey\25045-5320 Ranchero Lane Dallas\_Silvero-Plat\05\_CAD\25045-5320 Ranchero Ln Dallas-Plat.dwg Saved By: eosi Save Time: 5/15/2025 10:47 AM

- LEGEND**
- CM CONTROLLING MONUMENT
- O.P.R.D.C.T. OFFICIAL PUBLIC 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
- VOL./PG. VOLUME/PAGE
- IRF 1/2 INCH IRON ROD FOUND (AS NOTED)
- IRFOC IRON ROD WITH ORANGE CAP FOUND
- IRF 5/8 INCH IRON ROD FOUND (AS NOTED)
- OHP— OVERHEAD POWER LINE
- X—X— BARB WIRE FENCE
- O—O— CHAIN LINK FENCE
- SS— UTILITY POLE
- GAS METER
- W WATER VALVE
- ⊗ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- G— GUY ANCHOR
- W— WATER LINE
- SS— SANITARY SEWER LINE
- G— GAS LINE
- ⊙ DRAINAGE/STORM MANHOLE

- 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 (1) lot from a tract of land.
4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.



VICINITY MAP  
(NOT TO SCALE)

**OWNER'S CERTIFICATE**

STATE OF TEXAS §

COUNTY OF DALLAS §

**BEING** a 398,615 square foot or 9.151 acre tract of land, situated in the Louis Tanzy Survey, Abstract Number 1467, in the City of Dallas, County of Dallas, Texas, being all of the property described in a Warranty Deed to VR Special Needs Trust, recorded in Instrument #202300099136, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found at Southwest corner of Lot 1, Block 1/8037, of the Subdivision Plat Part of City Block 8037, recorded in Volume 892, Page 921, of the Map Records of Dallas County, Texas (M.R.D.C.T.), same being in the East line of Lot 3, Block A/8589, Matthias Subdivision, an Addition to the City of Dallas, recorded in Volume 81139, Page 2583, Deed Records, Dallas County, Texas, and being the most Southerly Northwest corner of said VR Special Needs Trust tract;

**THENCE** North 89 degrees 16 minutes 06 seconds East, with the common line between said VR Special Needs Trust tract and said Block 1/8037, a distance of 199.84 feet to a 1/2 inch iron rod found (Controlling Monument) at the Southeast corner of Lot 2, said Block 1/8037, same being the Southwest corner of a property described in a Warranty Deed with Vendor's Lien to Juventino Cardoza and Jeanie Cardoza, recorded in Instrument #20080142221 (O.P.R.D.C.T.);

**THENCE** North 89 degrees 10 minutes 06 seconds East, with the common line between said VR Special Needs Trust tract and said Cardoza tract, a distance of 200.26 feet to a 1/2 inch iron rod found at the Southeast corner of said Cardoza tract, same being the Southwest corner of a property described in a Warranty Deed with Vendor's Lien to Cardoza Family Revocable Joint Trust, recorded in Instrument #200900178720 (O.P.R.D.C.T.);

**THENCE** North 89 degrees 20 minutes 31 seconds East, with the common line between said VR Special Needs Trust tract and said Cardoza Family Revocable Joint Trust tract, a distance of 199.83 feet to a 1/2 inch iron rod found at the Southeast corner of said Cardoza tract, same being an interior ell corner of said VR Special Needs Trust tract;

**THENCE** North 01 degrees 13 minutes 05 seconds West, with the common line between said VR Special Needs Trust tract and said Cardoza Family Revocable Joint Trust tract, a distance of 410.21 feet to the Northwest corner of said VR Special Needs Trust tract and the Northeast corner of said Cardoza Family Revocable Joint Trust tract, said point being in the South right of way line of Ranchero Lane, a 60 foot right-of-way, from which a 1/2 inch iron rod found bears, South 08 degrees 50 minutes 21 seconds East, a distance of 1.51 feet;

**THENCE** North 89 degrees 21 minutes 19 seconds East, with the South right of way line of said Ranchero Lane, a distance of 70.24 feet to a 1/2 inch iron rod found (Controlling Monument) at the Northeast corner of said VR Special Needs Trust tract, same being the Northwest corner of a property described in a Warranty Deed with Vendor's Lien to Alfonso C. Cardoza, recorded in Volume 2003241, Page 11251, (O.P.R.D.C.T.)

**THENCE** South 01 degrees 13 minutes 40 seconds East, with the common line between said VR Special Needs Trust tract and said Alfonso C. Cardoza tract, a distance of 961.64 feet to a 3 inch Aluminum Disk stamped "VR RANCHERO ADDITION AND ARA 6671" set on a 1/2 inch rebar, at the Southeast corner of said VR Special Needs Trust tract, same being the Northeast corner of a property described in a Deed to William E. Hynes Revocable Trust, recorded in Instrument #200900120091 (O.P.R.D.C.T.);

**THENCE** South 89 degrees 15 minutes 14 seconds West, with the common line between said VR Special Needs Trust tract and said Hynes tract, a distance of 670.47 feet to a 3 inch Aluminum Disk stamped "VR RANCHERO ADDITION AND ARA 6671" set on a 1/2 inch rebar, at the Southwest corner of said VR Special Needs Trust tract, the Northwest corner of said Hynes tract, and being in the East line of said Lot 3, Block A/8589;

**THENCE** North 01 degrees 12 minutes 14 seconds West, with the common line between said VR Special Needs Trust tract and said Lot 3, a distance of 551.61 feet to the **POINT OF BEGINNING**, containing 398,615 square feet or 9.151 acres of land more or less.

SURVEYOR

**ARA**  
SURVEYING

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

**PRELIMINARY PLAT  
ROBLES RANCH**  
LOT 1, BLOCK 8037

9.151 ACRES SITUATED IN THE  
LOUIS TANZY SURVEY, ABSTRACT NO. 1467  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE: S245-174  
PLAT-25-000005

OWNER:

VR SPECIAL NEEDS TRUST  
310 GAUT STREET, SUITE 1205  
PITTSBURGH, PENNSYLVANIA 15219



9.151 ACRES SITUATED IN THE  
LOUIS TANZY SURVEY, ABSTRACT NO. 1467  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE: S245-174  
PLAT-25-000005