

LEGEND

- I.P.F. - IRON PIN FOUND
- (C.M.) - CONTROL MONUMENT
- D.R.D.C.T. - DEED RECORDS DALLAS COUNTY TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
- M.R.D.C.T. - MAP RECORDS DALLAS COUNTY TEXAS
- R.O.W. - RIGHT-OF-WAY
- INST. NO. - INSTRUMENT NUMBER
- ☉ - CENTERLINE
- U.E. - UTILITY EASEMENT
- P.F.C. - POINT FOR CORNER
- ESMT. - EASEMENT
- ⊕ - EXISTING SANITARY SEWER MANHOLE
- ⊕ - EXISTING FIRE HYDRANT
- ⊕ - EXISTING WATER VALVE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, Gerardo Santillan, is the owner of a tract of land situated in the Robert Kleberg Survey, Abstract No. 716, City of Dallas, Dallas County, Texas, and being the same tract of land as conveyed to Gerardo Santillan by deed recorded in Volume 2002232, Page 1030, Deed Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found on the southeast right-of-way line of Edd Road (variable width R.O.W.) for the north corner of said Santillan tract and being on the southwest line of a 2.399 acre tract of land conveyed to Daniela Y. Hernandez Castellanos and Christopher Fuentes Morales by deed recorded in Instrument No. 202300109180, Official Public Records, Dallas County, Texas;

Thence, South 44°57'22" East, along the northeast line of said Santillan tract and the southwest line of said 2.399 acre tract, at a distance of 568.04 feet passing a 3/4" pipe found for the south corner of said 2.399 acre tract and a west corner of Highland Vista Estates, an addition to the City of Dallas, according to the plat thereof recorded in Volume 84206, Page 3339, Map Records, Dallas County, Texas, and continuing along the northeast line of said Santillan tract and a southwest line of said Highland Vista Estates, for a total distance of 648.67 feet to a 1/2" iron pin found for the east corner of said Santillan tract and the north corner of a 7.948 acre tract of land conveyed to Ross Capital Ventures, LLC by deed recorded in Instrument No. 202100233780, Official Public Records, Dallas County, Texas;

Thence, South 44°57'06" West, along the southeast line of said Santillan tract, the northwest line of said 7.948 acre tract and the northwest line of a 10.634 acre tract of land conveyed to Blackstone Capital Investments, LLC by deed recorded in Instrument No. 202100233779, Official Public Records, Dallas County, Texas, a distance of 400.00 feet to a 3/4" pipe found for the south corner of said Santillan tract, a west corner of said 10.634 acre tract and being on the northeast line of an 18.2409 acre tract of land conveyed to Edd Road Properties, LLC by deed recorded in Instrument No. 200900299189, Official Public Records, Dallas County, Texas;

Thence, North 44°57'11" West, along the southwest line of said Santillan tract, the northeast line of said 18.2409 acre tract and the northeast line of a 1.037 acre tract of land conveyed to Jose M. Romero by deed recorded in Instrument No. 201400208201, Official Public Records, Dallas County, Texas, a distance of 644.16 feet to a 1/2" iron pin found for the west corner of said Santillan tract and being on the southeast right-of-way line of Edd Road (variable width R.O.W.);

Thence, North 44°18'18" East, along the northwest line of said Santillan tract and the southeast right-of-way line of Edd Road (variable width R.O.W.), a distance of 400.00 feet to the Point of Beginning and containing 258,555 square feet or 5.934 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Gerardo Santillan, does hereby adopt this plat, designating the herein described property as SANTILLAN ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does 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, this the _____ day of _____, 2024.

BY: _____
Gerardo Santillan

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Gerardo Santillan, 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 consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this ___ day of _____, 2024.

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

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

SURVEYOR'S STATEMENT

I, James Bart Carroll, 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 THE _____ DAY OF _____, 2024.

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.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS
COUNTY OF COLLIN

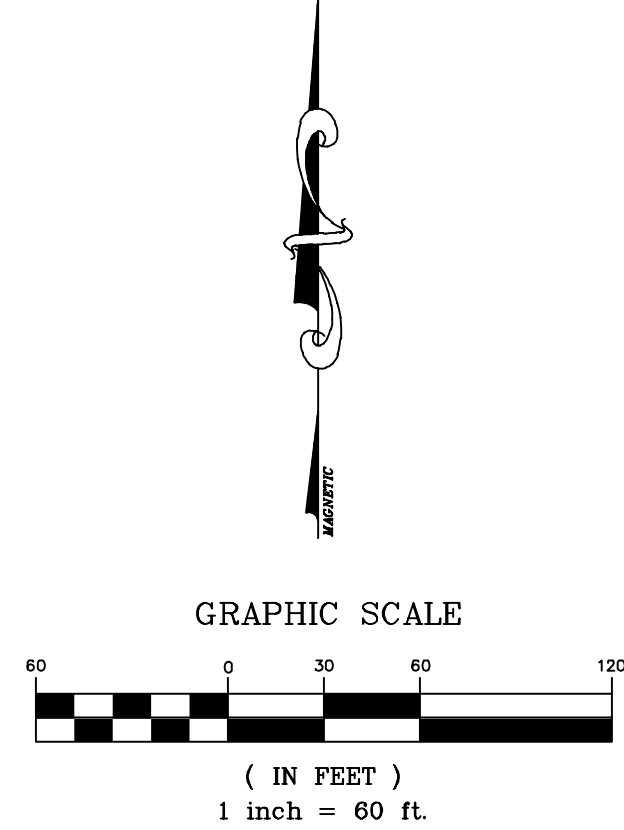
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

Notary Public for the State of Texas

GENERAL NOTES:

1. Purpose of this plat is to create four lots from one existing tract of land.
2. Bearings based on the southwest line of deed recorded in Volume 2002232, Page 1030, Deed Records, Dallas County, Texas. (N44°57'11"W)
3. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
4. Any structure new or existing may not extend across new property lines.
5. Coordinates based hereon are per RTK Network and Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.
6. Topography taken from NCTCOG elevation contours.



S234-157
PRELIMINARY PLAT
SANTILLAN ADDITION
5.934 ACRES
Robert Kleberg Survey, Abstract No. 716
City of Dallas, Dallas County, Texas
City Plan File No. S

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11 LAVON, TEXAS 75166	PHONE (972) 840-1506	TBPELS REGISTRATION NO.: F-21608	
COPYRIGHT © CARROLL CONSULTING GROUP		TEXAS FIRM REGISTRATION NO.: 10007200	
JOB No. 2396-17	SCALE: 1"=60'	DATE JULY 10, 2024	DRAWN BY: CP