

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BVJV III/4155, LLC, acting by and through its duly authorized agent, BLAKE R. SHIPP, does hereby adopt this plat, designating the hereon described property as BUENA VISTA II 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, Texas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2024.

By: Blake R. Shipp

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Blake R. Shipp, known to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas
My Commission expires:

LEGEND:

cirf = 1/2" iron rod with orange plastic cap stamped "P&C 100871" found for corner

cm = controlling monument

D,R,D,C,T. = Deed Records, Dallas County, Texas

irf = iron rod found for corner

M,R,D,C,T. = Map Records, Dallas County, Texas

O,P,R,D,C,T. = Official Public Records, Dallas County, Texas

vol/pg = volume/page

"x" fnd = "x" cut in concrete found for corner

"x" set = "x" cut in concrete set for corner

GENERAL NOTES:

- 1. Lot-to-Lot drainage is not permitted without engineering section approval.
2. Basis of Bearings is the northwesterly line (South 23°27'00" West) of Buena Vista Street, as shown on plat of Buena Vista Townhomes, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Inst No. 200600387221 Official Public Records, Dallas County, Texas.
3. Selling a portion of a platted lot by metes and bounds is a violation of State law.
4. The purpose of this plat is to create one lot.
5. Coordinates shown are Texas State Plane Coordinate System, North Central Texas, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.
6. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0335K, dated July 07, 2014. Property is in Zone X, unshaded.
7. There are no trees on the subject tract.

BENCHMARKS:

City of Dallas Benchmark 53-P-2, a square cut on top of a concrete curb at the midpoint of the southwest corner of the intersection of Coombs Creek Drive and June Drive. ELEVATION = 646.100'

City of Dallas Benchmark 53-Q-1, a square cut on top of a concrete curb at the midpoint of the northwest corner of the intersection of Glenhaven Boulevard and Coombs Creek Drive. ELEVATION = 623.830'

Copyright 2024 Piburn & Company, LLC. All Rights Reserved. This drawing is the property of Piburn & Company, LLC. Any modification or use of this drawing without the express written authorization of Piburn & Company, LLC is prohibited. This drawing is only valid with a wet ink signature.

OWNER'S DESCRIPTION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS BVJV III/4155, LLC is the owner of a 0.300 acre (13,078 square foot) tract of land situated in the William Grigsby Survey, Abstract Number 501, City of Dallas, Dallas County, Texas, same being all of Lots 13 & 14, Block 2/1521 of Cole's Travis Avenue Addition, an addition to the City of Dallas, Dallas County, Texas as recorded in Volume 2, Page 205 Map Records, Dallas County, Texas (M.R.D.C.T.), same also being all of the land conveyed to BVJV III/4155, LLC by deeds recorded in Instrument Numbers 202300118032 & 202300118033 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at an "x" cut in concrete found for corner in the northwest line of Buena Vista Street (formerly Tuttle Street) (a variable width public right-of-way dedicated in Volume 2, Page 205 M.R.D.C.T. & Volume 74012, Page 724 Deed Records, Dallas County, Texas (D.R.D.C.T.)), said "x" also being the east corner of said Lot 14 and the south corner of Lot 15, Block 2/1521 of said Cole's Travis Avenue Addition, said Lot 15 being owned by City of Dallas (Volume 1599, Page 515 D.R.D.C.T.) and used as Fitzhugh Avenue;

THENCE South 23°27'00" West, along the common line between said Lot 14 and said northwest line of Buena Vista Street, passing at 47.00 feet a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" found for south corner of said Lot 14 and east corner of aforementioned Lot 13, continuing along the common line for a total distance of 94.00 feet to a 1/2 inch iron rod found for corner, said rod being the south corner of said Lot 13 and the east corner of a tract of land conveyed to City of Dallas by deed recorded in Instrument Number 200600387221 O.P.R.D.C.T. being used for 5 foot Pedestrian Access;

THENCE North 64°30'54" West, departing said northwest line of Buena Vista Street and along the common line between said Lot 13 and said 5 foot Pedestrian Access for a distance of 139.84 feet to a mag nail with washer stamped "BV II" set for corner in the southeast line of M. K. & T. RAILROAD (known as KATY Trail) (a 60 foot public right-of-way dedicated in Volume 2, Page 205 and Volume 4, Page 83 M.R.D.C.T.), said mag nail being the north corner of said 5 foot Pedestrian Access and the west corner of said Lot 13;

THENCE North 24°17'47" East, along the common line between said Lot 13 and said M. K. & T. RAILROAD, passing at 47.03 feet a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" found for north corner of said Lot 13 and west corner of said Lot 14, continuing along the common line for a total distance of 94.05 feet to an "x" cut in concrete found for north corner of said Lot 14 and west corner of aforementioned Lot 15;

THENCE South 64°28'32" East, along the common line between said Lot 14 and said Lot 15 for a distance of 138.45 feet to the POINT OF BEGINNING and containing 0.300 of an acre, or 13,078 square feet of land, more or less.

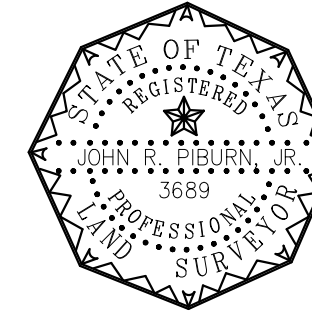
SURVEYOR'S STATEMENT

I, John R. Piburn, Jr., 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.

Dated 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

John R. Piburn, Jr., RPLS No. 3689



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared John R. Piburn, Jr., 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 purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said John R. Piburn, Jr.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas
My Commission expires:

PLACE COUNTY RECORDING LABEL HERE
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

PRELIMINARY PLAT
BUENA VISTA II ADDITION
LOT 1, BLOCK 2/1521
BEING A REPLAT OF
COLE'S TRAVIS AVENUE ADDITION
LOTS 13 & 14, BLOCK 2/1521
13,078 SQUARE FEET / 0.300 ACRES SITUATED IN THE
WILLIAM GRIGSBY SURVEY - ABSTRACT NO. 501
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-140
OWNER/DEVELOPER BVJV III/4155, LLC
Piburn & Company, LLC
3131 Turtle Creek Boulevard - Suite 815
Dallas, Texas 75219
Ph: 214.765.2297
Contact: Blake R. Shipp
100 East Campbell Road - Suite 240
Richardson, Texas 75081
Ph: 214.328.3500 Fax: 214.328.3512
Contact: Alison Hersey

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File No. 24013 Surveying Firm #100871-00