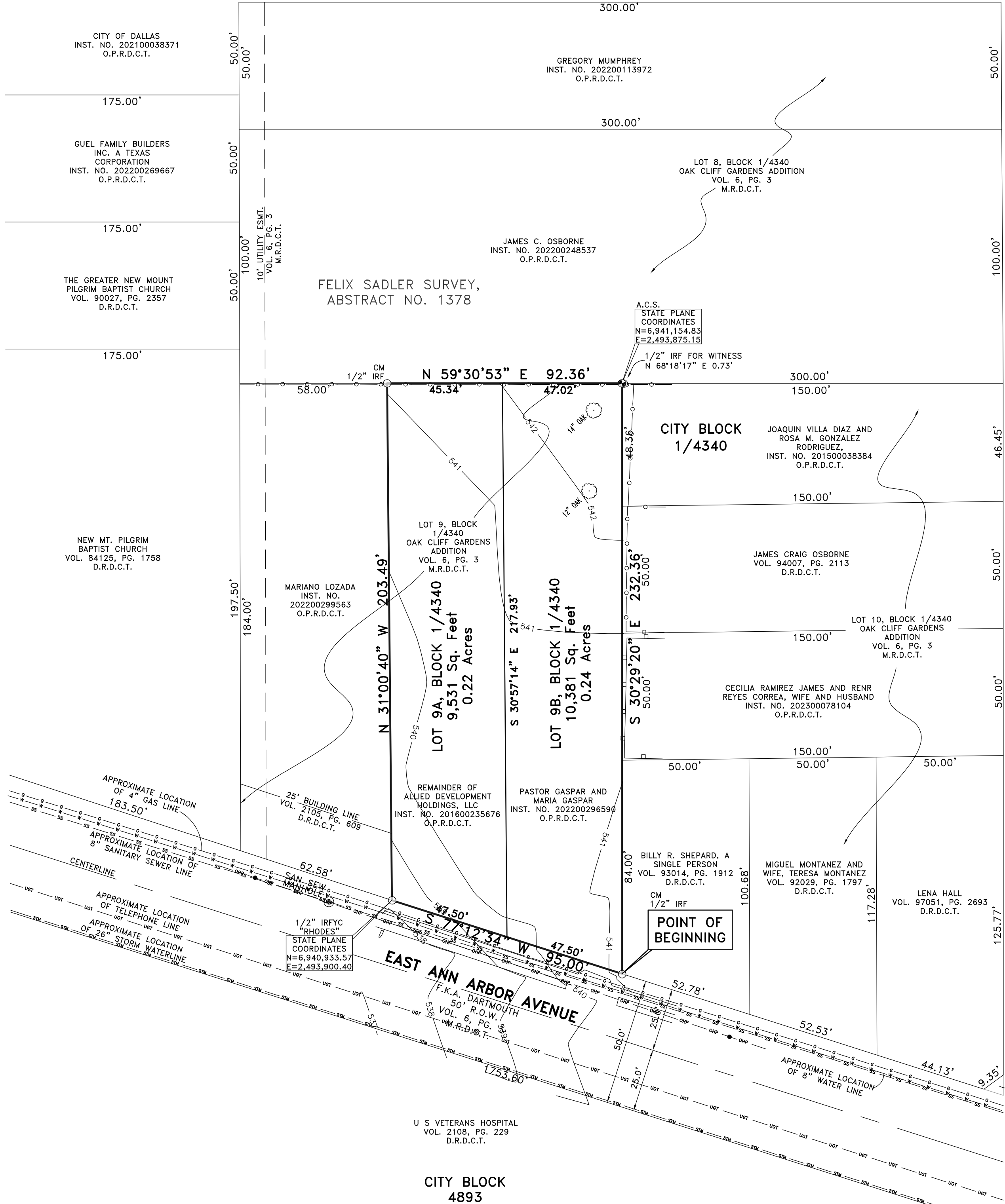




VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, AND 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS OUT OF THE PORTION ONE LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) THIS PLAT IS SUBJECT TO A PAVING AND/OR STORM DRAINAGE COVENANT AGREEMENT, RECORDED IN INSTRUMENT NO. _____, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Whereas Pastor Gaspar, Maria Gaspar and Allie Development Holdings, LLC are the owners of a 19,912 square foot tract of land situated in the Felix Sadler Survey, Abstract No. 1378, being a portion of City Block 1/4340, City of Dallas, Dallas County, Texas, same being a portion of Lot 9, Block 1/4340, Oak Cliff Gardens Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 6, Page 3, Map Records, Dallas County, Texas, being a tract of land conveyed to Pastor Gaspar and Maria Gaspar, by General Warranty Deed recorded in Instrument Number 202200296590, Official Public Records, Dallas County, Texas, corrected in Instrument Number 202200299081, Official Public Records, Dallas County, Texas, and being the remainder of a tract of land conveyed to Allied Development Holdings, LLC, by Deed recorded in Instrument Number 201600235676, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for corner, said corner being the South corner of Lot 10, Block 1/4340, of said Oak Cliff Gardens Addition, same being the East corner of said Lot 9, and being along the Northwest right-of-way line of East Ann Arbor Avenue (a 50-foot right-of-way) recorded in Volume 6, Page 3, Map Records, Dallas County, Texas;

THENCE South 77 degrees 12 minutes 34 seconds West, along the Northwest right-of-way line of said East Ann Arbor Avenue, a distance of 95.00 feet to a 1/2-inch iron rod found with yellow cap stamped "Rhodes" for corner, said corner being the West corner of a tract of land conveyed to Mariano Lozada, by deed recorded in Instrument Number 202200299563, Official Public Records, Dallas County, Texas;

THENCE North 31 degrees 00 minutes 40 seconds West, along the Northeast line of said Lozada tract, a distance of 203.49 feet to 1/2-inch iron rod found for corner, said corner being the North corner of said Lozada tract, same being along the Southwest line of Lot 8, Block 1/4340, of said Oak Cliff Gardens Addition;

THENCE North 59 degrees 30 minutes 53 seconds East, along the Southeast line of said Lot 8, a distance of 92.36 feet to an aluminum cap stamped "AG-5513" set over a 1/2-inch iron rod set for corner, said corner being the West corner of said Lot 10, from which a 1/2-inch iron rod found bears North 68 degrees 18 minutes 17 seconds East, a distance of 0.73 for witness;

THENCE South 30 degrees 29 minutes 20 seconds East, along the Southwest line of said Lot 10, a distance of 232.36 feet to the POINT OF BEGINNING and containing 19,912 square feet and or 0.46 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Pastor Gaspar, Maria Gaspar and Allied Development Holdings, LLC, acting through their authorized representative Nicholas Petroff, do hereby adopt this plat, designating the herein described property as **ALLIED-GASPAR 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.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 the 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 _____ day of _____, 2023.

RELEASED FOR REVIEW 07/21/2023 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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 _____, 2023.

Notary Public in and for the State of Texas

R.O.W. DEDICATION
VOL. 86228, PG. 3259
D.R.D.C.T.

LEGEND

- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC, RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- ESMT. = EASEMENT
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- 1/2" IRFVC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP
- A.C.S. = 3-1/4" ALUMINUM DISK STAMPED "AG-RPLS 5513"
- SET OVER A 1/2 INCH IRON ROD SET
- F.K.A. = FORMERLY KNOWN AS

OWNER: PASTOR GASPAR AND
MARIA GASPAR
111 E. 6TH STREET
DALLAS, TEXAS 75203

OWNER: ALLIED DEVELOPMENT
HOLDINGS, LLC
P.O. BOX 444
MANSFIELD, TEXAS 76063

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 _____, 2023.

BY: _____
Pastor Gaspar (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Pastor Gaspar 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

BY: _____
Maria Gaspar (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Maria Gaspar 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

BY: _____
Allied Development Holdings, LLC (Owner)
Nicholas Petroff (Representative)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Nicholas Petroff 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for Dallas County, Texas.

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FINAL PLAT
ALLIED-GASPAR ADDITION
LOTS 9A & 9B, CITY BLOCK 1/4340
19,912 SQ.FT. / 0.46 ACRES
BEING A REPLAT OF A PORTION OF LOT 9, BLOCK 1/4340
OAK CLIFF GARDENS ADDITION
FELIX SADLER SURVEY, ABSTRACT NO. 1378
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-232



PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtllc.com

SCALE: 1"=30' / DATE: 07/21/2023 / JOB NO. 2302139-02 PLAT / DRAWN BY: JLA