

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Winstreet Capital, LLC, acting by and through its duly authorized officer _____, does hereby adopt this plat, designating the herein described property as TRENDSET HOMES AT MONARCH, 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.

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 at Dallas, Texas, this the ____ day of, _____ 2024.

Winstreet Capital, LLC
Owner

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 _____ known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument and acknowledged to me that he/she/they 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 _____ 2024.

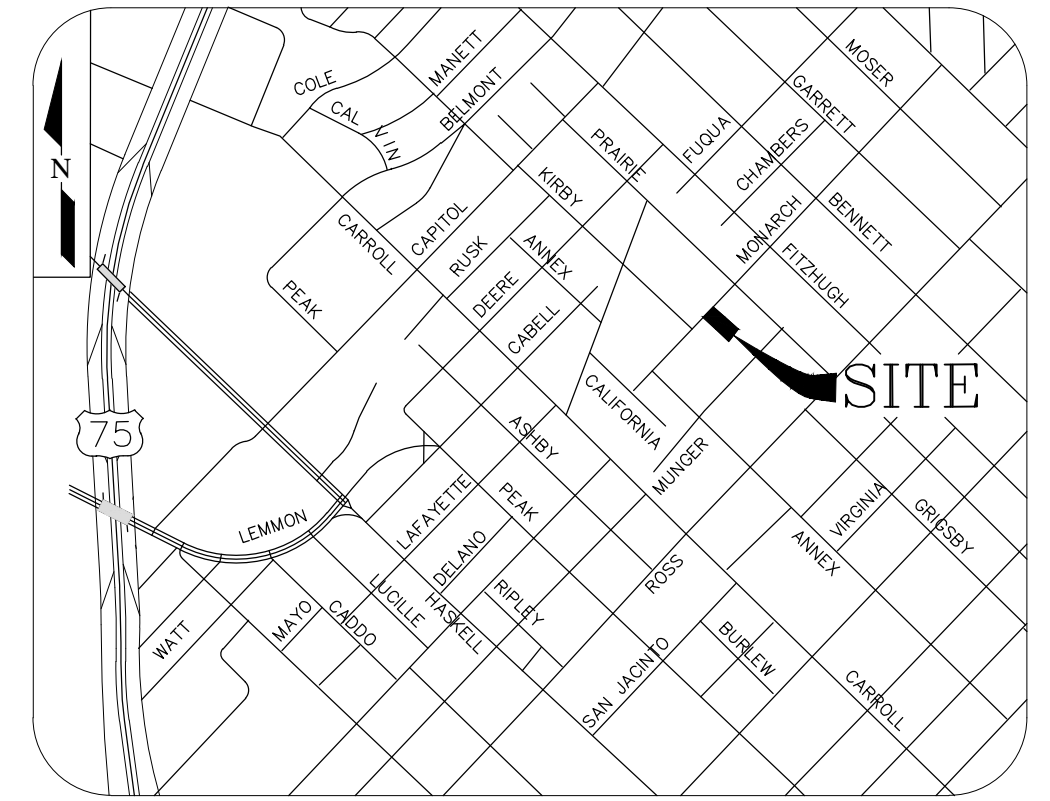
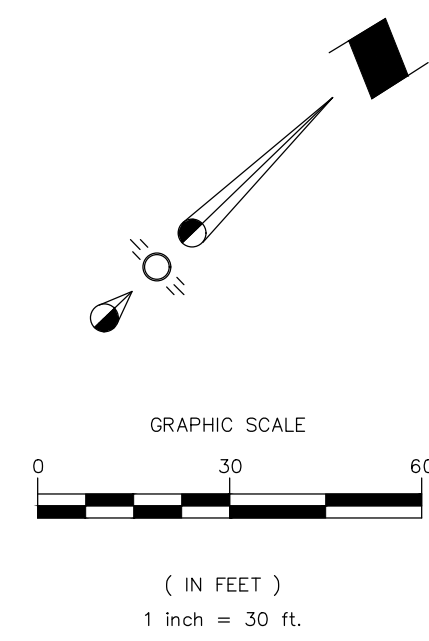
Notary Public in and for the State of Texas

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 part of a platted lot.
4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values. No scale and no projection.
5. All structures to be removed.

LEGEND

Table with 3 columns: Symbol, Description, and Symbol. Includes symbols for Controlling Monument, Official Public Records, Map Records, Deed Records, Point of Beginning, Platted/Measured, Volume/Page, IRF (Iron Rod Found), IPF (Iron Pipe Found), MON 3" (Aluminum Disk Found), Gas Line, Underground Electric Line, Wrought Iron Fence, Utility Pole, Electric Meter, Water Meter, Water Valve, Fire Hydrant, Sanitary Sewer Manhole, Sanitary Sewer Cleanout, Telephone Pedestal, Guy Anchor, Light Pole, Gas Meter, Overhead Power Line, Water Line, Sanitary Sewer Line, Wood Fence, Chain Link Fence.



VICINITY MAP (NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 12,061 square foot or 0.277 acre tract of land, situated in the John Grigsby Survey, Abstract Number 495, in the City of Dallas, County of Dallas, Texas, being part of Lot 33, Block C/653 of Fakes Park Place, an Addition to the City of Dallas, Texas, recorded in Volume 1, Page 106, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a General Warranty Deed to Winstreet Capital, LLC, recorded in Instrument #202400139296, 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 with yellow cap stamped "CBG" found at the North corner of said Lot 33, same being the West corner of Lot 32A, Block C/653, Monarch Place Condominiums, an Addition to the City of Dallas, Texas, recorded in Instrument #201800334547 (O.P.R.D.C.T.), and being in the Southeasterly right of way line of Monarch Street, a 50 foot right-of-way;

THENCE South 44 degrees 44 minutes 01 seconds East, with the common line between said Lot 33, and said Lot 32A, a distance of 200.13 feet to a 3 inch Monument found for the East corner of said Lot 33, same being the South corner of Lot 32, Block C/653 of said Fakes Park Place, and being described in a Special Warranty Deed to 1921 Lydia LLC, recorded in Instrument #202000191809 (O.P.R.D.C.T.), said point lying in the Northwesterly line of Lot 29A, Block C/653, High Ground on Munger, an Addition to the City of Dallas, Texas recorded in Instrument #202100264609 (O.P.R.D.C.T.);

THENCE South 44 degrees 06 minutes 13 seconds West, with the common line between said Lot 33, and said Lot 29A, a distance of 59.41 feet to a 1/2 inch iron rod found (Controlling Monument) for the South corner of said Winstreet Capital, LLC tract, same being the East corner of a tract of land described in a General Warranty Deed to Marrufo Invest Group, LLC, recorded in Instrument #202300105133 (O.P.R.D.C.T.);

THENCE North 45 degrees 11 minutes 23 seconds West, with the common line between said Winstreet Capital, LLC tract, and said Marrufo Invest Group, LLC tract, a distance of 200.57 feet to an "X" found at their common West corner, said point being in the Southeasterly right of way line of said Monarch Street;

THENCE North 44 degrees 32 minutes 36 seconds East, with the Southeasterly right of way line of said Monarch Street, a distance of 61.00 feet to the POINT OF BEGINNING, containing 12,061 square feet or 0.277 acres of land more or less.

CERTIFICATE OF APPROVAL

I, Tony Shididi, 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.

OWNER: WINSTREET CAPITAL, LLC DALLAS, TX 75204
ENGINEER: DAVID LAM, P.E. LAM ENGINEERING
Chairperson or Vice Chairperson City Plan Commission Dallas, Texas
Attest: Secretary

SURVEYOR
ARA SURVEYING
3815 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL: (972) 948-4172
TSPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
TRENDSET HOMES AT MONARCH
LOT 33A, BLOCK C/653

A REPLAT OF PART OF LOT 33, BLOCK C/653
FAKES PARK PLACE
0.277 ACRES SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS DALLAS COUNTY, TEXAS
CITY PLAN FILE: S245-065

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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, Section 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 DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional
Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, 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 _____ 2024.

Notary Public in and for the State of Texas

Printed by: ePlot Plot Date: 12/27/2024 2:57 PM
Drawing: C:\My Drive\Survey\24071-4704-Monarch-St-Dallas-Pfplat.dwg Saved By: ePlot Save Time: 12/27/2024 1:24 PM