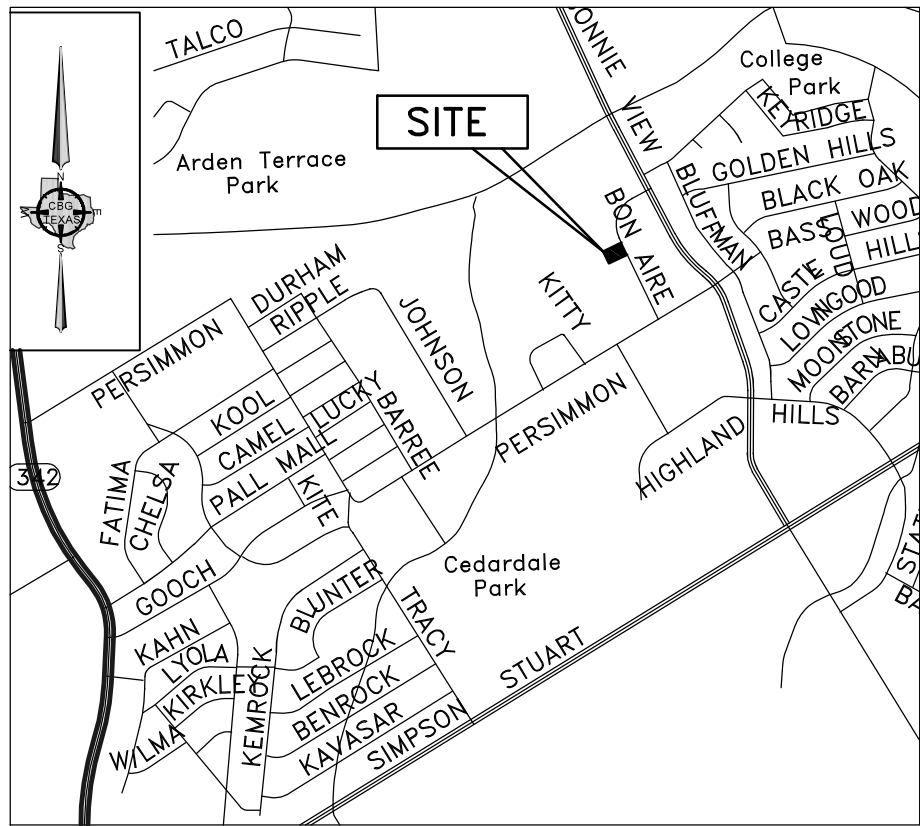
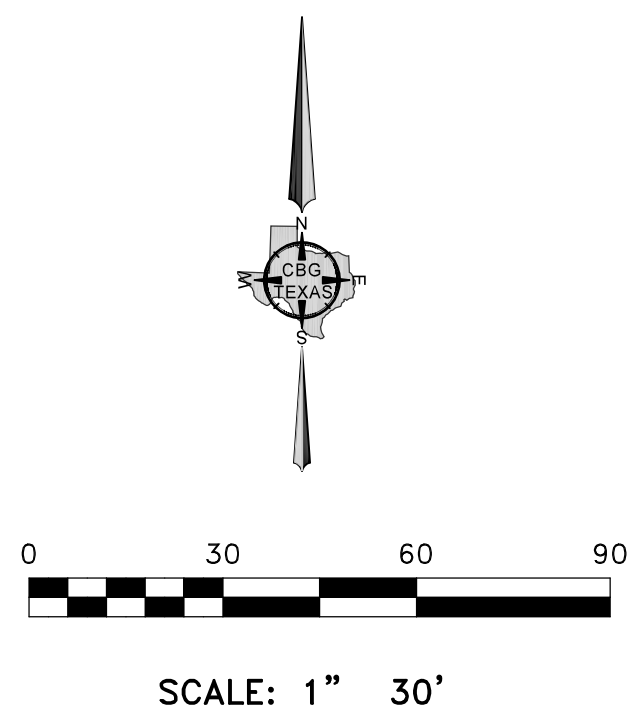




VICINITY MAP
NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Aurelio Martinez is the owner of a 12,000 square foot tract of land situated in the John B. Richards Survey, Abstract No. 1192 in the City of Dallas, Dallas County, Texas, and being Lot 49 of Block 6875, Bon Air Addition, an unrecorded Subdivision, same being a tract of land conveyed to Aurelio Martinez, by Quitclaim Deed recorded in Instrument No. 202100318836, Official Public Records Dallas County, Texas and being more particularly described as follow:

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the intersection of the Northwest right-of-way line of Persimmon Road (a 50 foot right-of-way), in Bon Air Addition, an an Addition in the City of Dallas and the Southwest right-of-way line of Bon Air Drive (a 50 foot right-of-way), by use and occupation;

THENCE North 26 degree 27 minutes 50 seconds West, along the said Southwest right-of-way line of said Bon Air Drive, a distance of 695.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Harold Lewis, by Deed recorded in instrument No. 201800208883, Official Public Records, Dallas County, Texas, and being the POINT OF BEGINNING of the herein described tract, from which a found 3/8 inch iron rod found for witness, bears North 57 degree 33 minutes 39 seconds East, a distance of 2.69 feet;

THENCE South 63 degree 29 minutes 20 seconds West, along the said North line of said Harold Lewis tract, a distance of 240.00 feet to a 1/2 inch iron rod found Stamped "CBG" for corner, said corner being the Northwest corner of said Harold Lewis tract, same being along the Northeast line of a tract of land conveyed to Pedro Leyva and Kimberly Leyva, by Deed recorded in Instrument No. 2201900138197, Deed Records, Dallas County, Texas, from which a found 3/8 inch iron rod found for witness, bears North 76 degree 39 minutes 46 seconds East, a distance of 4.43 feet;

THENCE North 26 degrees 27 minutes 57 seconds West, along the Northeast line of said Leyva tract, a distance of 50.00 feet to a Mag Nail found for corner, said corner, same being along the Northeast of said Leyva tract the Southwest corner of a tract of land conveyed to Johnny Shelton by Deed recorded in instrument No. 201800208883, Official Public Records, Dallas County, Texas, from which a found 1/2 inch iron rod found for witness, bears North 68 degree 25 minutes 35 seconds East, a distance of 1.14 feet;

THENCE North 63 degree 29 minutes 20 seconds East, along the South line of said Shelton tract, a distance of 240.00 feet to a 1/2 inch iron rod with yellow cap in a tree found for corner, said corner being in the Southwest right-of-way line of said Bon Air Road,

THENCE South 26 degrees 27 minutes 50 seconds East, along the said Southwest right-of-way line of said Bon Air Road, a distance of 50.00 feet to the POINT OF BEGINNING and containing 12,000 square feet or 0.280 acre of land.



LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. PG. = VOLUME, PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
IRS = IRON ROD SET
MNF = MAG NAIL FOUND

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR DEVELOPMENT.
- 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 SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Aurelio Martinez, do hereby adopt this plat, designating the herein described property as **BON AURELIO 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2022.

BY: _____
Aurelio Martinez (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 Aurelio Martinez, 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 _____, 2022.

Notary Public in and for Dallas County, Texas.

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 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 _____, 2022.

RELEASED FOR REVIEW ON 10/05/2022, 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 _____, 2022.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
BON AURELIO ADDITION
LOT 36A, BLOCK 6875
BEING A REPLAT OF
LOT 36, BLOCK 6875 BON AIR ADDITION
12,000 SQ. FT. / 0.280 ACRES
JOHN B. RICHARDS SURVEY, ABSTRACT NO. 1192
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S223-009
ENGINEERING PLAN NO.: _____



OWNER:
AURELIO MARTINEZ
4017 PALACIOS AVENUE
DALLAS, TEXAS 75212
972-786-6321

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