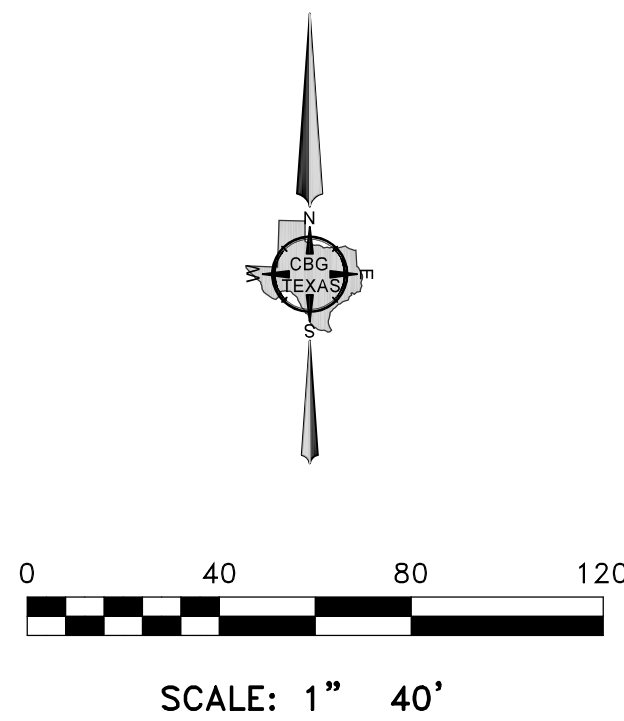


VICINITY MAP
NOT TO SCALE



SCALE: 1" = 40'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS A Better Place, LLC, is the owner of a 42,033.2 square foot tract of land situated in the Lorenzo Van Cleve Survey, Abstract No. 1503 and Samuel Lockhart, Survey, Abstract No. 0820 in the City of Dallas, Dallas County, Texas, and being a part of Tract 13, Block 34/8617, of Fruitdale Acres Second Installment Addition, an Addition to the City of Dallas, Dallas County, Texas, by Map recorded in Volume 3, Page 164, Map Records Dallas County, Texas, same being a tract of land conveyed to A Better Place, LLC, by Special Warranty Deed recorded in Instrument No. 202200153867, Official Public Records Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the intersection of the Northwest right-of-way line of 51st Street (60 width right-of-way) recorded in Volume 3, Page 164, Official Public Records Dallas County, Texas and the Northeast right-of-way line of Cranfill Drive (a 50 feet right-of-way), by Map recorded in Volume 3, Page 165, Map Records, Dallas County, Texas;

THENCE North 30 degrees 27 minutes 02 seconds West, along the Northeast right-of-way line of said Cranfill Drive, a distance of 210.83 feet to a 1/2 inch iron rod set for corner, said corner being the Southwest corner of a tract of land conveyed to Maurice Dotson and Dorothy Mae Dotson, By Deed recorded in Volume 128, Page 723, Deed Records, Dallas County, Texas, from which a found 1/2 inch iron rod found for witness, bears North 59 degrees 47 minutes 37 seconds East, a distance of 0.37 feet;

THENCE North 59 degrees 47 minutes 37 seconds East, along the Southeast line of said Dotson tract, a distance of 200.00 feet to a 1/2 inch iron rod set for corner, said corner being in the Northwest corner of a tract of land conveyed to 3311, A Series of ARB Holding, LLC, by Deed recorded in Instrument No. 201900179558, Official Public Records, Dallas County, Texas, from which a found 1/2 inch iron rod found for witness, bears North 03 degrees 47 minutes 39 seconds East, a distance of 0.98 feet;

THENCE South 30 degrees 27 minutes 02 seconds East, along the Southwest line of said ARB Holding tract, a distance of 209.50 feet to a 1/2 inch iron rod set for corner, said corner being along the Northwest right-of-way line of said 51st Street, from which a found 3/8 inch iron rod found for witness, bears South 62 degrees 52 minutes 47 seconds East, a distance of 0.61 feet;

THENCE South 59 degrees 24 minutes 46 seconds West, along the North right-of-way line of said 51st Street, a distance of 200.00 feet to the POINT OF BEGINNING and containing 42,033.2 square feet or 0.96 acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, A Better Place, LLC, Sabrina Petroff is acting by and through their duly authorized agent, does hereby adopt this plat, designating the herein described property as **ORANGE BLOSSOM 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: _____
A Better Place, LLC (OWNER)
Sabrina Petroff (Agent)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Sabrina 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 _____, 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 12/22/2022, 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

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP 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
○ = 1/2" IRF IRON ROD FOUND
⊗ = 1/2" IRS IRON ROD SET YELLOW CAP "CBG SURVEYING"
○ = 3/8" IRF IRON ROD 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 REPLAT CREATE FIVE LOT FROM ONE EXISTING LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAYING & 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:
A BETTER PLACE
AGENT:
SABRINA PETROFF
3008 CANTON STREET
DALLAS, TEXAS 75226
469-853-9852

FINAL REPLAT
ORANGE BLOSSOM ADDITION
LOT 13R1-13R5, BLOCK 34/8617
BEING A REPLAT OF TRACT 13
BLOCK 34/8617, FRUITDALE ACRES ADDITION, SECOND
INSTALLMENT
42,033.2 SQ. FT. / 0.96 ACRES
LORENZO VAN CLEVE SURVEY, ABSTRACT NO. 1503 &
SAMUEL LOCKHART SURVEY, ABSTRACT NO. 0820
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S223-052
ENGINEERING PLAN NO.: _____



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.cbgtllc.com