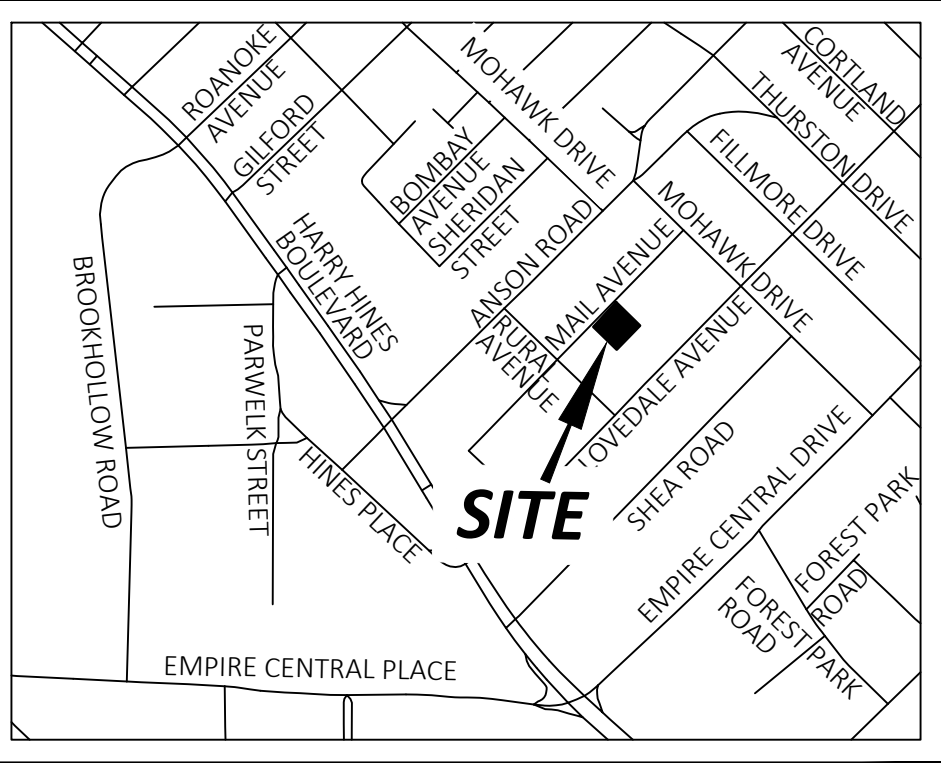


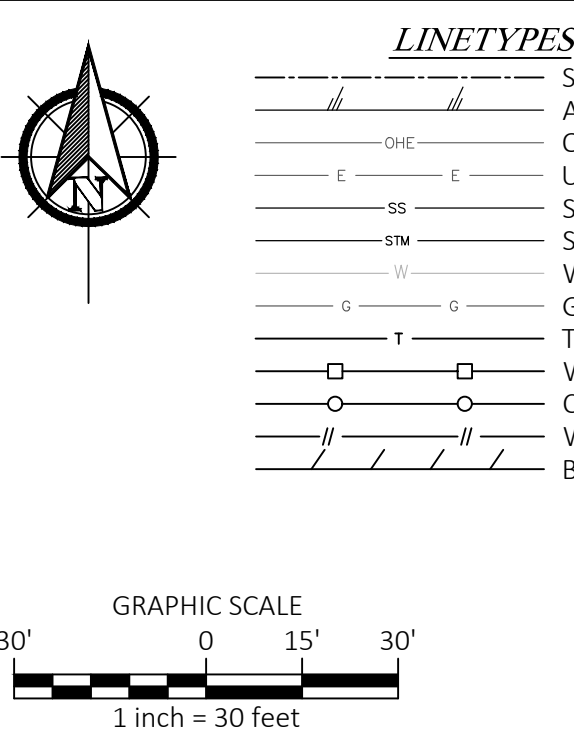
FILE NAME: SW- 2386- PRELIM PLAT.DWG
DATE: 02/03/2023
DRAWN BY: DANIEL C. O'NEAL
CHECKED BY: DANIEL C. O'NEAL
PLOTTED ON: 2/3/2023 9:36 AM



VICINITY MAP (NOT TO SCALE)

- LEGEND**
- ◆ BENCHMARK
 - BOUNDARY/LOT CORNER
 - EASEMENT CORNER
 - A/C UNIT
 - ☆ LIGHT POLE
 - ⊗ TRAFFIC LIGHT POLE
 - ⊗ POWER POLE
 - ⊗ POWER POLE w/ LIGHT
 - ⊗ POWER POLE w/ XFORMER
 - ⊗ POWER POLE w/ METER BOX
 - ⊗ ELECTRIC BOX
 - ⊗ GUY WIRE
 - ⊗ ELECTRIC MANHOLE
 - ⊗ ELECTRIC VAULT
 - ⊗ GAS METER
 - ⊗ GAS MANHOLE
 - ⊗ GAS VALVE
 - ⊗ GAS MARKER
 - ⊗ SANITARY SEWER MANHOLE
 - ⊗ SANITARY SEWER CLEANOUT
 - ⊗ STORM DRAIN MANHOLE
 - ⊗ TELECOMMUNICATION MANHOLE
 - ⊗ TELECOMMUNICATION MARKER
 - ⊗ TELECOMMUNICATION PEDESTAL
 - ⊗ FIRE HYDRANT
 - ⊗ WATER METER
 - ⊗ WATER VALVE
 - ⊗ WATER MANHOLE
 - ⊗ WATER IRRIGATION BOX
 - ⊗ TELECOMMUNICATION MARKER
 - ⊗ MAILBOX
 - BOLLARD
 - ⊗ SIGN
 - ⊗ MONITORING WELL
 - ⊗ UNKNOWN MANHOLE
 - ⊗ UNKNOWN VAULT
 - ⊗ PARKING SPACES
 - ⊗ HANDICAP PARKING
 - ⊗ BRUSH
 - TREE

- ABBREVIATIONS**
- INST. NO. INSTRUMENT NUMBER
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - CAB. CABINET
 - VOL. VOLUME
 - PG. PAGE
 - INST. INSTRUMENT
 - NO. NUMBER
 - (XX° XX' XX") RECORD BEARING
 - (XX.XX) RECORD DISTANCE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - (C.M.) CONTROLLING MONUMENT
 - ADS 3-1/4" ALUMINUM DISC STAMPED
 - "ONEAL 6570, MAA" SET
 - IRS IRON ROD SET w/ ORANGE CAP STAMPED
 - "ONEAL 6570"
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - IRFC IRON ROD FOUND CAPPED
 - ESMT EASEMENT
 - FFE FINISHED FLOOR ELEVATION
 - ELEV. ELEVATION
 - XXX.X SPOT ELEVATION
 - NG NATURAL GROUND
 - TC TOP CURB
 - G GUTTER
 - FL FLOW LINE



- LINETYPES**
- STREET CENTERLINE
 - ASPHALT
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND ELECTRIC LINE
 - SS SANITARY SEWER LINE
 - STM STORM-DRAIN LINE
 - W WATER LINE
 - G GAS LINE
 - T TELECOMMUNICATION LINE
 - WROUGHT-IRON FENCE
 - CHAINLINK FENCE
 - WOOD FENCE
 - BUILDING

OWNER'S CERTIFICATE

STATE OF TEXAS \$
COUNTY OF DALLAS \$

WHEREAS Felix Cuadra, Javier and Maria Solis, and Severiano and Julia Aranda, are the sole owners of a 0.5682 acre or a 24,750 square feet tract of land situated in the Miles Bennett Survey, Abstract No. 52, City of Dallas, Dallas County, Texas, being all of that certain tract of land described to said Felix Cuadra by Warranty Deed with Vendor's Lien, recorded in Instrument No. 200402770741, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being all of that certain tract of land described to said Severiano and Julia Aranda by Warranty Deed with Vendor's Lien, recorded in Volume 75118, Page 846, Deed Records, Dallas County, Texas (D.R.D.C.T.), and also being all of that certain tract of land as described in General Warranty Deed 202200231623, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being all of Lots 5-7, Block D/2365, J.T. Hood's Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 6, Page 184, Map Records, Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

POINT OF BEGINNING at a 1/2 inch iron rod with cap stamped "D+D 4369 308" found for the North corner of said Lot 7, same being the west corner of Lot 8, Block D/2365, said J.T. Hood's Addition, and also being in the southeast right-of-way line of Mail Avenue, a 50-foot wide right-of-way as shown on said plat of J.T. Hood's Addition;

THENCE South 45 degrees 26 minutes 42 seconds East, with the common line between said Lot 7 and said Lot 8, a distance of 150.00 feet to a 1/2 inch iron rod with yellow cap stamped "Burns" found for the corner of said Lot 7, same being the south corner of said Lot 8, and also being in the northwest right-of-way line of a 15-foot Alley, as shown on said plat of J.T. Hood's Addition;

THENCE South 44 degrees 16 minutes 39 seconds West, with the common southeast line of said Lots 5-7 and the northwest line of said 15-foot Alley, a distance of 165.00 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disc cap stamped "URBAN STUCTURE + SURVEY, PLLC, MAA" found for the south corner of said Lot 5, same being the east corner of Lot 4, D/2365, of said J.T. Hood's Addition;

THENCE North 45 degrees 26 minutes 42 seconds West, with the common line between said Lot 4 and said Lot 5, a distance of 150.00 feet, to a 1-1/2 inch iron rod with cap stamped "D+D 4369 305" found for the west corner of said Lot 5, same being the north corner of said Lot 4, and also being in the southwest right-of-way of said Mail Avenue;

THENCE North 44 degrees 16 minutes 39 seconds East, with the common northwest line of said Lots , a distance of 150.00 feet to the **POINT OF BEGINNING**, and containing 24,750 square feet or 0.5682 of an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **JAVIER AND MARIA SOLIS, FELIX CUADRA, AND SEVERIANO AND JULIA ARANDA**, do hereby adopt this plat, designating the herein described property as **MAIL APARTMENTS 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.

OWNER: JOSE AND JACQUELINE GOMEZ

By: JAVIER SOLIS, OWNER

Date: _____

By: MARIA SOLIS, OWNER

Date: _____

STATE OF TEXAS \$
COUNTY OF DALLAS \$

Before me, the undersigned authority, a notary public in and for the said County and State, on this day personally appeared **JAVIER AND MARIA SOLIS**, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary Public, in and for the State of Texas

OWNER: FELIX CUADRA

By: FELIX CUADRA, OWNER

Date: _____

STATE OF TEXAS \$
COUNTY OF DALLAS \$

Before me, the undersigned authority, a notary public in and for the said County and State, on this day personally appeared **FELIX CUADRA**, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary Public, in and for the State of Texas

OWNER: SEVERIANO AND JULIA ARANDA

By: SEVERIANO ARANDA, OWNER

Date: _____

By: JULIA ARANDA, OWNER

Date: _____

STATE OF TEXAS \$
COUNTY OF DALLAS \$

Before me, the undersigned authority, a notary public in and for the said County and State, on this day personally appeared **SEVERIANO AND JULIA ARANDA**, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary Public, in and for the State of Texas

CIVIL
Urban Strategy
4222 Main St.
Dallas, TX 75226
www.urbanstrategy.us
214-295-5775
TBPELS Firm No. 10194610

SURVEYOR
Daniel C. O'Neal
O'Neal Surveying Company
TBPLS Firm No. 10194132
c: 903 - 804-2891
daniel.oneal@onealsurveying.com

DEVELOPER/ OWNER
RESTUDIO
1044 Burlington Blvd.,
Dallas, TX 75208
contact: Stephanie Behring
Phone: 817-706-2205
stephanie@restudioarchitecture.com

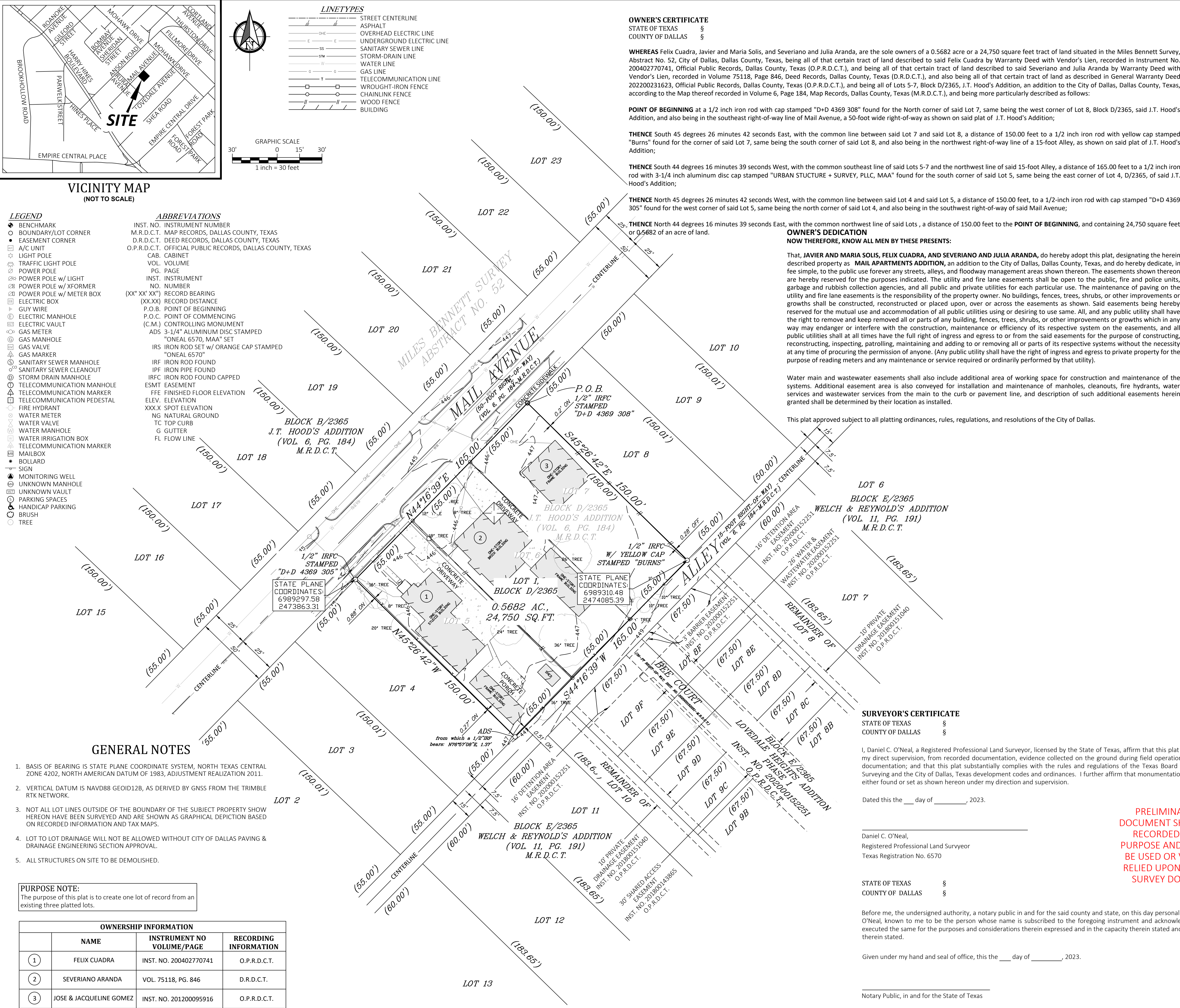
GENERAL NOTES

- BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- VERTICAL DATUM IS NAVD88 GEOID12B, AS DERIVED BY GNSS FROM THE TRIMBLE RTK NETWORK.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- ALL STRUCTURES ON SITE TO BE DEMOLISHED.

PURPOSE NOTE:

The purpose of this plat is to create one lot of record from an existing three platted lots.

OWNERSHIP INFORMATION			
	NAME	INSTRUMENT NO VOLUME/PAGE	RECORDING INFORMATION
①	FELIX CUADRA	INST. NO. 200402770741	O.P.R.D.C.T.
②	SEVERIANO ARANDA	VOL. 75118, PG. 846	D.R.D.C.T.
③	JOSE & JACQUELINE GOMEZ	INST. NO. 201200095916	O.P.R.D.C.T.



SURVEYOR'S CERTIFICATE

STATE OF TEXAS \$
COUNTY OF DALLAS \$

I, Daniel C. O'Neal, 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 Land Surveying and the City of Dallas, Texas development codes and ordinances. I further affirm that monumentation shown hereon was either found or set as shown hereon under my direction and supervision.

Dated this the ____ day of _____, 2023.

Daniel C. O'Neal,
Registered Professional Land Surveyor
Texas Registration No. 6570

STATE OF TEXAS \$
COUNTY OF DALLAS \$

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Daniel C. O'Neal, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the ____ day of _____, 2023.

Notary Public, in and for the State of Texas

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.



4222 Main Street, Dallas, Texas 75226
Firm Registration #F-22252, 214-396-2339
www.urbanstrategy.us

PRELIMINARY PLAT

0.5682 ACRES / 24,750 SQUARE FEET

LOT 1, BLOCK D/2365

MAIL AVENUE APARTMENTS ADDITION

A REPLAT OF LOTS 5-7, BLOCK D/2365, J.T. HOOD'S ADDITION

RECORDED IN VOL. 6, PG. 184, IN THE

MAP RECORDS OF DALLAS COUNTY, TEXAS

OUT THE MILES BENNETT SURVEY, ABSTRACT NO. 52

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE No. S223-075

ENGINEERING PLAN No. XXXX-_____

ISSUE DATE: 02/03/2023 PROJECT NO.: 22686 SCALE: 1 inch = 30 ft. PAGE 1 OF 1