

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Alfredo Romero, do hereby adopt this plat, designating the herein described property as **ROMERO ADDITION** in 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 line easements shall be open to the public, fire and police utilities, and the electric, gas, water, sewer, and telephone agencies. The responsibility for such public utility easements and for paving on the utility and fire line easements is the responsibility of the property owner. No buildings, trees, fences, 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 safe use, maintenance or operation of the facilities of its respective system on the easements, and all public utility shall at all times have the full right of ingress and egress to and from 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 \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
Alfredo Romero (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 Alfredo Romero 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.

SURVEYOR'S STATEMENT:

1. 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 monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (d)(b)(c)(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 \_\_\_\_\_, 2023.

RELEASED FOR REVIEW 02/03/2023 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.

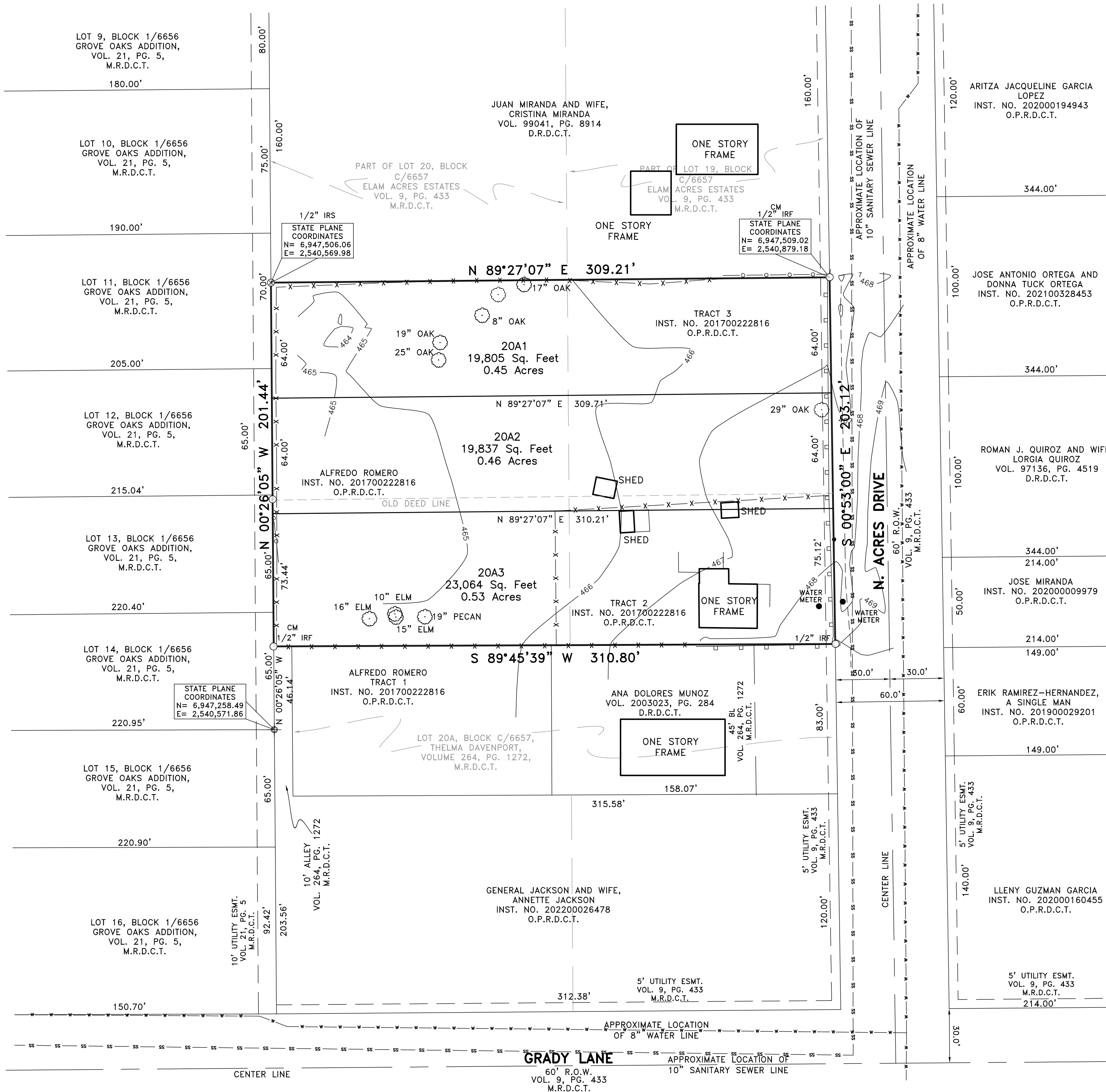
Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

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 Connolly 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



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  
VOL. = VOLUME  
PG. = PAGE  
INST. NO. = INSTRUMENT NO.  
ESMT. = EASEMENT  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
1/2" IRF = 1/2 INCH IRON ROD FOUND  
1/2" IRS = 1/2 INCH IRON ROD SET WITH YELLOW  
CAP STAMPED "CBG SURVEYING"

- 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 THREE LOTS OUT OF A PORTION OF THREE LOTS.
- 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) SHEDS TO BE REMOVED

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Alfredo Romero is the owner of a 62,706 square foot tract of land situated in the Samuel Beeman Survey, Abstract No. 67, being a portion of Lots 19 and 20, in Block C/6657 of Elam Acres Estates and Thelma Davenport Addition, same being a tract of land conveyed to Alfredo Romero by deed recorded in Instrument No. 201700222816, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner, said corner being the Southeast corner of Lot 14, Block 1/6656, of Grove Oaks Addition thereof recorded in Volume 21, Page 5, Map Records, Dallas County, Texas, same lying along the West Right-of-Way line of a 10' alley, described in Volume 264, Page 1272, Map Records, Dallas County, Texas;

THENCE North 00 degrees 26 minutes 05 seconds West, along the West Right-of-Way line of said 10' alley, a distance of 46.14 feet to a 1/2 inch iron rod found for corner, said corner lying along the East line of Lot 14, Block 1/6656, of said Grove Oaks Addition, same being the Northwest corner of said 10' alley, same being the POINT OF BEGINNING of herein described tract;

THENCE North 00 degrees 26 minutes 05 seconds West, along the East line of Lot 14 of said Grove Oaks Addition a distance of 201.44 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner lying along the East line of Lot 11, of said Grove Oaks Addition, same being the Southwest corner of a tract of land conveyed to Juan Miranda and wife, Cristina Miranda by deed recorded in Volume 99041, Page 8914, Deed Records, Dallas County, Texas;

THENCE North 89 degrees 27 minutes 07 seconds East, along the South line of said Miranda tract, a distance of 309.21 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Miranda tract, same lying along the West Right-of-Way line of North Acres Drive (a 60 foot Right-of-Way), as shown in Volume 9, Page 433, Map Records, Dallas County, Texas)

THENCE South 00 degrees 55 minutes 00 seconds East, along the West Right-of-Way line of said North Acres Drive, a distance of 203.12 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Ana Dolores Munoz, by deed recorded in Volume 2003023, Page 284, Deed Records, Dallas County, Texas, same lying along the West Right-of-Way line of said North Acres Drive;

THENCE South 89 degrees 45 minutes 39 seconds West, along the North line of said Munoz tract, a distance of 310.80 feet to the POINT OF BEGINNING and containing 62,706 square feet or 1.44 acres of land.

FINAL REPLAT  
**ROMERO ADDITION**  
LOTS 20A1, 20A2, & 20A3, CITY BLOCK C/6657  
A REPLAT OF A PORTION OF LOTS 19 & 20,  
BLOCK C/6657, ELAM ACRES ESTATES  
AND BEING A 62,706 SQ. FT. / 1.44 ACRE TRACT O  
F LAND SITUATED IN THE SAMUEL BEEMAN SURVEY,  
ABSTRACT NO. 67  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO.: S223-073  
ENGINEERING PLAN NO.: \_\_\_\_\_

**OWNER: ALFREDO ROMERO**  
5802 CARY STREET  
DALLAS, TX, 75227  
PHONE: 214-605-6482  
EMAIL: ROMEROALFREDO@ICLOUD.COM



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SCALE: 1"=40' / DATE: 02/03/2023 / JOB NO. 2216222-01 / DRAWN BY: ANR