



- GENERAL NOTES**
- Bearings are based on Texas State Plane Coordinates System, Zone 4202, North American Datum of 1983 by GPS observations using RTK Network.
  - Lot to lot drainage will not be allowed without City of Dallas paving and drainage engineering section approval.
  - The purpose of this plat is to create 9 lots.
  - Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
  - No buildings exist on Site.

CURVE TABLE							RECORD						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING	CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
C1	50°00'22"	15.00'	7.00'	13.09'	12.68'	N 19°32'34" E	C1	49°54'53"	15.00'	6.98'	13.07'	12.66'	N 20°05'26" E
C2	15°26'49"	140.00'	18.99'	37.74'	37.63'	N 36°49'29" E	C2	14°08'09"	155.00'	19.22'	38.24'	38.14'	N 37°58'48" E

LINE TABLE			RECORD		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	5.12'	S 88°35'12" E	L1	5.11'	S 88°42'40" E
L2	3.98'	S 88°35'12" E	L2	5.03'	S 88°42'40" E

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
LOT 1A	11,725	0.269
LOT 1B	8,605	0.198
LOT 1C	8,410	0.193
LOT 1D	8,339	0.191
LOT 1E	8,871	0.204
LOT 1F	10,546	0.242
LOT 1G	10,367	0.236
LOT 1H	10,632	0.244
LOT 1I	12,276	0.282

- LEGEND**
- PROPERTY LINE
  - ADJOINER PROPERTY LINE
  - EASEMENT LINE
  - CENTERLINE
  - 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
  - V. VOLUME
  - P. PAGE
  - CM CONTROLLING MONUMENT
  - Sq. Ft. SQUARE FEET
  - PP POWER POLE
  - WM WATER METER
  - WV WATER VALVE
  - Fire Hydrant
  - Cleanout
  - ICV IRRIGATION CONTROL VALVE
  - Metal Sign
  - Power Pole Anchor
  - Sanitary Sewer Manhole
  - OHP OVERHEAD POWER LINE

SHEET 1 OF 2  
**PRELIMINARY PLAT**  
OF  
**MONTCLAIR ADDITION**  
**LOTS 1A-11, BLOCK A/3958**  
LOT 1, BLOCK A/3958  
LATIN CALVARY ADDITION  
V. 73245, P. 841, D.R.D.C.T.  
AND PART OF  
CITY OF DALLAS BLOCK A/3958  
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S223-095  
ENGINEERING NO. DP23-XXXX  
**Gonzalez & Schneeberg**  
**engineers & surveyors**  
TX ENGINEERING FIRM REG. NO. F-3376  
DATE FEBRUARY, 2023  
PROJ. NO. 7412-22-09-02  
DWG. NO. 7412 pre-plat.dwg  
OWNER:  
SAGE LOUETTA, LTD  
1520 OLIVER ST  
HOUSTON, TX 77007  
CONTACT:  
ANDREA METZ  
2410 POLK STREET, SUITE 200  
HOUSTON, TX 77003  
832-553-5919  
ENGINEER - SURVEYOR:  
Robert Schneeberg, P.E., R.P.L.S.  
robert.schneeberg@gs-engineers.com  
GONZALEZ & SCHNEEBERG,  
ENGINEERS & SURVEYORS, INC.  
2100 Lakeside Boulevard, Suite 200  
Richardson, Texas 75082  
Phone: 972-516-8855



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Sage Louetta, Ltd. is the owner of a 2.059 acre tract of land situated in the William Coombs Survey, Abstract No. 290, Dallas County, Texas and being all of Lot 1, Block A/3958, Latin Calvary Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 73243, Page 841, Deed Records, Dallas County, Texas; said 2.059 acre tract also being a tract of land in City of Dallas Block A/3958; said 2.059 acre tract also being all of that tract of land conveyed to Sage Louetta, Ltd. By Special Warranty Deed recorded in County Clerk's Instrument No. 20130023087, Official Public Record, Dallas County, Texas; said 2.059 acre tract also being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2-inch iron rod found at the easternmost northeast corner of said Lot 1, Block A/3958; said point also being at the southeast corner of a tract of land conveyed to Agustín Flores Pinón, Ninfa Saucedo Ortiz Flores and Antonio Flores-Saucedo by Warranty Deed recorded in County Clerk's Instrument No. 201500217691, Official Public Record, Dallas County, Texas; said Point also being on the west right-of-way line of Montclair Avenue 150 feet wide;

THENCE, with the said west right-of-way line of Montclair Avenue, the following metes and bounds;

South 03 degrees 48 minutes 07 seconds West, a distance of 53.98 feet (record calls South 04 degrees 28 minutes 00 seconds, 53.90 feet) to a 1/2-inch iron rod found for angle corner;

South 13 degrees 44 minutes 14 seconds West, a distance of 48.50 feet (record calls South 13 degrees 11 minutes 00 seconds West, 46.83 feet) to 1/2-inch iron rod found at the southeast corner of said Lot 1, Block A/3958;

South 88 degrees 35 minutes 12 seconds East, a distance of 5.12 feet (record calls South 88 degrees 42 minutes 40 seconds East, 5.11 feet) to 1/2-inch iron rod found for angle corner;

South 13 degrees 44 minutes 14 seconds West, a distance of 106.84 feet (record calls South 13 degrees 11 minutes 00 seconds West, 109.90 feet) to a 1/2-inch iron rod found at the southeast corner of said 2.059 acre tract; said point also being the northeast corner of Lot 7, Block A/3958, Willie Rouse's Subdivision, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 9, Page 127, Map Records, Dallas County, Texas;

THENCE, South 89 degrees 50 minutes 40 seconds West, leaving said west right-of-way line of Montclair Avenue and with the common line of said 2.059 acre tract and Willie Rouse's Subdivision, a distance of 345.09 feet (record calls North 89 degrees 04 minutes 41 seconds West, 347.08 feet) to a 1/2-inch iron rod found at the southwest corner of said 2.059 acre tract; said point also being the northwest corner of Lot 5, Block A/3958 of said Willie Rouse's Subdivision; said point also being on the east right-of-way line of Neal Street 140 feet wide;

THENCE, with the said east right-of-way line of Neal Street, the following metes and bounds;

North 05 degrees 27 minutes 45 seconds West, a distance of 114.64 feet (record calls North 04 degrees 52 minutes 00 seconds West, 110.40 feet) to a 1/2-inch iron rod found for angle corner;

South 88 degrees 35 minutes 12 seconds East, a distance of 3.98 feet (record calls South 88 degrees 42 minutes 40 seconds East, 5.03 feet) to a 1/2-inch iron rod found at the southwest corner of said Lot 1, Block A/3958;

North 05 degrees 27 minutes 45 seconds West, a distance of 109.38 feet (record calls North 04 degrees 52 minutes 00 seconds West, 110.02 feet) to a 1/2-inch iron rod found at the beginning of a curve to the right having a radius of 15.00 feet;

Northeasterly, with said curve to the right through a central angle of 50 degrees 00 minutes 22 seconds, an arc distance of 13.09 feet (record calls central angle 49 degrees 54 minute 53 seconds, 13.07 feet) (chord bears North 19 degrees 32 minutes 34 seconds East, 12.68 feet) to a 1/2-inch iron rod found at a point of reverse curvature having a radius of 140.00 feet;

Northeasterly, with said reverse curve through a central angle of 15 degrees 26 minutes 49 seconds, an arc distance of 37.74 feet (record calls central angle 14 degrees 08 minutes 09 seconds, 38.24 feet) (chord bears North 36 degrees 49 minutes 29 seconds, 37.63 feet) to a 1/2-inch iron rod found at the end of said curve; said point also being the northwest corner of said 2.059 acre tract; said point also being the northwest corner of said Lot 1, Block A/3958; said point also being the southwest corner of a tract of land conveyed to Oscaraje, Llc. by General Warranty Deed recorded in County Clerk's Instrument No. 201800304961, Official Public Record, Dallas County, Texas;

THENCE, South 87 degrees 20 minutes 44 seconds East, leaving said east right-of-way line of Neal Street and with the north line of said 2.059 acre tract, a distance of 193.25 feet (record calls South 86 degrees 47 minutes 00 seconds East, 193.44 feet to a 1/2-inch iron rod found at the westernmost northeast corner of said Lot 1, Block A/3958; said point also being the southeast corner of a tract of land conveyed to Daniel Luna by Warranty Deed with Vendor's Lien recorded in County Clerk's Instrument No. 201700125143, Official Public Record, Dallas County, Texas; said point also being on the west line of a tract of land conveyed to Jocelyn D. Carrillo and Nicolette Denges Carrillo by Affidavit of Heirship recorded in County Clerk's Instrument No. 200600015437, Official Public Record, Dallas County, Texas;

THENCE, South 02 degrees 40 minutes 51 seconds West, continuing with said north line, a distance of 36.53 feet (record calls South 02 degrees 47 minutes 00 seconds West, a distance of 36.53 feet (chord bears South 02 degrees 47 minutes 00 seconds West, 34.50 feet) to a 1/2-inch iron rod found at an interior corner of said Lot 1, Block A/3958; said point also being the southwest corner of said Carrillo tract;

THENCE, South 85 degrees 37 minutes 55 seconds East, continuing with said north line, a distance of 180.18 feet (record calls South 85 degrees 02 minutes 30 seconds East, 176.92 feet) to the POINT OF BEGINNING;

CONTAINING, 89,672 square feet or 2.059 acres, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SAGE LOUETTA, LTD., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **MONTCLAIR 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 \_\_\_\_\_, 2023.

SAGE LOUETTA, LTD.

By: \_\_\_\_\_  
Name  
Title

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared \_\_\_\_\_, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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 (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 \_\_\_\_\_, 2023.

RELEASED 2/23/2023 - FOR REVIEW ONLY  
NOT TO BE RECORDED

\_\_\_\_\_  
Robert W. Schneeberg  
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SHEET 2 OF 2

PRELIMINARY PLAT  
OF  
**MONTCLAIR ADDITION**  
**LOTS 1A-1I, BLOCK A/3958**  
LOT 1, BLOCK A/3958  
LATIN CALVARY ADDITION  
V. 73245, P. 841, D.R.D.C.T.  
AND PART OF  
CITY OF DALLAS BLOCK A/3958  
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S223-095  
ENGINEERING NO. DP23-XXXX

**Gonzalez & Schneeberg**  
engineers ■ surveyors  
TX ENGINEERING FIRM REG. NO. F-3376 TX SURVEYING FIRM REG. NO. 100752-00

SCALE 1" = 30'  
DATE FEBRUARY, 2023  
PROJ. NO. 7412-22-09-02  
DWG. NO. 7412 pre-plat.dwg

2100 Lakeside Boulevard  
Suite 200, Richardson, Texas  
75082 - (972) 516-8855  
TX ENGINEERING NO. 100752-00

OWNER:  
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1520 OLIVER ST  
HOUSTON, TX 77007

ENGINEER - SURVEYOR:  
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