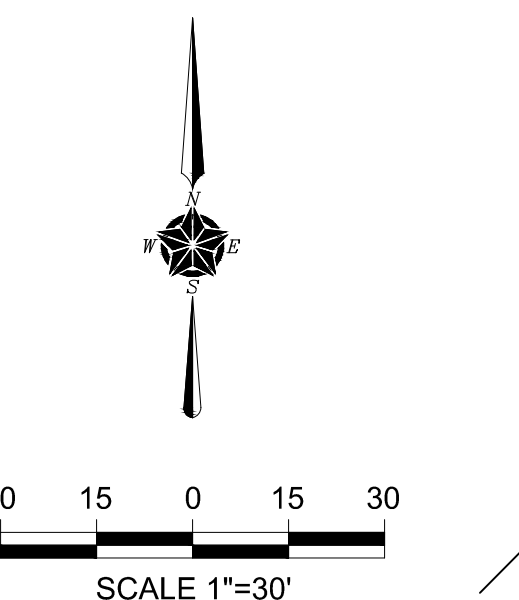
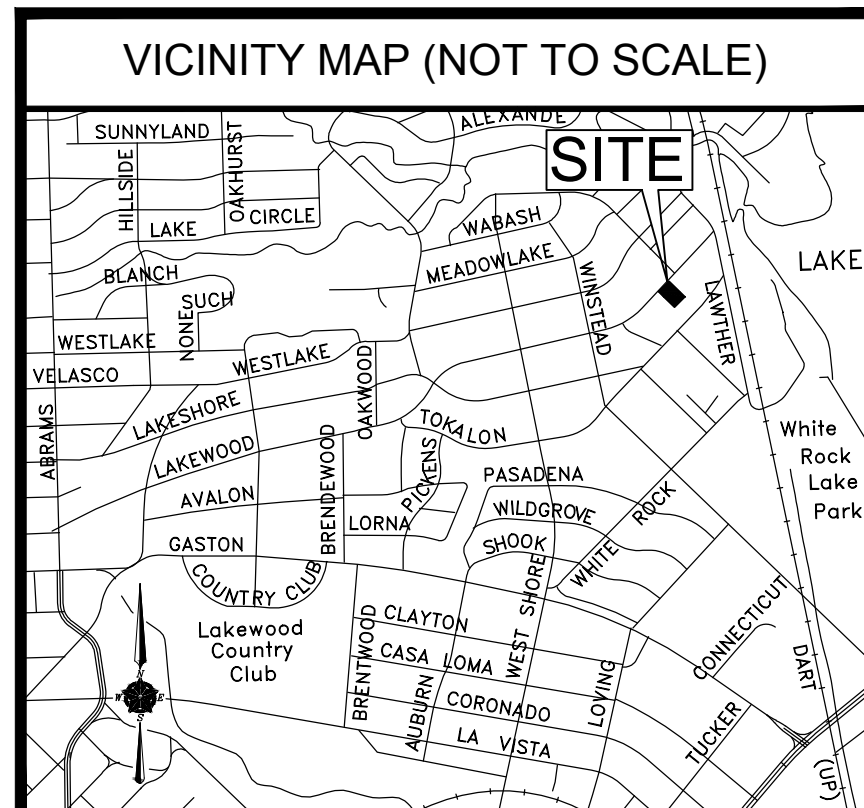


GENERAL NOTES:

- 1) The purpose of this plat is to create one lot out of two platted lots.
- 2) The maximum number of lots permitted by this plat is one.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 4) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 5) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 6) Dallas Department of Water Benchmarks used:  
#37-S-4 Square cut with a cross cut in set at midpoint on concrete curb on the southeast corner of intersection of Wildgrove Ave and West Grove Dr.  
Northing- 6,984,747.77 Easting- 2,510,033.72 Elevation= 468.39'  
#37-S9S Standard Water Department Benchmark set at the point of curve on the northeast corner of the intersection of Pasadena Ave and White Rock Rd.  
Northing- 6,984,938.30 Easting- 2,510,852.53 Elevation= 447.13'
- 7) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C035K, with a date of identification of 03/12/2024, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- 8) There are no structures on subject property.
- 9) All existing trees are as shown.



LEGEND	
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
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
IRF ○	IRON ROD FOUND
IPF ○	IRON PIPE FOUND
<CM>	CONTROL MONUMENT
ASPHALT	_____
EASEMENT LINE	_____
BUILDING LINE	_____
BOUNDARY LINE	_____
CENTERLINE	_____
SANITARY SEWER LINE	SS _____
STORM SEWER LINE	STM _____
GAS LINE	G _____
WATER LINE	W _____
OVERHEAD SERVICE LINE	OES _____
OVERHEAD POWER LINE	OHP _____
WOOD FENCE	□ _____
WROUGHT IRON FENCE	⌈⌋ _____



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, **PEDRO ROZA CORREA AND JENNIFER ROBBINS CORREA, CO-TRUSTEES OF THE PEDRO AND JENNIFER CORREA REVOCABLE TRUST DATED DECEMBER 14, 2020**, is the owner of a tract of land situated in the C. A. Lovejoy Survey, Abstract No. 831, City of Dallas, Dallas County, Texas, being Lots 7 & 8, Block K/2839, Westlake Park & Monticello Additions, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 489, Map Records, Dallas County, Texas, same being that same tract of land as described in General Warranty Deed to PEDRO ROZA CORREA AND JENNIFER ROBBINS CORREA, CO-TRUSTEES OF THE PEDRO AND JENNIFER CORREA REVOCABLE TRUST DATED DECEMBER 14, 2020, recorded in Instrument Number 202300177853, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3/8 inch iron pipe found for the north corner of said Lot 8, Block K/2839, said point also being the west corner of Lot 9, Block K/2839, of said Westlake Park & Monticello Additions, lying on the southeasterly right-of-way line of Lakewood Boulevard (70' right-of-way);

THENCE South 45 degrees 41 minutes 14 seconds East, departing the said southeasterly right-of-way line off Lakewood Boulevard, along the southwest line of said Lot 9, Block K/2839, a distance of 179.92 feet to a 3/8 inch iron pipe found, said point being the south corner of said Lot 9, Block K/2839, said point also being the east corner of said Lot 8, Block K/2839, lying on the northwesterly right-of-way line of a 10 foot alley;

THENCE South 43 degrees 59 minutes 50 seconds West, along the said northwesterly right-of-way line of alley, also being the southeasterly line of said Lots 7 and 8, Block K/2839, a distance of 119.84 feet to a 1/2 inch iron rod found, said point being the east corner of Lot 5A, Block K/2839, Davis Monticello, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 202000116758, Official Public Records, Dallas County, Texas, said point also being the south corner of said Lot 7, Block K/2839;

THENCE North 45 degrees 42 minutes 25 seconds West, departing the said northwesterly right-of-way line of alley, along the northeast line of said Lot 5A, Block K/2839, also being the southwest line of said Lot 7, Block K/2839, a distance of 181.12 feet to a 1/2 inch iron rod found, said point being the north corner of said Lot 5A, Block K/2839, also being the west corner of Lot 7, Block K/2839, lying on the said southeasterly right-of-way line of Lakewood Boulevard;

THENCE North 44 degrees 34 minutes 04 seconds East, along the said southeasterly right-of-way line of Lakewood Boulevard, also being the northwesterly line of said Lots 7 and 8, Block K/2839, a distance of 119.90 feet to the POINT OF BEGINNING and containing 21,638 square feet or 0.497 acres of land more or less.

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. JANUARY, 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 \_\_\_\_\_, 2024.

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. (04/03/2024)

J.R. JANUARY  
Texas Registered Professional Land Surveyor No. 5382

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 J.R. JANUARY, 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 \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **PEDRO ROZA CORREA AND JENNIFER ROBBINS CORREA, CO-TRUSTEES OF THE PEDRO AND JENNIFER CORREA REVOCABLE TRUST DATED DECEMBER 14, 2020** does hereby adopt this plat, designating the herein described property as **BOSQUE DEL LAGO** an addition to the City of Dallas, Dallas County, Texas, and does 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, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

By: \_\_\_\_\_  
PEDRO ROZA CORREA

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 PEDRO ROZA CORREA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

By: \_\_\_\_\_  
JENNIFER ROBBINS CORREA

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 JENNIFER ROBBINS CORREA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

PLACE COUNTY  
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shiddi, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ by said Commission.

Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest:

Secretary

**PRELIMINARY PLAT  
BOSQUE DEL LAGO  
LOT 7A, BLOCK K/2839**  
BEING  
A REPLAT OF LOT 7 & 8, BLOCK K/2839  
WESTLAKE PARK & MONTICELLO ADDITIONS  
SITUATED IN THE  
C.A. LOVEJOY SURVEY,  
ABSTRACT NO. 831  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S234-083  
ENGINEERING PLAN NO. DP \_\_\_\_\_

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300

OWNER  
PEDRO ROZA CORREA  
JENNIFER ROBBINS CORREA  
6712 LAKE CIRCLE DRIVE  
DALLAS, TEXAS 75214-3419

DATE: 03/20/2024 / JOB # 2400460-1 / SCALE= 1" = 30' / DRAWN: JAM