

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ALTOONA GROUP LLC, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS ALTOONA, 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 GENERAL PUBLIC, FIRE AND POLICE UNITS, AND 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 OF GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER AND ACROSS THE EASEMENT AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE 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 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 AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATING ORDINANCES RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

ALTOONA GROUP LLC

NAME: \_\_\_\_\_, OWNER

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. SURVEYOR'S CERTIFICATE

I, LOUIS SALCEDO, 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, 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.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

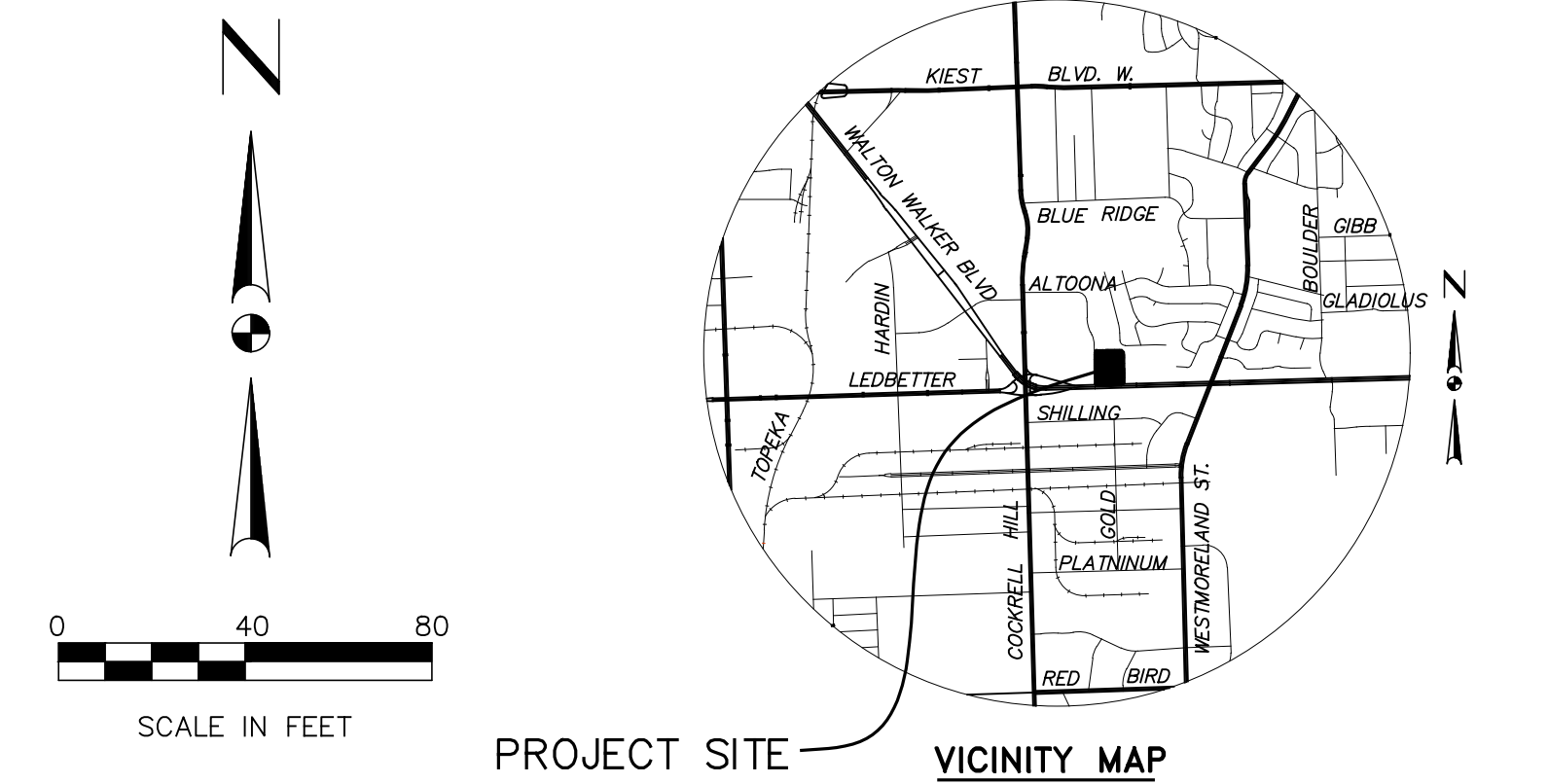
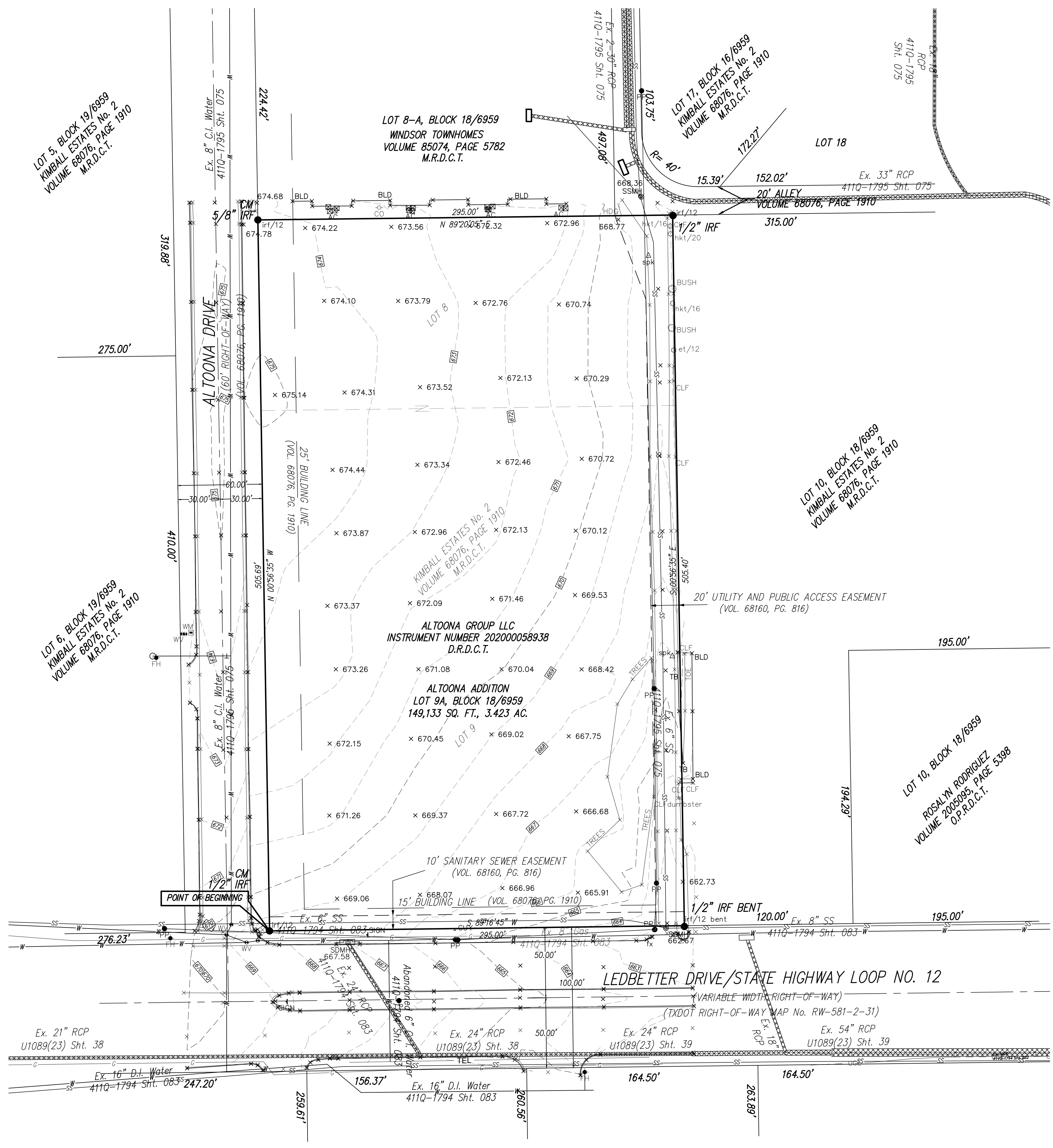
LOUIS M. SALCEDO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6715

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL A. SALCEDO, 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 AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.



Owner's Certificate  
City of Dallas  
State of Texas  
County of Dallas

Whereas ALTOONA GROUP LLC, is the Owner of a 3.423 acre tract of land being in the William Crow Survey, Abstract No. 298, City of Dallas, Dallas County, Texas, being All of Lot 9 and part of lot 8, City Block 18/6959, of the Kimball Estates No. 2 Addition, an Addition to the City of Dallas, according to the plat thereof Recorded in Volume 68076, Page 1910, of the Map Records of Dallas County, Texas, being All of a tract of land conveyed to Domain Coronado Ltd, by Warranty Deed as recorded in Volume 2004100, Page 5100 of the Official Deed Records of Dallas County, Texas, and being particularly described as follows:

BEGINNING at a found 1/2" iron rod, being at the intersection of the east line of Altoona Drive (60' Right-of-Way) dedicated by Volume 68076, Page 1910, being in the north line of State Highway No. 12 (Called Ledbetter Drive, Variable width Right-of-Way), dedicated by the Texas Department of Transportation (TXDOT), RIGHT-OF WAY map No. RW-581-2-31, and being the southwest corner of said Lot 9, Block 18/6959;

THENCE North 00 Degrees 56 Minutes 35 Seconds West, departing the north right-of-way of said Ledbetter Drive and along the east right-of-way line of said Altoona Drive and the west line of said Lot 9, Block 18/6959, a distance of 505.69 feet, to a found 5/8" iron rod, being the northwest corner of said Lot 8, Block 18/6959, being the southwest corner of Lot 8-A, Block 18/6959, of the Windsor Townhomes Addition, an Addition to the City of Dallas, according to the plat thereof Recorded in Volume 85074, Page 5782, of the Map Records of Dallas County, Texas;

THENCE North 89 Degrees 58 Minutes 20 Seconds East, departing the east Right-of-Way line of said Altoona Drive and along the said common line, a distance of 295.00 feet, to a point, being the northeast corner of said Lot 8, Block 18/6959, being northwest corner of Lot 10, of said Block 18/6959, being the south Right-of-Way line of an Alley (20' Right-of-Way), dedicated by Volume 68076, Page 1910, from which a found 1/2" iron rod bears, South 36 Degrees 44 Minutes 02 Seconds, a distance of 0.44 feet;

THENCE South 00 Degrees 56 Minutes 35 Seconds East, departing the south Right-of-way line of said Alley and along the said common line, a distance of 505.40 feet, to point, being the southeast corner of said Lot 9, Block 18/6959, being the southwest corner of said Lot 10, Block 18/6959, being in the north Right-of-Way line of said Ledbetter Drive, from which a bent 1/2" iron rod bears, North 05 Degrees 00 Minutes 26 Seconds, a distance of 0.57 feet;

THENCE South 89 Degrees 16 Minutes 45 Seconds West, departing the said common corner and along the north Right-of-Way line of said Ledbetter Drive, a distance of 295.00 feet, to the POINT OF BEGINNING and containing 149,133 square feet or 3.423 acres of land, more or less.

- GENERAL NOTES:  
1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOTS FROM 2 LOTS.  
2. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)  
3. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.  
4. COORDINATES SHOWN HEREON REFERS TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

PRELIMINARY PLAT  
**ALTOONA ADDITION**  
**LOT 9A, BLOCK 18/6959**  
**149,133 SQ. FT. OR 3.423 AC.**  
BEING ALL OF LOT 9, PART OF LOT 8, BLOCK 3/3964  
A 3.423 ACRE TRACT OF LAND OUT OF  
WILLIAM CROW SURVEY, ABSTRACT NO. 298  
IN THE  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SURVEYOR  
SALCEDO GROUP, INC.  
401 COLLEGE STREET  
GRAND PRAIRIE, TX 75050  
(214) 412-3122

OWNERS  
ALTOONA GROUP LLC  
1205 YOPONT LANE  
ALLEN, TEXAS 75002  
PHONE

CITY PLAN FILE NUMBER **S201-590**

**SGI** SALCEDO GROUP, INC.  
401 COLLEGE STREET  
GRAND PRAIRIE, TEXAS, 75050  
PHONE: (214)-412-3122

02-24-21  
SHEET 1 OF 1

Feb. 24, 2021 11:36am dchlu  
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