

**LEGEND OF SYMBOLS AND ABBREVIATIONS**

○	MONUMENT (AS NOTED)
●	1/2" IRON ROD SET WITH RED CAP STAMPED "ONEAL 6570"
•	POINT FOR CORNER
○	POINT OF BEGINNING
○	IRON ROD FOUND
○	1/2" IRON ROD SET WITH 3-1/4" ALUMINUM DISC STAMPED "FITZHUGH RPLS 6570"
○	CONTROLLING MONUMENT
(CM)	VOLUME
VOL.	PAGE
PGA	FORMERLY KNOWN AS
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
ESMT.	EASEMENT
AC.	ACRE
SQ. FT.	SQUARE FOOT
VAR.	VARIABLE
(XXX'X)	RECORD DISTANCE
MSRD	MEASURED
R.O.W.	RIGHT-OF-WAY
■	2-STORY BRICK BUILDING

**ENGINEER**  
 URBAN STRUCTURE  
 8140 WALNUT HILL LANE, STE 905  
 DALLAS, TX 75204  
 PHONE: 214.295.5775

**OWNER:**  
 EL RANCHO APARTMENTS, LLC  
 216 S. CITRUS ST., STE. 307  
 WEST COVINA, CA 91791

PRELIMINARY PLAT  
**EL RANCHO APARTMENTS**  
 LOTS 1, BLOCK 6756  
 BEING 19.735 ACRES  
 OUT OF THE  
 JAMES B. MASTERS SURVEY,  
 ABSTRACT NUMBER 935  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NUMBER S189-180  
 ENGINEERING FILE NUMBER 311T-XXXX

- GENERAL NOTES:**
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
  2. THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
  3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
  4. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT TO PROVIDE ACCESS FOR NEW EXPANSION OF APARTMENT COMPLEX.
  5. ALL BUILDINGS ON SITE TO REMAIN

	<b>O'NEAL SURVEYING COMPANY</b>	3111 COLE AVE., STE. 103 DALLAS, TX 75204 (903) 708-2891
	WWW.ONEALSURVEYING.COM	TBPLS FIRM # 10194132
<b>DRAWN BY</b> DCO	<b>CHECKED BY</b> DCO	<b>SCALE</b> 1:60
<b>DATE</b> 04/01/2019	<b>PROJECT NO.</b> 18164.00	<b>SHEET NO.</b> 1 OF 2

KIPP DALLAS-FORT WORTH, INC.  
 CALLED: 4.896 ACRES  
 INST. NO. 20160007208  
 O.P.R.D.C.T.

ST. AUGUSTINE ESTATE APARTMENTS, L.P.  
 CALLED: 6.4001 ACRES  
 VOL. 2005159, PG. 05253  
 D.R.D.C.T.

EL RANCHO APARTMENTS, LLC  
 CALLED: 17.44 ACRES  
 INST. NO. 201400143186  
 O.P.R.D.C.T.

EL RANCHO APARTMENTS, LLC  
 CALLED: 2.216 ACRES  
 INST. NO. 201600339605  
 O.P.R.D.C.T.

RKRR DALLAS, LLC  
 CALLED: 1.85 ACRES (TRACT I)  
 INST. NO. 201100283229  
 O.P.R.D.C.T.

15' S.W. BELL & D.P. & L. ESMT.  
 VOL. 85177, PG. 4544  
 D.R.D.C.T.

15' SANITARY SEWER ESMT.  
 VOL. 833, PG. 1014  
 D.R.D.C.T.

15' WATER ESMT.  
 VOL. 85129, PG. 2795  
 D.R.D.C.T.

15' SANITARY SEWER ESMT.  
 VOL. 85129, PG. 2795  
 D.R.D.C.T.

25' UTILITY ESMT.  
 VOL. 85129, PG. 2795  
 D.R.D.C.T.

22.5' UTILITY & DRAINAGE ESMT.  
 VOL. 85129, PG. 2793  
 D.R.D.C.T.

32.5' UTILITY & DRAINAGE ESMT.  
 VOL. 85129, PG. 2793  
 D.R.D.C.T.

15' DRAINAGE ESMT.  
 VOL. 85129, PG. 2793  
 D.R.D.C.T.

PUBLIC UTILITIES ESMT.  
 VOL. 69190, PG. 804  
 D.R.D.C.T.

1" L.P.F.

Δ=40°52'03"  
 R=70.59'  
 L=50.35'  
 LC=S 83°19'58" E  
 49.29'

N76°14'00"E - 35.86'

N13°46'00"W - 15.00'

N31°14'00"E - 405.00'

N00°28'00"W - 297.04'

S89°34'43"W - 452.13'

S89°34'43"W - 260.19'

S89°11'04"W - 260.14'

S89°24'28"W - 364.18'

S00°53'26"E - 997.29'

N88°35'00"E - 126.36'

S61°04'45"E - 25.89'

S30°44'30"E - 31.79'

25' BUILDING LINE  
 VOL. 7071, PG. 1455  
 M.R.D.C.T.

25' BUILDING LINE  
 VOL. 7071, PG. 1455  
 M.R.D.C.T.

25' BUILDING LINE  
 VOL. 7071, PG. 1455  
 M.R.D.C.T.

25' BUILDING LINE  
 VOL. 7071, PG. 1455  
 M.R.D.C.T.

25' BUILDING LINE  
 VOL. 7071, PG. 1455  
 M.R.D.C.T.

25' BUILDING LINE  
 VOL. 7071, PG. 1455  
 M.R.D.C.T.

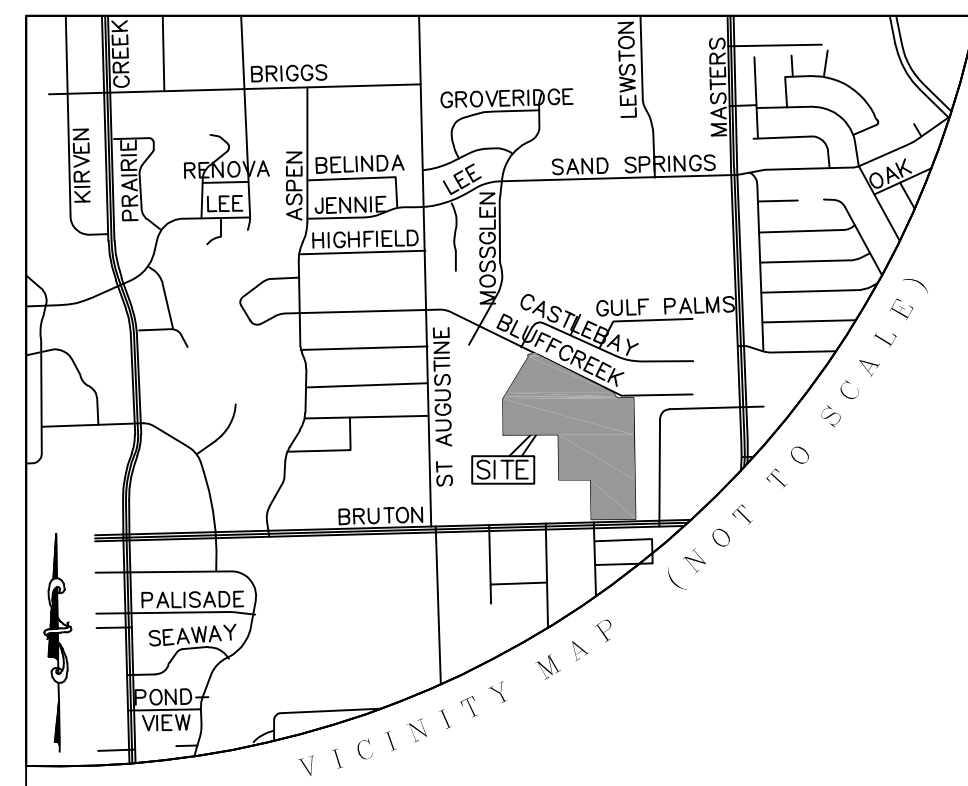
25' BUILDING LINE  
 VOL. 7071, PG. 1455  
 M.R.D.C.T.

25' BUILDING LINE  
 VOL. 7071, PG. 1455  
 M.R.D.C.T.

25' BUILDING LINE  
 VOL. 7071, PG. 1455  
 M.R.D.C.T.

25' BUILDING LINE  
 VOL. 7071, PG. 1455  
 M.R.D.C.T.

25' BUILDING LINE  
 VOL. 7071, PG. 1455  
 M.R.D.C.T.





OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, EL RANCHO APARTMENTS, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JAMES MASTERS SURVEY, ABSTRACT NUMBER 935, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 17.44 ACRE TRACT AS CONVEYED TO EL RANCHO APARTMENTS, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NUMBER 201400143186, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.) AND ALL OF THAT CERTAIN CALLED 2.216 ACRE TRACT AS CONVEYED TO EL RANCHO APARTMENTS, LLC BY WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 201600339605, (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTH LINE OF BRUTON ROAD (100' RIGHT-OF-WAY) AT THE MOST SOUTHERLY SOUTHWEST CORNER OF THE ABOVE-MENTIONED 17.44 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.85 ACRE TRACT AS CONVEYED TO RKRRL DALLAS, LLC BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 201100283229, (O.P.R.D.C.T.); FROM WHICH A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE JUST MENTIONED 1.85 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 2B, BLOCK 6756, SHADY OAKS APARTMENT COMPLEX NO. 3, AN ADDITION TO THE CITY OF DALLAS BY PLAT THEREOF RECORDED IN VOLUME 2005099, PAGE 56, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.) BEARS SOUTH 89 DEGREES 11 MINUTES 04 SECONDS WEST, A DISTANCE OF 260.14 FEET;

THENCE NORTH 00 DEGREES 44 MINUTES 26 SECONDS WEST, ALONG THE WEST LINE OF SAID 17.44 ACRE TRACT, A DISTANCE OF 326.50 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED 'EL RANCHO RPLS 6570" SET AT THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED 2.216 ACRE TRACT;

THENCE SOUTH 89 DEGREES 34 MINUTES 43 SECONDS WEST, A DISTANCE OF 260.19 FEET TO A 1/2" IRON ROD FOUND IN THE EAST LINE OF THE ABOVE-MENTIONED LOT 2B, BLOCK 6756 AT THE SOUTHWEST CORNER OF SAID 2.216 ACRE TRACT;

THENCE NORTH 00 DEGREES 44 MINUTES 26 SECONDS WEST, A DISTANCE OF 371.45 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED 'SURVEY ASSOC.'" FOUND IN THE MOST NORTHERLY SOUTH LINE OF SAID 17.44 ACRE TRACT AT THE NORTHWEST CORNER OF SAID 2.216 ACRE TRACT AND THE NORTHEAST CORNER OF SAID LOT 2B, BLOCK 6756;

THENCE SOUTH 89 DEGREES 34 MINUTES 43 SECONDS WEST, A DISTANCE OF 452.13 FEET TO A 1" IRON PIPE FOUND IN THE EAST LINE OF THAT CERTAIN CALLED 4.996 ACRE TRACT AS CONVEYED TO KIPP DALLAS-FORT WORTH, INC. BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NUMBER 20160000720, (O.P.R.D.C.T.) AT THE MOST NORTHERLY SOUTHWEST CORNER OF SAID 17.44 ACRE TRACT AND THE NORTHWEST CORNER OF SAID LOT 2B, BLOCK 6756;

THENCE NORTH 00 DEGREES 28 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE ABOVE-MENTIONED 4.996 ACRE TRACT AND THAT CERTAIN CALLED 6.4001 ACRE TRACT AS CONVEYED TO ST. AUGUSTINE ESTATE APARTMENTS, L.P. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 2005159, PAGE 5253, (D.R.D.C.T.), A DISTANCE OF 297.04 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED 'EL RANCHO RPLS 6570" SET AT AN EXTERIOR ANGLE CORNER OF SAID 17.44 ACRE TRACT;

THENCE NORTH 31 DEGREES 14 MINUTES 00 SECONDS EAST, A DISTANCE OF 405.00 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED 'EL RANCHO RPLS 6570" SET IN THE SOUTHWEST LINE OF A VARIABLE WIDTH ALLEY AS DEDICATED BY ST. AUGUSTINE HIGHLANDS ADDITION, AN ADDITION TO THE CITY OF DALLAS BY PLAT THEREOF RECORDED IN VOLUME 70071, PAGE 1455, (D.R.D.C.T.) AT AN INTERIOR ANGLE CORNER OF SAID 17.44 ACRE TRACT AND BEING THE EAST CORNER OF THE ABOVE-MENTIONED 6.4001 ACRE TRACT;

THENCE ALONG THE SOUTHWEST LINE OF THE ABOVE-MENTIONED VARIABLE WIDTH ALLEY, SAME BEING THE COMMON NORTHEAST LINE OF SAID 17.44 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) NORTH 13 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF 15.00 FEET TO AN "X" CUT FOR CORNER;
2) NORTH 76 DEGREES 14 MINUTES 00 SECONDS EAST, A DISTANCE OF 35.86 FEET TO AN "X" CUT FOR CORNER AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 40 DEGREES 52 MINUTES 03 SECONDS, A RADIUS OF 70.59 FEET AND A LONG CHORD THAT BEARS SOUTH 83 DEGREES 19 MINUTES 58 SECONDS EAST, A DISTANCE OF 49.29 FEET;
3) SOUTHEASTERLY ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 50.35 FEET TO AN "X" CUT FOR CORNER;
4) SOUTH 62 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 693.03 FEET TO AN "X" CUT FOR CORNER;
5) SOUTH 30 DEGREES 44 MINUTES 30 SECONDS EAST, A DISTANCE OF 31.79 FEET TO AN "X" CUT FOR CORNER;
6) SOUTH 61 DEGREES 04 MINUTES 45 SECONDS EAST, A DISTANCE OF 25.89 FEET TO AN "X" CUT FOR CORNER;
7) NORTH 88 DEGREES 35 MINUTES 00 SECONDS EAST, A DISTANCE OF 126.36 FEET TO AN "X" CUT FOR CORNER AT THE NORTHEAST CORNER OF SAID 17.44 ACRE TRACT

THENCE SOUTH 00 DEGREES 53 MINUTES 26 SECONDS EAST, AT A DISTANCE OF 15.00 FEET PASS A SOUTH CORNER OF THE ABOVE-MENTIONED ST. AUGUSTINE HIGHLANDS ADDITION, SAME BEING THE NORTHWEST CORNER OF NOWETA AVENUE (FORMERLY KNOWN AS MILLER AVENUE), A 50' WIDE STREET AS DEDICATED BY BLAINE'S SUBDIVISION NO. ONE, AN ADDITION TO THE CITY OF DALLAS BY PLAT THEREOF RECORDED IN VOLUME 4, PAGE 133, MAP RECORDS, DALLAS COUNTY, TEXAS (M.R.D.C.T.) AND CONTINUING ALONG THE WEST LINE OF THE JUST MENTIONED BLAINE'S SUBDIVISION NO. ONE AND THE WEST LINE OF THE FIGUEROA/DeLAPAZ ADDITION, AN ADDITION TO THE CITY OF DALLAS BY PLAT THEREOF RECORDED IN VOLUME 2004124, PAGE 63, (D.R.D.C.T.), A TOTAL DISTANCE OF 997.29 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF BRUTON ROAD AT THE SOUTHEAST CORNER OF SAID 17.44 ACRE TRACT AND THE SOUTHWEST CORNER OF THE JUST MENTIONED FIGUEROA/DeLAPAZ ADDITION;

THENCE SOUTH 89 DEGREES 24 MINUTES 28 SECONDS WEST, ALONG THE NORTH LINE OF BRUTON ROAD, A DISTANCE OF 364.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.735 ACRES (859,653 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT \_\_\_\_\_, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, <NAME>, <TITLE>, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS EL RANCHO APARTMENTS, 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 AND UPON 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 THE UTILITY).

NOTWITHSTANDING THE GENERAL EASEMENT LANGUAGE RECITED ABOVE, THE DETENTION AREA EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND MAY NOT BE USED IN A MANNER INCONSISTENT WITH THE DETENTION AREA EASEMENT STATEMENT RECITED ON THIS PLAT, WHICH STATEMENT IS HEREBY ADOPTED AND ACCEPTED.

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 \_\_\_\_\_, 2019.

<OWNER>

BY:
TITLE:

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT

I, DANIEL CHASE 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, 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 \_\_\_\_\_, 2019.

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

DANIEL CHASE O'NEAL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL CHASE 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT
EL RANCHO APARTMENTS
LOTS 1, BLOCK 6756
BEING 19.735 ACRES
OUT OF THE
JAMES B. MASTERS SURVEY,
ABSTRACT NUMBER 935
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S189-180
ENGINEERING FILE NUMBER 311T-XXXX

ENGINEER
URBAN STRUCTURE
8140 WALNUT HILL LANE, STE 905
DALLAS, TX 75204
PHONE: 214.295.5775

OWNER:
EL RANCHO APARTMENTS, LLC
216 S. CITRUS ST., STE. 307
WEST COVINA, CA 91791

Table with 6 columns: DRAWN BY, CHECKED BY, SCALE, DATE, PROJECT NO., SHEET NO. Includes logo for O'NEAL SURVEYING COMPANY and project details.