



GENERAL NOTES

1. ALL COORDINATES POSTED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
5. PLATS TO DIVIDE ONE PLATTED LOT INTO TWO PLATTED LOTS.
6. NO STRUCTURE TO REMAIN ON LOT 3B.

LEGEND

	1/2" IRF		UTILITY POLE		OVERHEAD UTILITY LINE
	3/4" IRF		WATER METER		OVEN/BURNER
	1" IRF		ELECTRIC BOX		OVEN VENT
	2" IRF		BRICK COLUMN		STONE BRICK WALL
	4" IRF		STONE COLUMN		MASONRY WALL
	6" IRF		METAL FENCE		BRICK
	8" IRF		WOODEN FENCE		STONE
	12" IRF		ASPHALT		CONCRETE
	18" IRF		GRAVEL		GABION
	24" IRF		BRICK		BRICK WALL
	30" IRF		MASONRY WALL		STONE WALL
	36" IRF		WOOD DECK		CONCRETE WALL
	42" IRF		HIGH WALL		MASONRY WALL
	48" IRF		CONCRETE AREA		BRICK WALL
	54" IRF		BRICK WALL		STONE WALL
	60" IRF		BRICK WALL		STONE WALL

INTERIOR LOT LINE TABLE

LINE	LENGTH	BEARING
L1	165.87'	S44°23'54"E
L2	2.23'	N46°12'02"E
L3	50.16'	S43°56'39"E
L4	1.83'	S46°03'22"W
L5	73.72'	S44°23'54"E
L6	42.12'	N39°20'28"E
L7	67.87'	S50°48'55"E
L8	49.70'	S39°14'05"W
L9	168.02'	S44°23'54"E

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Ruben Gonzales and Lilia Rodriguez are the sole owners of a tract of land located in the ROBERT KLEBERG SURVEY, Abstract No. 716, Dallas, Dallas County, Texas, and being Lot 3, Block 8812, of Sorbet Addition, an Addition to the City of Dallas, Dallas County, Texas; according to the plat thereof recorded in Volume 83133, Page 3308, Deed Records, Dallas County, Texas, and being the same tract of land described in General Warranty Deed to Ruben Gonzales and Lilia Rodriguez, recorded in Instrument No. 20190227401, Official Public Records, Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the Southeast line of Woody Road, a 60' wide public right-of-way, at the North corner of said Lot 3 and the West corner of a tract of land described in deed to Jamie M. Alvarado and Maria E. Escobedo, recorded in Instrument No. 20170035753, Official Public Records, Dallas County, Texas;

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Thence South 43°53'25" East, along the Southwest line of said Alvarado and Escobedo tract, a distance of 531.59' to a 1/2" iron rod found in the Northwest line of a 15' wide public alley, right-of-way which is dedicated by said Sorbet Addition, same being the East corner of said Lot 3;

Thence Southwest, along said Northwest line of said alley, a distance of 165.21' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "REYES SORBEY, P.P.S. 5310" set at the East corner of Lot 2 of said Block 8812, Sorbet Addition, same being the South corner of said Lot 3;

Thence North 44°54'03" West, a distance of 519.49' to a 1/2" iron rod found in said Southeast line of Woody Road, at the North corner of said Lot 2 and the West corner of said Lot 3;

Thence North 59°49'35" East, along said Southeast line of Woody Road, a distance of 302.29' to a 1/2" iron rod found for a corner at the beginning of a curve to the right having central angle of 01°27'17", a radius of 5.689158' and a chord bearing and distance of North 40°35'15" East, 144.71';

Thence Northeast, along said curve to the right and said Southeast line of Woody Road, an arc distance of 144.71' to the PLACE OF BEGINNING and containing 89,267 square feet of 2.049 acres of land.

WITNESS my hand at Dallas, Texas, this ____ day of _____, 2020.

Ruben Gonzales, Owner

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, Ruben Gonzales, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

Notary Public in and for the State of Texas

Lilia Rodriguez, Owner

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, Lilia Rodriguez, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

I, John S. Turner, 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, and the City of Dallas Development Code (Ordinance no. 19465, 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-3.617(a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of the Signed Final Plat.

Dated this ____ day of _____, 2020.

PRELIMINARY, RELEASED 6-22-2020 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner
Texas Registered Professional Land Surveyor No. 5310

PRELIMINARY PLAT

REYES SORBEY
LOTS 3A AND 3B, BLOCK 8812

BEING A REPLAT OF
ROBERT KLEBERG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S 1901-991

A&W SURVEYORS, INC.
Professional Land Surveyors

TEXAS REGISTRATION NO. 10071-400
P.O. BOX 87029, MESAQUITE, TX, 75167
PHONE: (972) 681-4875; FAX: (972) 681-4564
WWW.AMSURVEY.COM

- PROPERTY ADDRESS: 2220 WOODY ROAD -
OWNER: Ruben Gonzales and Lilia Rodriguez
- 2220 S. W. 9728-2K4-5498 -

"A professional company operating in your best interest"

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