

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas, Gustavo Gonzalez is the owner of a tract of land situated in the Enoch Horton Survey, Abstract No. 613, City of Dallas, Dallas County, Texas as conveyed by deed recorded in Volume 98093, Page 874, Deed Records, Dallas County, Texas and being all of Lots 1, 2 and 3, Block 20/8342 of Arcadia Park Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 1, Page 377, Map Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1" bolt found at the intersection of the southerly right-of-way line of W. Jefferson Boulevard (170' R.O.W.) and the west right-of-way line of N. Tatum Avenue (50' R.O.W.) and being the northeast corner of said Lot 1;

Thence, South 00°46'37" East, along the west right-of-way line of N. Tatum Avenue (50' R.O.W.) and the east lines of said Lots 1, 2 and 3, a distance of 141.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the southeast corner of said Lot 3 and the northeast corner of Lot 4 of said Block 20/8342;

Thence, South 89°13'23" West, along the south line of said Lot 3 and the north line of said Lot 4, a distance of 175.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the southwest corner of said Lot 3, the northwest corner of said Lot 4, the northeast corner of Lot 38 of said Block 20/8342 and the southeast corner of Lot 39 of said Block 20/8342;

Thence, North 00°46'37" West, along the west lines of said Lots 1, 2 and 3, the east line of said Lot 39, the east line of Lot 39A, Block 20/8342 of Bernardino Ortega Gonzales Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Instrument No. 201000072666, Official Public Records, Dallas County, Texas, the east line of Lots 41 and 42 of said Block 20/8342, a distance of 197.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" on the southerly right-of-way line of W. Jefferson Boulevard (170' R.O.W.) and for the northwest corner of said Lot 1 and the northeast corner of said Lot 42, said point being in a curve to the right having a central angle of 01°23'45", a radius of 7542.51 feet and a chord bearing of South 73°01'56" East, a distance of 183.74 feet;

Thence, southeasterly, along the southerly right-of-way line of W. Jefferson Boulevard (170' R.O.W.) the northeasterly line of said Lot 1 and said curve to the right, an arc distance of 183.75 feet to the Point of Beginning and containing 29,644 square feet or 0.681 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Gustavo Gonzalez, does hereby adopt this plat, designating the herein described property as ARCADIA PARK ADDITION LOT 1A, BLOCK 20, 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.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

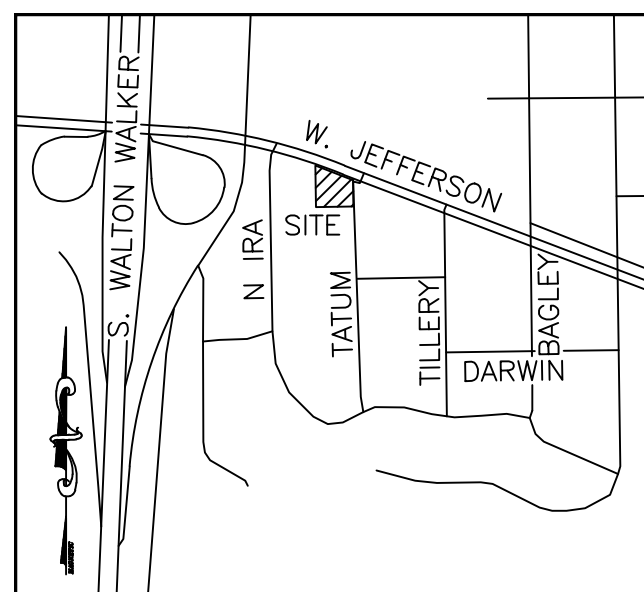
BY: \_\_\_\_\_  
Gustavo Gonzalez, Owner

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Gustavo Gonzalez, 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 consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public for and in the State of Texas  
My commission expires: \_\_\_\_\_



VICINITY MAP  
(N.T.S.)

LEGEND

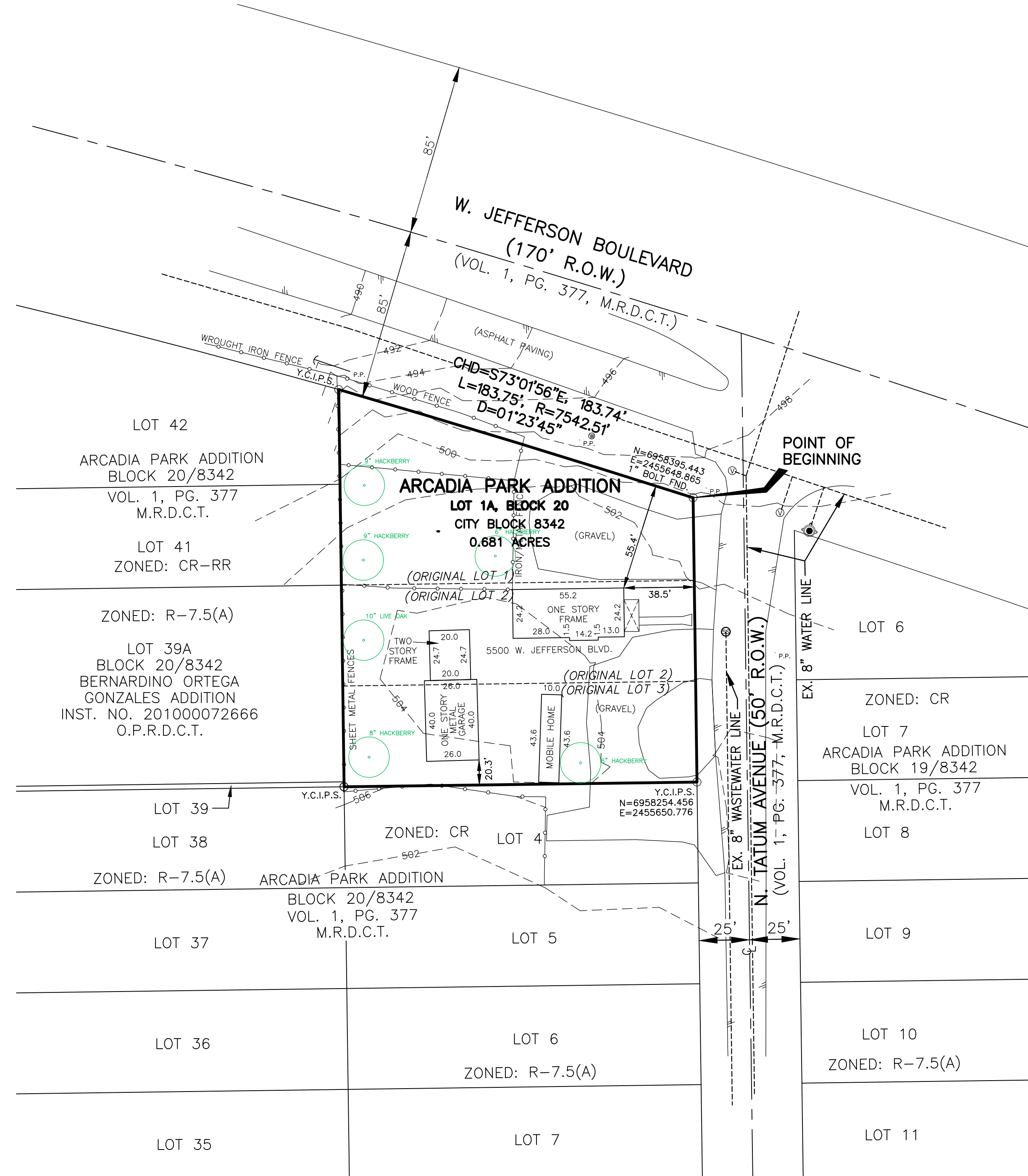
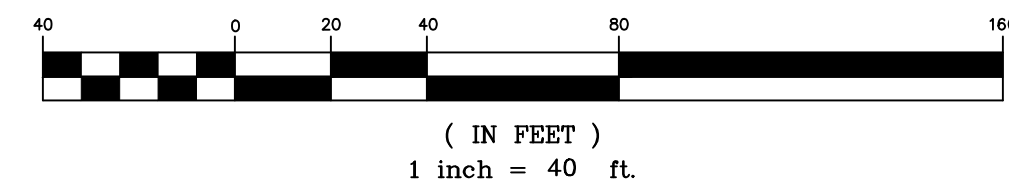
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
- D.R.D.C.T. - DEED RECORDS DALLAS COUNTY TEXAS
- M.R.D.C.T. - MAP RECORDS DALLAS COUNTY TEXAS
- CL - CENTERLINE
- R.O.W. - RIGHT-OF-WAY
- I.R.F. - IRON ROD FOUND
- (C.M.) - CONTROL MONUMENT
- SM - SANITARY SEWER MANHOLE
- WV - WATER VALVE
- PP - POWER POLE
- FH - FIRE HYDRANT

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48113C0460K, DATED JULY 7, 2014, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



GRAPHIC SCALE



SURVEYOR'S STATEMENT

I, James Bart Carroll, 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.

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

*Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.*

James Bart Carroll  
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

NOTES:

- The purpose of this plat is to create one lot from three existing lots.
- Coordinates and Bearings shown hereon are per RTK Network and Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.
- Lot-to-lot drainage is not permitted without Engineering Section Approval.
- Zoned "CR" Community Retail
- Structures to remain.

PRELIMINARY

ARCADIA PARK ADDITION  
LOT 1A, BLOCK 20

CITY BLOCK 8342

0.681 ACRES

Being a replat of Lots 1-3, Block 20/8342

of Arcadia Park Addition

Volume 1, Page 377, M.R.D.C.T.

Enoch Horton Survey, Abstract No. 613

City of Dallas, Dallas County, Texas

City Plan File No.

S201-732

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11, LAVON, TEXAS 75166

972-742-4411 TEXAS FIRM REGISTRATION NO.: 10007200

TEXAS ENGINEERS FIRM NO.: F-21608

JOB No. SCALE: DATE DRAWN BY:

2583-21 1"=40' AUGUST 5, 2021 CP

OWNER:

Gustavo Gonzalez  
3335 Dawes  
Dallas, Texas 75211