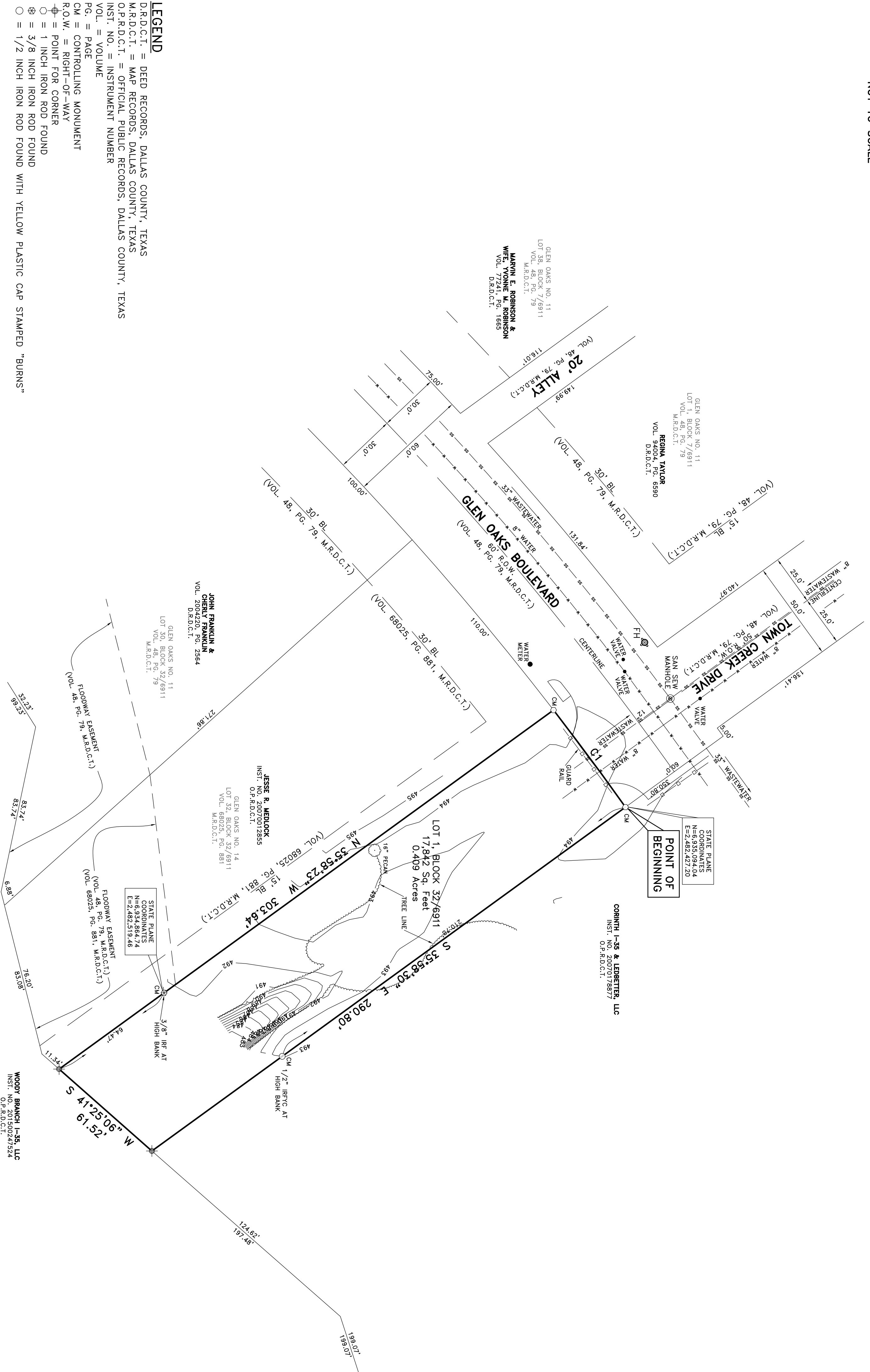


CURVE ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.03'	1541.921021351°	N 53°27'54"	E 60.03'



**LEGEND**  
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 INST. NO. = INSTRUMENT NUMBER  
 VOL. = VOLUME  
 PG. = PAGE  
 CM = CONTROLLING MONUMENT  
 R.O.W. = RIGHT-OF-WAY  
 ⊕ = POINT FOR CORNER  
 ○ = 1 INCH IRON ROD FOUND  
 ⊗ = 3/8 INCH IRON ROD FOUND  
 ○ = 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "BURNS"

**GENERAL NOTES**

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF A 0.41 ACRE TRACT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK IS A STANDARD DALLAS WATER DEPARTMENT BENCHMARK SQUARE ON CONCRETE CURB AT CENTERLINE OF INLET ON NORTH SIDE OF ANN ARBOR AVENUE BETWEEN SOUTHERN HILL DRIVE AND FITZSIMMONS DRIVE. FINAL NAME: 64-H-1. ELEVATION = 484.78.

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS

Whereas Springfield Properties, LLC is the sole owner of a tract of land situated in the Paul Narboe Survey, Abstract No. 1077, City of Dallas, Dallas County, Texas, same being a tract of land conveyed to Springfield Properties, LLC, a Texas limited liability company by General Warranty Deed recorded in Instrument No. 201900131279, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron rod found for corner, said corner being along the Southeast right of way line of Glen Oaks Boulevard (60 foot right of way), said corner being along the Southwest line of a tract of land conveyed to Cornith 1-35 & Ledbetter, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20070178877, Official Public Records, Dallas County, Texas;

THENCE South 35 degrees 58 minutes 30 seconds East along the Southwest line of said Cornith 1-35 & Ledbetter, LLC tract, passing a 1/2 inch iron rod with yellow plastic cap stamped "BURNS" of 210.78 feet and continuing a total distance of 290.80 feet to a point for corner, said corner being along a Northwest line of a tract of land conveyed to Woody Branch 1-35, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 201500247524, Official Public Records, Dallas County, Texas;

THENCE South 41 degrees 25 minutes 06 seconds West along a Northwest line of said Woody Branch 1-35, LLC tract, a distance of 61.52 feet to a point for corner, said corner being the Southeast corner of Lot 32, Block 32/6911 of Glen Oaks No. 14, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 68025, Page 81, Map Records, Dallas County, Texas;

THENCE North 35 degrees 58 minutes 23 seconds West along the Northeast line of said Lot 32, Block 32/6911 of Glen Oaks No. 14, passing a 3/8 inch iron rod found 64.47 feet from the intersection of said Glen Oaks Boulevard, said corner being along a curve to the right for power said curve having along the Southeast line of said Glen Oaks Boulevard, said corner being along a curve to the right having a radius of 1541.92 feet, a central angle of 02 degrees 13 minutes 51 seconds, a chord bearing of North 53 degrees 27 minutes 54 seconds East, a chord distance of 60.03 feet;

THENCE along said curve to the right and the Southeast line of said Glen Oaks Boulevard, an arc length of 60.03 feet to the POINT OF BEGINNING and containing 17,854 square feet or 0.41 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Springfield Properties, LLC, (Manager) acting by and through its duly authorized officer, does hereby adopt this plat, designating the herein described property as **FONSECA ADDITION**, 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 hereon. The easements shown hereon 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 building shown hereon. The easements shown hereon are hereby reserved for the mutual use and accommodation of all public utilities using 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 systems 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 of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to provide 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas. WITNESS, my hand of Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_  
 Springfield Properties, LLC (OWNER)  
 Quilitermo Fonseca, (Manager)

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Quilitermo Fonseca known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryan Cornelly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my personal supervision and that I am a duly qualified and duly sworn surveyor. I have examined the original and true copies of the documents and records upon which this plat is based and find them to be correct and true. I have also examined the original and true copies of the documents and records upon which this plat is based and find them to be correct and true. 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.

RELEASED FOR REVIEW 10/09/19 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.

Bryan Cornelly  
 Texas Registered Professional Land Surveyor No. 5513

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 Bryan Cornelly 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT  
 FONSECA ADDITION**

LOT 1, BLOCK 32/8911  
 17,854 SQ.FT. / 0.41 ACRES  
 PAUL NARBOE SURVEY, ABSTRACT NO. 1077  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S190-025

OWNER: **SPRINGFIELD PROPERTIES, LLC**  
 P.O. BOX 54478  
 DALLAS, TEXAS 75254  
 214-356-0807  
 springfieldproperties@tda.com  
 w17511@gmail.com

