$\widetilde{\mathbb{N}}$						
	● 1/2" IR FOUND	X-FOUND	TELE. BOX	ON UTILITY POLE	——OHU—— OVERHEAD UTILITY LINE	Ш
0	O 1/2" IR SET		CABLE BOX	♦ WATER METER	C GUY WIRE ANCHOR	
0	O 5/8" IR FOUND	S SAN SEW MH.	⊗ ELECTRIC BOX	△ GAS METER	——————————————————————————————————————	
1	⊕ 3/8" IR FOUND	IRRIGATION VALVE	□ BRICK COLUMN	A.C. PAD	——☐—— IRON FENCE	
•	60-D NAIL FOUND	60-D NAIL FOUND ► WATER VALVE	☐ STONE COLUMN	TRANS. BOX	——— CHAINLINK FENCE	
0	O PK NAIL SET	🐺 FIRE HYDRANT	STORM DRAIN MH.		// WOOD FENCE	—— · · · HIGH BANK LINE
(♣ 1/2" IP FOUND	∰ LIGHT РОLE	🔗 SAN SEW CO.	σ UTILITY MARKER	ASPHALT	_><_ COVERED AREA

OWNERS CERTIFICATION

SURVE'

YOR'S STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

OWNERS DEDICATION

WHEREAS Victor H. Villa and Jose Bersain Villa are the sole owners of a tract of land located in the WILLIAM LATHAM SURVEY, Abstract Number 838, Block 8829, City of Dallas, Dallas County, Texas, and being all of a tract of land described in a Warranty Deed to Victor H. Villa and Jose Bersain Villa, recorded in Instrument No. 201200222183, Official Public Records, Dallas County, Texas, as affected by Gift Warranty Deed recorded in Instrument No. 201700127041, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

ence South 88 deg. 45 min. 23 sec. West, along said North line, a distance of 325.76 feet to a 1/2 n iron rod with a 3-1/4 inch aluminum disk stamped "VILLA ADDITION, RPLS 5310" set at the at the standard of the tract herein standard of the tract herein. mencing at a point at the intersection of the West line of Garden Grove Drive, a 60 foot wide ic right-of-way, with the North line of Rylie Crest Road, an 80 foot wide public right-of-way, and g at the Southeast corner of that portion of Block 8829, described in deed to Anselmo Estrada, rded in Volume 2003052, Page 7229, Deed Records, Dallas County, Texas;

Thence South 88 deg. 45 min. 23 sec. West, along said North line, a distance of 596.17 feet to a 1/2 inch iron rod with a 3-1/4 inch aluminum disk stamped "VILLA ADDITION, RPLS 5310" set at the Southeast corner of that portion of said Block 8829, described in deed to C. Weldon Gillaspie and wife, Peggy Gillaspie, recorded in Volume 85052, Page 4500, Deed Records, Dallas County, Texas, and being the Southwest corner of said Villa tract;

Thence North 04 deg. 15 min. 03 sec. East, a distance of 272.79 feet to a 1/2 inch iron rod found for corner in the South line of that portion of said Block 8829, described in deed to The City of Dallas, recorded in Instrument No. 201300269543, Official Public Records, Dallas County, Texas, and being at the Northwest corner of said Villa tract;

Thence South 00 deg. 37 min. 34 sec. East, along the West line of said Gonzales tract, a distance of 267.59 feet to the PLACE OF BEGINNING and containing 157,598 square feet or 3.618 acres of land Thence North 89 deg. 09 min. 10 sec. East, passing at a distance of 220.90 feet a 1/2-inch iron rod found at the Southeast corner of said City of Dallas tract, and being the Southwest corner of that portion of said City Block 8829, known as Tract 2 described in deed to Jose Juan Dominguez, recorn in Instrument No. 201200019669, Official Public Records, Dallas County, Texas, continuing a total distance of 572.94 feet to a 1/2 inch iron rod with a 3-1/4 inch aluminum disk stamped "VILLA ADDITION, RPLS 5310" set at the Northwest corner of said Gonsales tract, and being at the Northe corner of said Villa tract;

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 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 the Signed Final Plat.

DATED this the

2019.

That I, Victor H. Villa, do hereby adopt this plat, designating the herein described property as *VILLA 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 are as 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).

PRELIMINARY, RELEASED 6-26-2019 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES. P.L.S. 5310 Surveyor

State of Texas County of Dallas

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED JOHN S. TURNER, R.P.L.S. NO. 5310, STATE OF TEXAS, KNOWN BY 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.

GIVEN UNDER MY ID SEAL OF OFFICE, this the

Notary Public

Victor H. Villa

WITNESS OUR HANDS AT DALLAS, TEXAS, this the ______, 2019.

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.

State of Texas County of Dallas

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED VICTOR H. VILLA, KNOWN BY 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.

64.00'

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this the

Notary Public 30.0

64.00'

1) Lot to lot drainage Section approval. 4) Basis of bearing determined by Texas State Plane Coordin System, North Central Zone 4202, North American Datum of 1983, observed by GPS using GeoNet RTK, as observed on 03/08/2013. The purpose of this plat is to create three platted lots from an unplatted tract of land. 2) Any structure new or existing may not extend across new property lines. GENERAL nage **NOTES**

D.R.D.C.T O.P.R.D.C.T Deed Records, Dallas County, T Official Public Records, Dallas County, Texas Controlling Monument LEGEND

272.74'

N 04°15'03" E 272.79'

*

1,346.95' \ 173.01'

248.

LOT 1 70,476 SQ. FT. 1.618 ACRES OF LAND

*

N00°37'34"W 269.83'

N00°37'34"W 268.71

S00°37'34"E 267.59

266.47

265.33'

GARDEN GROVE DRIVE

DALLAS COUNTY, VOL. 2111, PG. 521, D.R.D.C.T.

CENTER LINE 60' WIDE PUBLIC RIGHT-OF-WAY

6) Structures will remain

5) Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.

43,560 SQ. F 1.000 ACRE OF

 \mathcal{O}

SQUA,

BLOCK

57,598 3.618

ACRE

QF

LAND

VICTOR H. VILLA AND JOSE BERSAIN VILLA, INST. NO. 201200222183 O.P.D.R.D.C.T.

REMAINDER JUAN JOSE GONZALES, III ---.. 2003082, PG. 6816, D.R.D.C.T

ANSELMO ESTRADA, VOL. 2003052, PG. 7229, D.R.D.C.T.

0R

43,560 SQ: F 1.000 ACRE OF

UND.

CITY OF DALLAS INST. NO. 201300269543 O.P.R.D.C.T.

64.02'

N 899

09'10"

Ī

572.94'

TRACT 2, JOSE JUAN DOMINGUEZ, NO. 201200019669, O.P.R.

676.13'

TRACT 1, JOSE JUAN DOMINGUEZ, NO. 201200019669, O.P.R.D.

161.79

BLOCK 8829

320.00'

64.03'

C.M. VOL. PG. INST. NO. IRF SET DISK

PLACE OF COMMENCING 30.0 SET MON. Page
Instrument Number
iron rod found
1/2" iron rods capped with a 3-1/4"
aluminum disk marked, "VILLA
ADDITION, RPLS 5310"
1/2" iron rods with a yellow plastic cap
stamped "RPLS 5310"

40.0'

& W SURVEYORS, INC.P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM

613.10'

PRELIMINARY PLAT

LOTS 1, VILLA N and ADDITION Ų **BLOCK C/8829**

609.30' LUIS J. GARCIA, INST. NO. 20070069224, O.P.R.D.C.T. Owner: Victor H. Villa
~ 1730 Ashley Trail, Dallas, TX 75211 ~
~ Telephone: 469-600-6306 ~

-0066 | Drawn by: 543 (024) | Date: 06-27-2019

professional company operating in your best interest" PROPERTY ADDRESS:

TODD STEPHEN HOLLENSHEAD, VOL. 98090, PG. 4127, D.R.D.C.T.

40.0'

80.0

DALLAS COUNTY
VOL. 3705, PG. 143
D.R.D.C.T.
DALLAS COUNTY
VOL. 3705, PG. 144
D.R.D.C.T.

RYLIE CREST DRIVE

(FORMERLY WILD HORSE ROAD)

(FORMERLY WIDE PUBLIC RIGHT-OF-WAY

(FORMERLY COUNTY ROAD NO. 334)

PLACE OF BEGINNING

162.10

S88°45′23″W 325.

76'

161.80'

740.19'

TODD STEPHEN HOLLENSHEAD, VOL. 98090, PG. 4127, D.R.D.C.T.

500.00'

219.99

40.0'

WILLIAM LATHAM SURVEY, ABSTRACT NO. 838 AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S 190-035