

LEGEND

● 1/2" IR FOUND	⊗ ASFOUND	▣ TELE BOX	⊕ UTILITY POLE
○ 1/2" IR SET	⊗ XSET	▣ COLE BOX	⊕ WATER METER
⊙ SPUR FOUND	⊙ SAN SEW. IRI	⊙ ELECTRIC BOX	⊕ GAS METER
⊙ SPUR VAL FOUND	⊙ WATER VALVE	⊙ STONE COLUMN	⊕ A.C. PAD
⊙ IR WALL FOUND	⊙ IR WALL SET	⊙ STONE DRAINAGE	⊕ TRANS. BOX
⊙ 1/2" P FOUND	⊙ FIRE HYDRANT	⊙ SAN SEW. CO.	⊕ UTILITY MARKER
	⊙ LIGHT POLE		
		▬ OVERHEAD UTILITY LINE	▬ CONCRETE
		▬ 60" WIDE ASPHALT	▬ BRICK SET. WALL
		▬ BARBED WIRE FENCE	▬ GRANITE
		▬ IRON FENCE	▬ BRICK
		▬ CHALKLINE FENCE	▬ EASUREMENT
		▬ WOOD FENCE	▬ ROOFLINE
		▬ HIGH BALK LINE	▬ WOOD DECK
		▬ COVERED AREA	▬ BUILDING WALL
			▬ TILE

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHELEAS, 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 a part 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:

Commencing at a point at the intersection of the West line of Garden Grove Drive, a 60 foot wide public right-of-way, the corner of the North right-of-way, and the East line of the North right-of-way, and being the Southeast corner of Block 8829, recorded in Volume 20030352, Page 7229, Deed Records, Dallas County, Texas; and being the Southwest corner of said Gonzales tract, and being the PLACE OF BEGINNING of the tract herein described:

Thence South 88 deg. 45 min. 23 sec. West, along said North line a distance of 325.76 feet to a 1/2 inch iron rod with a 3-1/4 inch aluminum disk stamped "VILLA ADDITION, R.P.L.S. 5310" set at the Southeast corner of that portion of said Block 8829, described in deed to C. Weldon Gillespie and wife, Peggy Gillespie, 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 Northeast corner of said Gillespie tract, and being at the Northwest corner of said Villa tract:

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, recorded in Instrument No. 201200019669, Official Public Records, Dallas County, Texas; continuing a total distance of 672.94 feet to a 1/2 inch iron rod with a 3-1/4 inch aluminum disk stamped "VILLA ADDITION, R.P.L.S. 5310" set at the Northwest corner of said Gonzales tract, and being at the Northeast 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.

SURVEYOR'S STATEMENT

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 City of Dallas Development Code (Ordinance No. 19455, as amended) and Texas Local Government Code Chapter 212. I further affirm that communication 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), (f), (g), and (h) and that the digital drawing file accompanying this plat is a precise representation of the Signed Final Plat.

DATED this _____ day of _____, 2019.

PRELIMINARY RELEASED 6-26-2019 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner
R.P.L.S. 5310
Registered Professional Land 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 HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public _____

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Victor H. Villa, do hereby adopt this plat, designating the herein described property as **VILLA ADDITION**, in addition to the City of Dallas, Dallas County, Texas, and being a part 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:

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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.

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this _____ day of _____, 2019.

Victor H. Villa
Owner

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.

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this _____ day of _____, 2019.

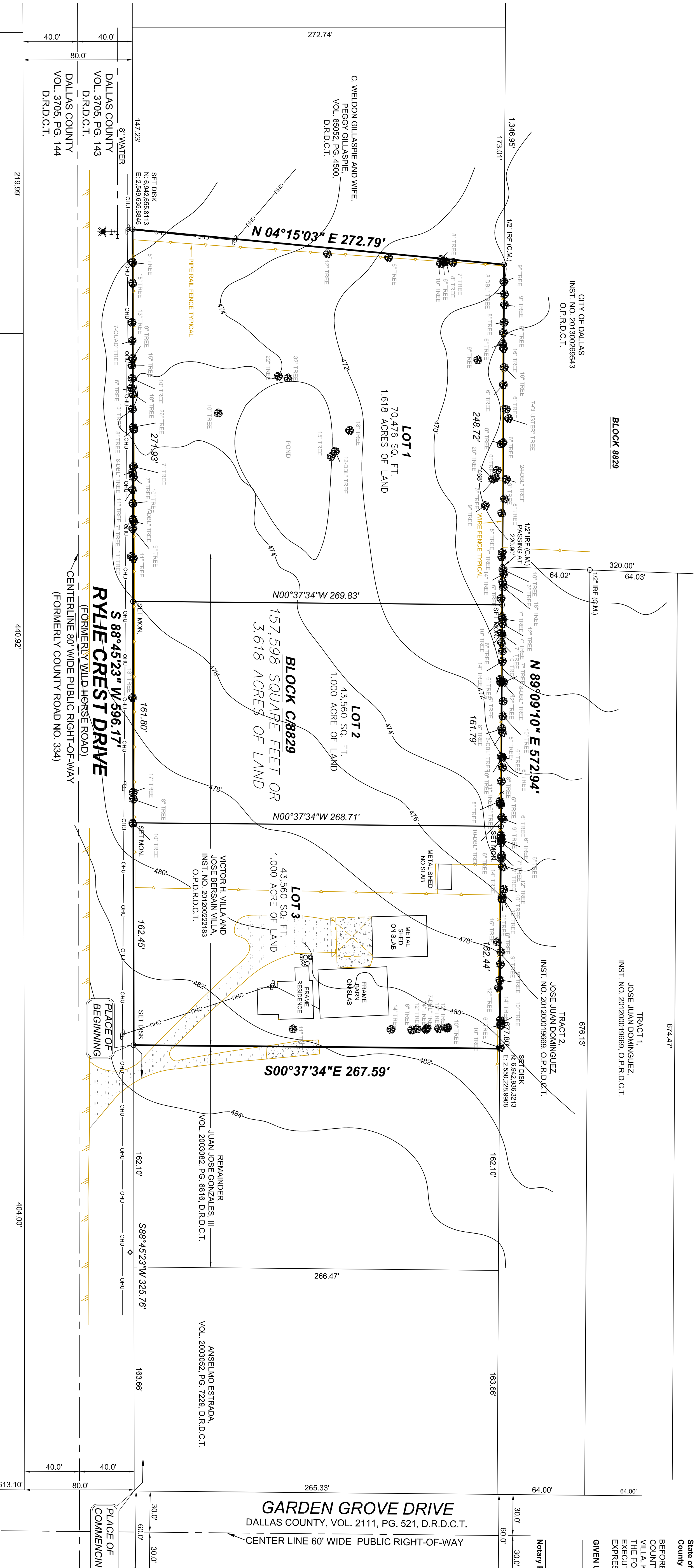
Notary Public _____

GENERAL NOTES

- 1) Lot to lot drainage will not be allowed without Engineering Section approval.
 - 2) Any structure new or existing may not extend across new property lines.
 - 3) The purpose of this plat is to create three parceled lots from an unplatted tract of land.
 - 4) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on 1983, observed by GPS using Geonick RTK, as observed on 03/08/2013.
 - 5) Coordinates shown hereon are Texas State Plane Coordinate Grid Coordinate values. No Scale, No Projection.
- 6) Structures will remain

LEGEND

D.R.D.C.T.	Deed Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
C.M.	County Mapping Instrument
VOL.	Volume
PAGE	Page
INST. NO.	Instrument Number
IR FOUND	Iron rod found
SET DISK	1/2" Iron rods capped with a 3-1/4" aluminum disk marked, "VILLA ADDITION, R.P.L.S. 5310"
SET MON.	1/2" Iron rods with a yellow plastic cap stamped "R.P.L.S. 5310"



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

LOT 2
43,560 SQ. FT.
1,000 ACRE OF LAND

LOT 3
43,560 SQ. FT.
1,000 ACRE OF LAND

BLOCK 8829
157,598 SQUARE FEET OR 3,618 ACRES OF LAND

RYLE CREST DRIVE
(FORMERLY WILD HORSE ROAD)
(FORMERLY COUNTY ROAD NO. 334)

GARDEN GROVE DRIVE
DALLAS COUNTY, VOL. 2111, PG. 521, D.R.D.C.T.
CENTER LINE 60' WIDE PUBLIC RIGHT-OF-WAY

DAVIDSON GARDEN GROVE TRACT
VOL. 2111, PG. 521, D.R.D.C.T.

WELDON GILLESPIE AND WIFE
VOL. 85052, PG. 4500, D.R.D.C.T.

TODD STEPHEN HOLLENSHEAD
VOL. 58050, PG. 4127, D.R.D.C.T.

TODD STEPHEN HOLLENSHEAD
VOL. 58050, PG. 4127, D.R.D.C.T.

LUIS J. GARCIA
INST. NO. 20070069224, O.P.R.D.C.T.

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

JUAN JOSE GONZALES III
VOL. 2003092, PG. 6816, D.R.D.C.T.

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

SET DISK
N. 6342.655, 8113
E. 2549.635, 8846

PIPE RAIL FENCE TYPICAL

WIRE FENCE TYPICAL

METAL SHED ON SLAB

FRAME BARN ON SLAB

RESIDENCE

REMAINDER

PLACE OF BEGINNING

PLACE OF COMMENCING

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

Owner: Victor H. Villa
~ 1730 Ashley Trail, Dallas, TX 75211 ~
Telephone: 469-600-6306 ~

~ PROPERTY ADDRESS: 12221 Rylee Crest Road ~
[Owner: Mr. 543, 0201] [Date: 06-22-2019]

JOB NO. 1340066 [Date: 07-23-2019]

~A professional company operating in your best interest~

PRELIMINARY PLAT
VILLA ADDITION
LOTS 1, 2 and 3, BLOCK C/8829

WILLIAM LATHAM SURVEY, ABSTRACT NO. 838
AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 190-025