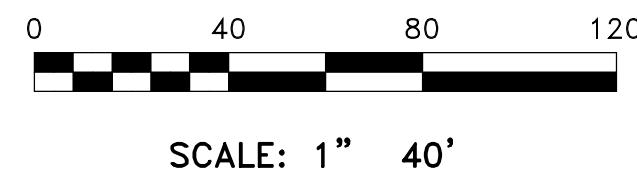


VICINITY MAP
NOT TO SCALE



SCALE: 1" = 40'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Alvin Barnes and Jose Araujo Lopez, are the owners of a 109,285.8 square foot tract of land situated in the Harvey Casey Survey, Abstract No. 0307 in the City of Dallas, Dallas County, Texas, and being Lot 13 of Block 6885, Cedar Cliff Addition, an Addition to the City of Dallas, Dallas County, Texas, by Map recorded in Volume 9, Page 477, Map Records Dallas County, Texas, same being a tract of land conveyed to Alvin Barnes, by Special Warranty Deed recorded in Instrument No. 201600338449, Official Public Records, Dallas County, Texas and being a tract of land conveyed to Jose Araujo Lopez, by Deed recorded in Instrument No. 20210092811, Official Public Records Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Northwest corner of Lot 14, Block 6885, of said Cliff View Addition, and along the Northeast right-of-way line of Lancaster Road (a 120.00 foot right-of-way), by Map recorded in Volume 2607, Page 165, Map Records Dallas County, Texas;

THENCE North 07 degrees 29 minutes 06 seconds West, along said Northeast right-of-way line of said South Lancaster Road, a distance of 150.27 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of Lot 12, Block 6885, of said Cliff View Addition;

THENCE North 82 degrees 32 minutes 33 seconds East, along the South line of said Lot 12, a distance of 695.73 feet to a 1/2 inch iron rod set for corner, said corner being in the West line of a tract of land conveyed to Cliff View Church of Christ, by Deed recorded in Volume 99192, Page 6914, Deed Records, Dallas County, Texas;

THENCE South 30 degrees 37 minutes 20 seconds East, along the West line of said Cliff View Church of Christ, a distance of 163.20 feet to a 1/2 inch iron rod set for corner, said corner being Northeast corner of said Lot 14, from which a 1/2 inch iron rod found for witness, bears South 82 degrees 31 minutes 32 seconds West, a distance of 0.45 feet;

THENCE South 82 degrees 31 minutes 32 seconds West, along the North line of said Lot 14, a distance of 759.86 feet to the POINT OF BEGINNING and containing 109,285.8 square feet or 2.51 acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Alvin Barnes and Jose Araujo Lopez, does hereby adopt this plat, designating the herein described property as **BARNES LOPEZ 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 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 at Dallas, Texas, this the _____ day of _____, 2022.

BY: _____
Alvin Barnes (OWNER)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Alvin Barnes, 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 _____, 2022.

Notary Public in and for Dallas County, Texas.

BY: _____
Jose Araujo Lopez (OWNER)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jose Araujo Lopez, 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 _____, 2022.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 Engineers and Land Surveyors, 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.

Dated this _____ day of _____, 2022.

RELEASED FOR REVIEW ON 11/15/2022, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

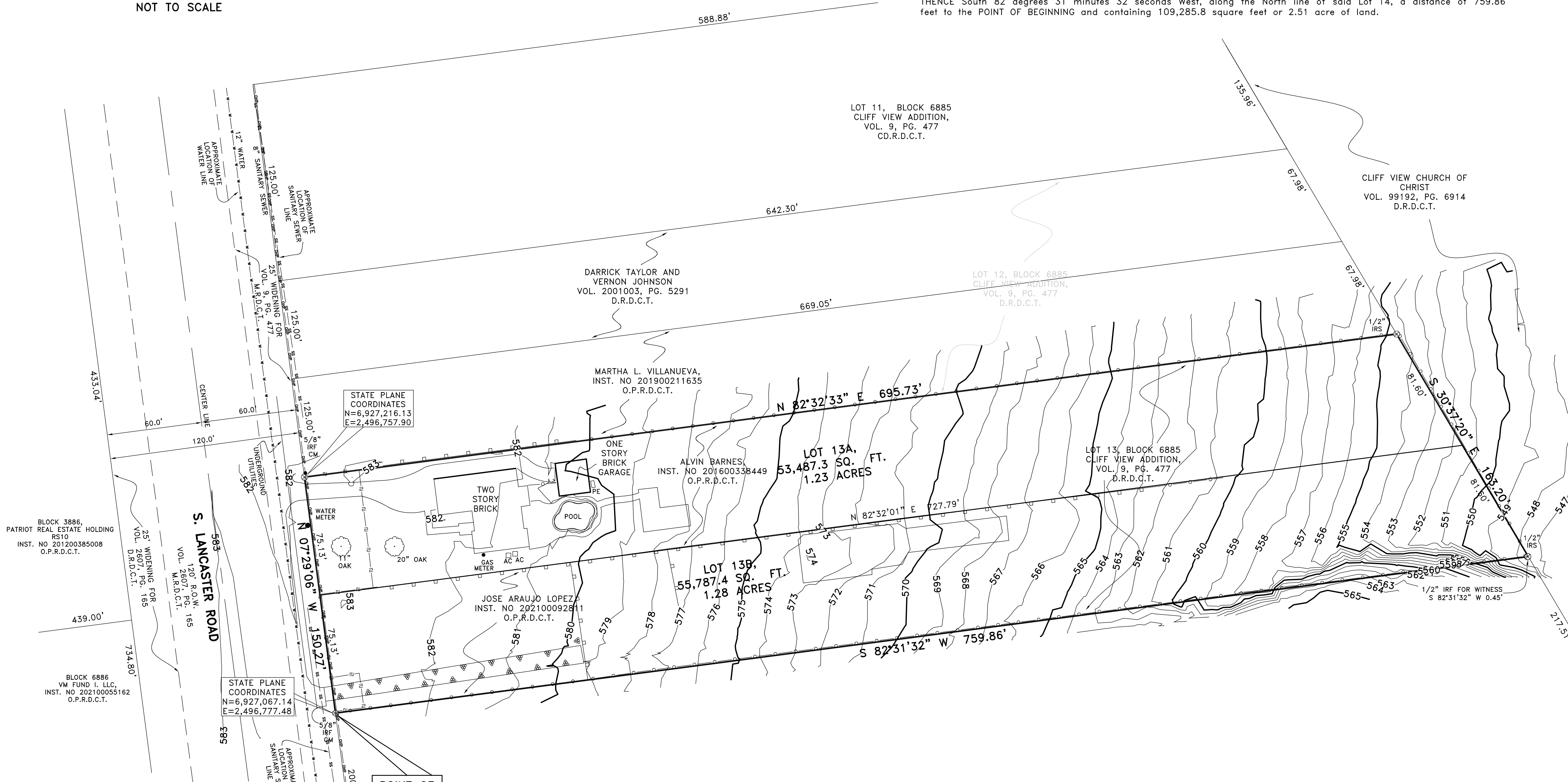
Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

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 Connolly 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 _____, 2022.

Notary Public in and for the State of Texas



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. PG. = VOLUME, PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
IRS = IRON ROD SET
YC = YELLOW CAP "CBG SURVEYING"

GENERAL NOTES
1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO REPLAT CREATE TWO LOT FROM THE EXISTING LOT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION 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 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

LOT 15, BLOCK 6885
CLIFF VIEW ADDITION,
VOL. 9, PG. 477
D.R.D.C.T.

OWNER:
ALVIN BARNES
7316 S. LANCASTER ROAD
DALLAS, TEXAS 75214
214-680-8413

OWNER:
JOSE ARANUJO LAPEZ
7320 S. LANCASTER ROAD
DALLAS, TEXAS 75214
214-680-8413

PRELIMINARY REPLAT
BARNES LOPEZ ADDITION
LOT 13R, BLOCK 6885
BEING A REPLAT OF
LOT 13, BLOCK 6885, CLIFF VIEW ACRES ADDITION
109,285.8 SQ. FT. / 2.51 ACRES
HARVEY CASEY SURVEY, ABSTRACT NO. 0307
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S223-040
ENGINEERING PLAN NO.: _____

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