

MARANOT

Xavier Chapa Engineering/Surv

A MARANOT SUBSIC O. Box 153311 , Texas 75015

TELEPHONE:

972/259-9640

NOTES:

1. CONTROLLING MONUMENTS ARE 1" PIPES FOUND FOR THE NORTHEAST AND NORTHWEST CORNERS LOT 3, BLOCK 6665, IN THE BELVEDERE ESTATES ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 268, PLAT RECORDS, DALLAS COUNTY, TEXAS.

3. LOT TO LOT DRAINAGE IS ENGINEERING SECTION APPROVAL 2. BASIS OF BEARINGS IS NORTH 00°00'00" EAST FOR THE EAST RIGHT OF WAY LINE OF HAVERHILL LANE NOT ALLOWED WITHOUT

5. THERE ARE NO PROTECTED TREES WHICH WILL BE AFFECTED BY THIS REPLAT. THERE ARE NO STRUCTURES ON THIS TRACT. THE PURPOSE OF THIS PLAT IS TO OUT OF THE REMAINDER PORTION (, BELVEDERE ADDITION. OF LOT 4, BLOCK

TEXAS

COUNTY,

(175)

S. ST AUGUSTINE DR

LOOP

ELM (ULMUS

HACKBERRY HACKBERRY HACKBERRY

IRF- IRON ROD FOUND
C.M. - CONTROL MONUMENT
DRDCT-DEED RECORDS, DALLAS COUNTY TEXAS
VOL. - VOLUME
PG. - PAGE
R.O.W. - RIGHT OF WAY
INST. NO. - INSTRUMENT NUMBER
OPRDCT- OFFICIAL PUBLIC RECORDS, DALLAS COTEXAS
DRDCT - DEED RECORDS, DALLAS COUNTY, TEXA

MURDOCK RD

VICINITY MAP

N.T.S.

OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF DALLAS

WHEREAS, MANUEL ORNELAS IS THE ESTATES, ACCORDING TO THE PLA CLAIM DEED RECORDED IN COUNTY SITUATED IN THE JOEL ROBERTS S MORE PARTICULARLY DESCRIBED A THE OWNER OF A 21,280 SQUARE FOOT TRACT OF LAND BEING THE SOUTH 112 FEET OF LOT 4, OF BELVEDERE AT RECORDED IN VOLUME 4, PAGE 268, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS, BY VIRTUE OF A QUIT IY CLERK'S FILE NO. 200600018854, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING SURVEY, ABSTRACT NO. 1224, IN CITY BLOCK 6665, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON THIS POINT), SAID POINT ALSO E N PIPE FOUND FOR CORNER IN THE EAST RIGHT—OF—WAY LINE OF HAVERHILL LANE (34.0 FEET RIGHT OF WAY AT BEING THE NORTHWEST CORNER OF LOT 3 OF SAID BELVEDERE ESTATES;

THENCE NORTH 00 DEGREES 00 DISTANCE OF 112.00 FEET TO A MINUTES OO SECONDS EAST (BASIS OF BEARINGS), ALONG SAID EAST RIGHT-OF-WAY LINE OF HAVERHILL LANE, 1/2 INCH IRON PIPE FOUND FOR CORNER;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A WIDENED PORTION OF SAID HAVERHILL LANE, AT 8.0 FEET PASSING THE SOUTHWEST CORNER OF LOT 4B, BLOCK 6665, OF T.R. GRAHAM ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 34, PAGE 9, PLAT RECORDS OF DALLAS COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 190.00 FEET TO A 1 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 4B, SAME BEING IN THE WEST LINE OF LOT 2, BLOCK 2/6666, OF BROOKSIDE ACRES ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 94, PLAT RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 00 INCH IRON PIPE FOUND FOR THE MINUTES OO SECONDS WEST, ALONG THE WEST LINE OF SAID BROOKSIDE ACRES ADDITION, 112.00 FEET TO A 1/2 NORTHEAST CORNER OF SAID LOT 3, BLOCK 6665;

THENCE SOUTH 90 DEGREES 00 SQUARE FEET OR 0.489 ACRES MINUTES 00 SECONDS WEST, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 21,280 OF LAND, MORE OR LESS.

KNOW ALL MEZ I BY THESE PRESENTS:

THAT I, MANUEL ORNELAS do hereby adopt this plat, designating the herein described property as ORNELAS 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 public and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance or growth shall be constructed, reconstructed or placed upon, over or across the property owner. No buildings, fences, shrubs, or other improvements or growth 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 buildings, 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 limes have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, 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 and service required or ordinarily performed by that utility.)

Water main and wastewater easements shall also include additional area of work 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 is approved subject to homebuilder as required by City Transportation. all platting ordinances, rules, regulations, of the City of Dallas, Texas. Sidewalks shall be constructed by the Council Resolution No. 68—1038 and in accordance with the requirements of the Director of Public Works and

MANUEL ORNELAS Date

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned autho
be the person whose name is sub
considerations therein expressed, of the considerations of the the considerations therein expressed, of the considerations of the considerations of the considerations of the country of the count nority, a notary public in and for the State of Texas, on this day personally appeared Manuel Ornelas, known to ubscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and , and in the capacity therein stated.

AL OF OFFICE, THIS THE _____ DAY OF ______, 2018.

NOTARY PUBLIC IN AND F 유 捕 STATE OF

SURVEYOR'S STATEMENT

I, Xavier Chapa, 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.

the day of. 2018.

PRELIMINARY: TH ANY PURPOSE. T CITY OF DALLAS. THIS DOCUMENT IS NOT TO BE RECORDED FOR THIS PLAT IS RELEASED FOR REVIEW BY THE S. FEBRUARY 2018

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned author the person whose name is subscribe considerations therein expressed and XAVIER CHAPA, R.P.L.S. LICENSE 2568 hority, a Notary Public in and for the State of Texas, on this day personally appeared Xavier Chapa, known to be ribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of , 2018.

ORNELAS PRELIMINARY PLAT **ADDITION**

1 AND LOT 2, BLOCK 6665

A 0.489 ACRE REMAINDER
BELVEDERE ESTATES AI
IN CITY BLOCK 666
IN THE JOEL ROBERTS SURVE 1224, CITY OF DA DALLAS, SURVEY, 6665, ADDITION OF LOT **ABSTRACT**

ELEPHONE:

214/534-5289

809 N. HAMPTON RD. DALLAS TX 75208

DALLAS

COUNTY,

TEXAS.

OWNERS:
MANUEL ORNELAS

PLAN FILE Z O. S178-

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