

## **DEDICATION:**

MEN BY THESE PRESENTS:

That Benito Villegas, does hereby adopt this plat, designating the herein above described property as Villegas Addition Section Two, 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, scrubs, 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 and upon 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 remuired or ordinarily performed by that utility). s plat,
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ems. Additional easement area is cand maintenance of manholes, water services and wastewater serurb or pavement line, and descriptions herein granted shall be determine. ts shall also construction water services description of determined by also

ordinances, rules, Dallas, Texas.

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"PRELIMINARY, FOR REVIEW ONLY NOT TO BE RECORDED FOR ANY PURPOSES"

MITCHELL
Registered Professional Land Surveyor

No. 2617

OWNER'S

CERTIFICATE:

COUNTY OF DALLAS:

Whereas, Benito Villegas is the sole owner of a 21,041 square feet, or 0.4830 acre tract of land, situated in the James Horton Survey, Abstract No. 610 in the City of Dallas, and being all of Lot 3C, Block 10/8331 of Villegas Addition Section Two, an Addition to the City of Dallas, Dallas County, Texas according to the Map or Plat thereof, Recorded in Volume 2004205, Page 20, of the Plat Records of Dallas County, Texas, and being a portion of the tract of land conveyed to said Benito Villegas by Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows; STATE OF TEXAS:

**BEGINNING** at a 5/8 inch iron rod with cap marked "KSC4019" found at the northeast corner of said Lc and the southeast corner of Lot 3B, Block 10/8331 Villegas Addition, Section Two; f said Lot 3C, 10/8331, said

THENCE S. 00°15'09" W., with the east line of said Lot 3C and the west line of Lots 4B and 4A, Block 10/8331 of Munoz Addition, and Addition to the City of Dallas, Dallas County, Texas according to the Map or Plat thereof Recorded in Volume 93217, Page 4935, of the Deed Records of Dallas County, Texas, for a distance of 121.54 feet to a 3 inch diameter steel fence corner post found for the southeast corner of said Lot 3C, and the northeast corner of Lot 2, Block 10/8331, of Anderson & Goodman's Interurban Acre Farms, and Addition to the Town of Arcadia (now in the City of Dallas) Dallas County, Texas according to the Map or Plat thereof Recorded in Volume 2, Page 295, of the Deed Records of Dallas County, Texas, said point also being the southwest corner of said Lot 4A, and the northwest corner of Lot 1, Block 10/8331 of said Anderson & Goodman's Interurban Acre

**THENCE** N. 90°00'00" W., with the common south line of Lot 3C, and the north line of said Lot 2, for a distance of 173.14 feet to a 5/8 inch iron rod with cap marked "KSC4019" found at the southwest corner of said Lot 3C, from which a 1/2 inch iron rod found bears N.90°00'00"W., 6.50 feet for the northwest corner of said Lot 2, said point also being in the east line of North Bagley Avenue (right-of-way varies ~ 46.50 feet at this **THENCE** N. 00°16'09" E., with the east line of said North Bagley Avenue and the west line of said Lot 3C, for a distance of 121.54 feet to a 5/8 inch iron rod with 2 inch aluminum cap marked "Vil—3A, 3B—3C, KSC4019" found for corner, at the northwest corner of said Lot 3C;

THENCE 3C, a A:

**THENCE** S. 90°00'00" E., with the north line of said Lot 3C, a distance of 173.10 feet to the POINT OF BEGINNING and CONTAINING 21,041 square feet or 0.4830 acres of land, more or less.

## STATEMENT:

I, M. L. MITCHELL, 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. Dated this the day of 2018.

## PRELIMINARY PLAT VILLEGAS ADDITION SECTION TWO LOTS 3C-R1 AND 3C-R2 BLOCK 10/8331 BEING A REPLAT OF LOT 3C, BLOCK 10/833 VILLEGAS ADDITION SECTION TWO N THE JAMES HORTON SURVEY, ABSTRACT N CITY OF DALLAS, DALLAS COUNTY, TEXA:

CITY OF DALLAS PLAN NO. <u>\$178-145</u> 21,041 S.F. OR 0.4830 ACRES CT NO. TEXAS 610

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RECORDED IN INSTRUMENT NO ..

DATE:

DECEMBER 27,

2017

,0.P.R.D.C.T.

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