

LOT 2, BLOCK 1/6414  
WALNUT HILL PARK ADDITION  
VOL. 20, PG. 327,  
P. R. D. C. T.

LOT 3, BLK. 2/6413  
MERRELL PLACE  
VOL. 98174, PG. 11,  
P. R. D. C. T.

LOT 2, BLK. 2/6413  
MERRELL PLACE  
VOL. 98174, PG. 11,  
P. R. D. C. T.

LOT 1, BLOCK 1/6414  
21,585 SQ. FT.  
0.496 ACRE

LOT 1, BLK. 3/6414,  
WALNUT HILL PARK ADDITION  
VOL. 20, PG. 327,  
P. R. D. C. T.

LOT 1, BLK. 3/6414,  
WALNUT HILL PARK ADDITION  
VOL. 20, PG. 327,  
P. R. D. C. T.

WALNUT HILL HIGHLANDS  
VOL. 20, PG. 209,  
P. R. D. C. T.

OWNER:  
Antonio A. Benavides  
c/o A & D Metrovest  
3668 Weeburn Drive  
Dallas, Texas 75229

CURVE DATA				
NO.	RADIUS	DELTA	ARC	CHORD (BRG & DIST)
1	2,373.17'	102°48'28"	116.30'	N 88°08'16" W, 116.29'

LINE DATA		
NO.	BEARING	DISTANCE
1	N 89°32'30" W	20.60'

SCALE: 1" = 20'

**OWNER'S CERTIFICATE:**

State of Texas  
County of Dallas

WHEREAS, Antonio A. Benavides, is the owner of a tract of land situated within the Eli Merrill Survey, Abstract No. 978, Dallas County, Texas and being all of Lot 1, Block 1/6414, Walnut Hill Park Addition, an addition to the City of Dallas according to the map or plat thereof filed for record in Volume 20 at Page 327 of the Plat Records of Dallas County, Texas and being the same tract of land conveyed to Antonio A. Benavides by a General Warranty Deed as filed for record at Document Number 20160026980 of the Official Public Records of Dallas County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1" diameter rebar found, on the West right-of-way line of Heather Lane, a right-of-way 50 feet in width, for the common East corner of Lots 1 and 2, of the aforementioned Block 1/6414;

Thence S 00°27'30" W, along the aforementioned West right-of-way line, 160.00 feet to an "x" found chiseled in concrete at the intersection of said West right-of-way line and the North right-of-way line of Merrell Road, a right-of-way 60 feet in width;

Thence Northwestwesterly, 116.30 feet along the arc of a curve to the left, having a radius of 2,373.17 feet, a central angle of 02°48'28" and a chord which bears N 88°08'16" W, 116.29 feet to a 1/2" rebar found for a point of tangency;

Thence N 89°32'30" W, continuing along the aforementioned North right-of-way line, 20.60 feet to a 1/2" rebar found for the common South corner of Lot 1, Block 1/6414 and Lot 3, Block 2/6413, Merrell Place, an addition to the City of Dallas according to the map or plat thereof filed for record in Volume 98174 at Page 11 of the Plat Records of Dallas County, Texas;

Thence N 00°36'30" E, along the common boundary line of the aforementioned Lot 1 and Lot 3, 157.15 feet to a point in an existing power pole for the common West corner of the above-mentioned Lots 1 and 2, Block 1/6414;

Thence S 89°32'30" E, along the common boundary line of the aforementioned Lots 1 and 2, Block 1/6414, passing at 1.00 foot a 1/2" rebar found for a reference corner and continuing for a total distance of 136.44 feet to the Point of Beginning.

Said tract of land containing 21,585 square feet or 0.496 acre, more or less.

**OWNER'S DEDICATION:**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Antonio A. Benavides, Owner, does hereby adopt this plat, designating the herein described property as BENAVIDES 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 and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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 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 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, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
Antonio A. Benavides - Owner

**ACKNOWLEDGMENT:**

State of Texas  
County of Dallas

Before me, the undersigned, a Notary Public in and for said County and State on this day appears Antonio A. Benavides, 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.

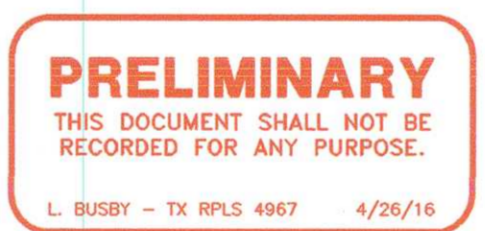
Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

**SURVEYOR'S STATEMENT:**

I, Larry Busby, 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 accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.



Larry Busby  
TX RPLS No. 4967

**ACKNOWLEDGMENT:**

State of Texas  
County of Williamson

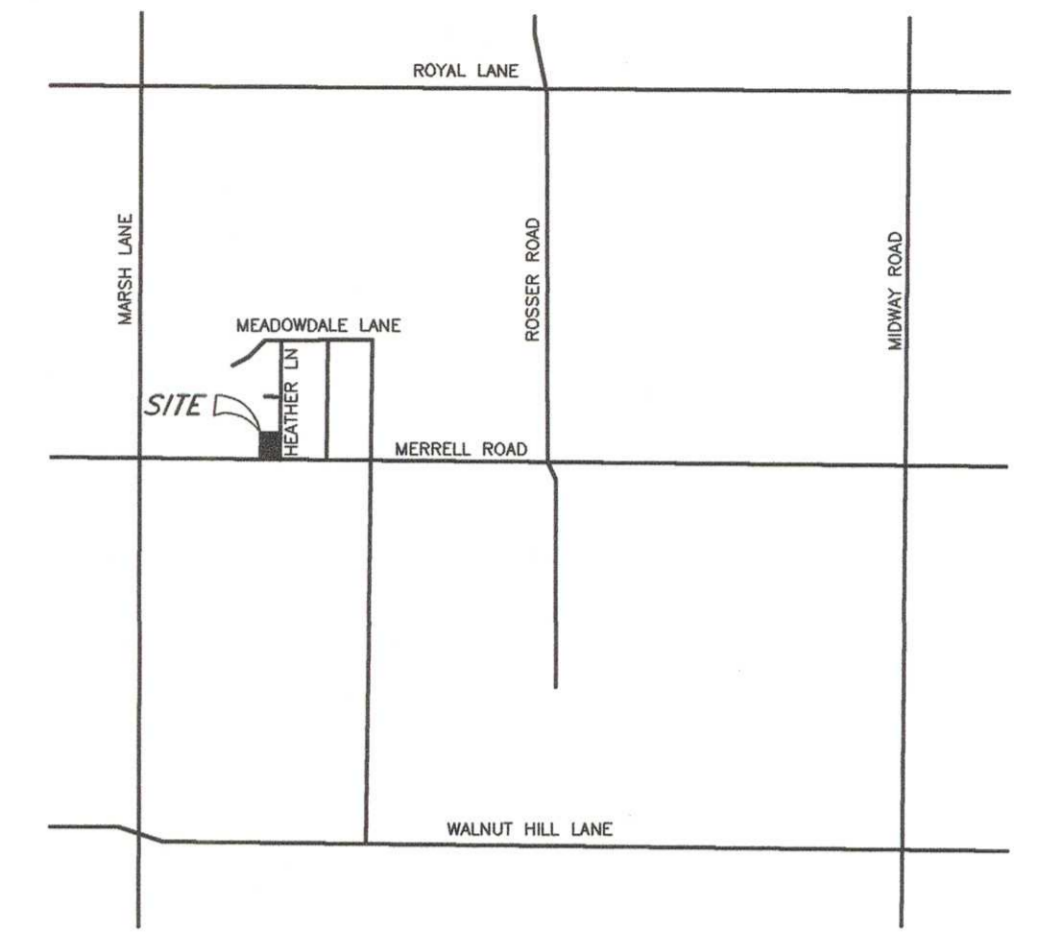
Before me, the undersigned, a Notary Public in and for said County and State on this day appears Larry Busby, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

**GENERAL NOTES:**

- The basis of bearings for this plat is a record bearing of S 00°27'30" W for the monumented West right-of-way line of Heather Lane according to the plat of Walnut Hill Park Addition as recorded in Volume 20 at Page 327 of the Plat Records of Dallas County, Texas.
- The purpose of this plat is to remove the existing 75 foot building setback line along Merrell Road and create a 40 foot building setback line along Merrell Road.
- Lot to lot drainage will not be allowed without Engineering Department approval.
- Coordinates shown hereon are grid coordinates on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983. To obtain ground coordinates multiply the values by a combined grid to ground factor of 1.000143399.
- Benchmark is a found chiseled "x" at the Southeast corner of Lot 1, Block 1/6414, Walnut Hill Park Addition with an elevation of 508.29 (NAVD83 datum, Geoid 128, as determined by a static GPS observation resolved by OPUS).
- The property platted hereon is subject to Restrictive Covenants of record as filed for record in Volume 3923 at Page 103; Volume 3928, Page 24 and Volume 2533, Page 53 of the Deed Records of Dallas County, Texas.
- Structure to be removed before final plat.



VICINITY MAP  
No Scale

**LEGEND**

( )	Record data per deed / plat
F1/2	Found 1/2" Rebar
FIR	Found 1" Rebar
FX	Found Chiseled "x"
R. O. W.	Right Of Way
P. O. B.	Point of Beginning
L1	Line Number
C1	Curve Number
D. R. D. C. T.	Deed Records of Dallas County, Texas
P. R. D. C. T.	Plat Records of Dallas County, Texas
— / —	Wood Fence
— // —	Chain-link Fence
— X —	Wire Fence
HACK	Hackberry
AE	American Elm
LO	Live Oak
JUN	Juniper
MAG	Magolia
+	Concrete
— 547 —	Contour
— E —	Overhead Utility Lines

PRELIMINARY PLAT  
OF  
**BENAVIDES ADDITION**  
BEING A REPLAT OF LOT 1, BLOCK 1/6414,  
WALNUT HILL PARK ADDITION  
IN THE  
ELI MERRILL SURVEY, ABST. NO. 978,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CONTAINING 21,585 SQ. FT OR 0.496 ACRES  
CITY PLAN FILE NO. S 156-186  
MAY, 2016

