



LOT AREA TABLE

LOT	SQ.FT.	ACRES
LOT 1A	2108	0.049
LOT 2A	2108	0.049
LOT 3A	2108	0.049
LOT 4A	2345	0.054
LOT 5A	2360	0.054
LOT 6A	2152	0.049
LOT 7A	2172	0.050
LOT 8A	2178	0.050
LOT 9A	2141	0.049
LOT 10A	2128	0.049
LOT 11A	2121	0.049
LOT 12A	2339	0.054
LOT 13A	2339	0.054
LOT 14A	2108	0.049
LOT 15A	2108	0.049

LOT AREA TABLE

LOT	SQ.FT.	ACRES
LOT 16A	2108	0.049
LOT 17A	3047	0.070
LOT 18A	3137	0.072
LOT 19A	3285	0.075
LOT 20A	3495	0.080
LOT 21A	2458	0.056
LOT 22A	2617	0.060
LOT 23A	2108	0.050
LOT 24A	2347	0.054
LOT 25A	2449	0.056
LOT 26A	2603	0.060
LOT 27A	2439	0.056
LOT 28A	2315	0.053
LOT 29A	2315	0.053
LOT 30A	2315	0.053

LOT AREA TABLE

LOT	SQ.FT.	ACRES
LOT 31A	3748	0.086
LOT 32A	3631	0.083
LOT 33A	3362	0.077
LOT 34A	2799	0.064
LOT 35A	3264	0.075
LOT 36A	2979	0.069
LOT 37A	2963	0.069
LOT 38A	2358	0.054
LOT 39A	2192	0.050
LOT 40A	2219	0.051
LOT 41A	2418	0.056
LOT 42A	2305	0.053
LOT 43A	2305	0.053
LOT 44A	2305	0.053
LOT 45A	3305	0.076

LOT AREA TABLE

LOT	SQ.FT.	ACRES
LOT 46A	3317	0.076
LOT 47A	3451	0.079
LOT 48A	3794	0.087
LOT 49A	3502	0.080
LOT 50A	2711	0.062
LOT 51A	2907	0.067
LOT 52A	2782	0.064
LOT 53A	2652	0.061
LOT 54A	2471	0.057
LOT 55A	2477	0.057
LOT 56A	2645	0.061
LOT 57A	2650	0.061
LOT 58A	2205	0.051
LOT 59A	2205	0.051
LOT 60A	2205	0.051

LOT AREA TABLE

LOT	SQ.FT.	ACRES
LOT 61A	2205	0.051
LOT 62A	2205	0.051

COMMON AREA LOT AREA TABLE

LOT	SQ.FT.	ACRES
A	9013	0.207
B	2171	0.050
C	1759	0.040
D	2792	0.064
E	43560	1.000
F	795	0.018
G	861	0.020

LINE TABLE

LINE	LENGTH	DIRECTION
L1	9.00'	N 89°23'15" E
L2	25.11'	N 00°36'45" W
L3	18.00'	S 00°36'45" E
L4	20.64'	N 89°23'15" E
L5	9.00'	N 89°23'15" E
L6	9.00'	N 89°23'15" E
L7	12.86'	N 89°23'15" E
L8	18.52'	S 89°23'15" W
L9	9.00'	S 89°23'15" W
L10	18.00'	S 89°23'15" W
L11	8.69'	S 89°23'15" W
L12	24.15'	S 00°36'45" E
L13	27.00'	N 90°00'00" W
L14	18.00'	N 00°36'45" W

LINE TABLE

LINE	LENGTH	DIRECTION
L15	9.00'	N 89°23'15" E
L16	11.41'	N 56°20'36" E
L17	30.11'	N 00°36'45" W
L18	18.00'	N 89°23'15" E
L19	23.99'	S 00°36'45" E
L20	11.65'	N 89°23'15" E
L21	18.00'	N 89°23'15" E
L22	9.00'	N 89°23'15" E
L23	11.22'	N 89°23'15" E
L24	18.00'	S 89°23'15" W
L25	23.24'	S 89°23'15" W
L26	27.00'	S 89°23'15" W
L27	11.41'	S 56°20'36" W
L28	8.97'	S 89°23'15" W

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
C1	005°44'10"	855.30'	42.85'	85.63'	85.59'	N 86°31'10" E
C2	008°08'07"	855.30'	60.82'	121.44'	121.34'	N 78°58'39" E
C3	001°50'42"	719.30'	11.58'	23.16'	23.16'	N 75°49'56" E
C4	009°42'34"	719.30'	61.09'	121.89'	121.75'	N 84°31'58" E
C5	011°05'50"	689.30'	66.96'	133.51'	133.30'	S 83°50'20" W
C6	001°05'02"	689.30'	6.52'	13.04'	13.04'	S 75°27'06" W
C7	013°18'47"	885.30'	103.32'	205.24'	205.24'	S 81°33'59" W
C8	009°12'49"	165.00'	13.30'	26.53'	26.50'	N 84°45'29" E
C9	020°37'32"	165.00'	30.02'	59.40'	59.08'	N 66°39'22" E
C10	012°54'44"	405.00'	45.83'	91.27'	91.08'	N 62°47'58" E
C11	017°26'31"	405.00'	62.13'	123.29'	122.81'	N 80°39'59" E
C12	022°15'51"	375.00'	73.79'	145.72'	144.80'	S 78°15'19" W
C13	006°14'39"	375.00'	20.45'	40.87'	40.85'	S 59°27'55" W
C14	033°01'18"	195.00'	57.80'	112.39'	110.84'	S 72°51'15" W
C15	090°00'00"	18.03'	18.03'	28.32'	25.50'	N 45°36'45" W
C16	014°28'40"	787.30'	100.00'	198.94'	198.41'	N 82°08'55" E
C17	014°28'40"	787.30'	100.00'	198.94'	198.41'	N 82°08'55" E
C18	008°48'05"	779.80'	60.01'	119.79'	119.67'	S 84°59'12" W
C19	002°44'15"	779.80'	18.63'	37.26'	37.25'	S 76°16'43" W
C20	014°28'40"	794.80'	100.95'	200.83'	200.30'	S 82°08'55" W

- LEGEND**
- PROPERTY LINE
 - ADJOINER PROPERTY LINE
 - EASEMENT LINE
 - CENTERLINE
 - DEED RECORDS, DALLAS COUNTY, TEXAS
 - MAP RECORDS, DALLAS COUNTY, TEXAS
 - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - INSTRUMENT NUMBER
 - VOLUME
 - PAGE
 - CONTROLLING MONUMENT
 - 3-1/4" ALUMINUM DISC STAMPED "SIERRA LINDA ADDITION NO. 2, GSES, INC., RPLS 4804" SET ON A 5/8" IRON ROD
 - SQUARE FEET

ENGINEER - SURVEYOR:
 Robert Schneeberg, P.E., R.P.L.S.
 robert.schneeberg@gs-engineers.com
 GONZALEZ & SCHNEEBERG,
 ENGINEERS & SURVEYORS, INC.
 2100 Lakeside Boulevard, Suite 200
 Richardson, Texas 75082
 Phone: 972-516-8855

OWNER:
 SIERRA LINDA LIMITED
 LIABILITY COMPANY
 5931 LINDELL
 DALLAS, TEXAS 75206

SHEET 1 OF 2
PRELIMINARY PLAT
SIERRA LINDA ADDITION NO. 2
LOTS 1A-62A
AND COMMON AREAS "A"-"G"
BLOCK A/7666
 A SHARED ACCESS DEVELOPMENT
 BEING A REPLAT OF ALL OF
 LOTS 1-31, COMMON AREA "A", BLOCK A/7666
 SIERRA LINDA ADDITION
 INSTRUMENT NO. 20070072544
 O.P.R.D.C.T.
 RYND LANDERS SURVEY, ABSTRACT NO. 816
 ENOCH HORTON SURVEY, ABSTRACT NO. 613
 I & GN RR SURVEY, ABSTRACT NO. 1643
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S189-162
 CITY ENGINEERING PLAN FILE NO. 311T-XXXX
Gonzalez & Schneeberg
 engineers ■ surveyors
 2100 Lakeside Boulevard
 Suite 200, Richardson, Texas 75082
 (972) 516-8855
 TX ENGINEERING FIRM REG. NO. F-3376
 SCALE DATE
 1" = 40' MARCH, 2019
 TX SURVEYING FIRM REG. NO. 100752-00
 DATE DWG. NO.
 5374-19-01-09 5374-PLAT-2019

P:\5374-Sierra\dwg\2018\5374-pre-plat.dwg, 3/20/2019 4:56:58 PM

SURVEYOR'S NOTES

- Bearing system for this survey are based upon the west right-of-way line of Calvacade Drive, bearing North 00 degrees 36 minutes 45 seconds West, based upon the plat recorded in Instrument No. 20070072544, O.P.R.D.C.T.
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- Purpose of this Plat: To create 62 lots and 7 common areas
- Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- No buildings exist on property.

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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. 19453, 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 _____, 2019.

**RELEASED 3/20/2019 - FOR REVIEW ONLY
NOT TO BE RECORDED**

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2019.

Notary Public in and for the State of Texas

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

Lloyd Denman, PE
Chief Engineer of Department of Sustainable Development and Construction

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, SIERRA LINDA LIMITED LIABILITY COMPANY is the owner of a 6.226 acre tract of land situated in the Rynd Landers Survey, Abstract No. 816, in the Enoch Horton Survey, Abstract No. 613 and in the I & GN RR Survey, Abstract No. 1643, Dallas County, Texas and being all of Lots 1-31 and Common Area "A", Block A/7666, Sierra Linda Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in County Clerk's Instrument No. 20070072544, Official Public Records, Dallas County, Texas; said 6.226 acre tract also being all of that tract of land conveyed to Sierra Linda Limited Liability Company by General Warranty Deed recording in County Clerk's Instrument No. 201800195987, Official Public Records, Dallas County, Texas; said 6.226 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 3-1/4-inch aluminum disc stamped "SIERRA BONITA ADDITION, RPLS 5310" on top of a 5/8-inch iron rod found at the southwest corner of said Common Area "A", Block A/7666; said point also being at the intersection of the north right-of-way line of Sportsmans Parkway (50 feet wide) and the east right-of-way line of Cavalcade Drive (50 feet wide);

THENCE, North 00 degrees 36 minutes 45 seconds West, with said east right-of-way line, a distance of 636.05 feet to a "+" cut in concrete found at the northwest corner of Lot 1, Block A/7666, Sierra Linda Addition; said point also being in the south line of a tract of land conveyed to Dallas Independent School District by Warranty Deed recorded in Volume 559, Page 30, Deed Records, Dallas County, Texas; said point also being on the south line of a 35-foot Street Easement Tract No. 2 to the City of Dallas as recorded in Volume 670, Page 456, Deed Records, Dallas County, Texas;

THENCE, with the north line of said Sierra Linda Addition, Block A/7666 and said 35-foot Street Easement, the following metes and bounds;

North 89 degrees 23 minutes 15 seconds East, leaving said east right-of-way line, a distance of 75.00 feet to a 3-1/4-inch aluminum disc stamped "SIERRA BONITA ADDITION, RPLS 5310" on top of a 5/8-inch iron rod found at the beginning of a curve to the left having a radius of 787.30 feet;

Northeasterly, with said curve to the left through a central angle of 14 degrees 28 minutes 41 seconds, an arc distance of 198.94 feet (chord bears North 82 degrees 08 minutes 55 seconds East, 198.41 feet) to a 3-1/4-inch aluminum disc stamped "SIERRA BONITA ADDITION, RPLS 5310" on top of a 5/8-inch iron rod found at the point of reverse curvature having a radius of 787.30 feet;

Northeasterly, with said reverse curve through a central angle of 14 degrees 28 minutes 41 seconds, an arc distance of 198.94 feet (chord bears North 82 degrees 08 minutes 55 seconds East, 198.41 feet) to a 3-1/4-inch aluminum disc stamped "SIERRA BONITA ADDITION, RPLS 5310" on top of a 5/8-inch iron rod found at the end of said curve;

North 89 degrees 23 minutes 15 seconds East, a distance of 192.84 feet to a "+" cut in concrete found at the northeast corner of Lot 16, Block A/7666, Sierra Linda Addition; said point also being on the west right-of-way line of Cherry Laurel Lane (60 feet wide);

THENCE, with the said west line of Cherry Laurel Lane, the following metes and bounds;

South 00 degrees 27 minutes 17 seconds East, leaving said south line of 35-foot Street Easement, a distance of 34.91 feet to a 3-1/4-inch aluminum disc stamped "SIERRA BONITA ADDITION, RPLS 5310" on top of a 5/8-inch iron rod found at the beginning of a curve to the right having a radius of 849.73 feet;

Southwesterly, with said curve to the right through a central angle of 07 degrees 45 minutes 35 seconds, an arc distance of 115.08 feet (chord bears South 03 degrees 25 minutes 30 seconds West, 114.99 feet) to a 5/8-inch iron rod found at the end of said curve;

South 07 degrees 18 minutes 18 seconds West, a distance of 35.56 feet to a 3/4-inch iron rod found at the beginning of a curve to the left having a radius of 919.73 feet;

Southwesterly, with said curve to the left through a central angle of 07 degrees 45 minutes 35 seconds, an arc distance of 124.56 feet (chord bears South 03 degrees 25 minutes 30 seconds West, 124.47 feet) to a 5/8-inch iron rod found at the north end of a corner clip at the intersection of said west right-of-way line and said north right-of-way line of Sportsmans Parkway;

THENCE, South 44 degrees 32 minutes 44 seconds West, with said corner clip, a distance of 14.14 feet to a 5/8-inch iron rod found at the south end of said corner clip;

THENCE, with the north line of said right-of-way line of Sportsmans Parkway, the following metes and bounds;

South 89 degrees 32 minutes 45 seconds West, a distance of 175.02 feet to a 3-1/4-inch aluminum disc stamped "SIERRA BONITA ADDITION, RPLS 5310" on top of a 5/8-inch iron rod found at the beginning of a curve to the left having a radius of 253.89 feet;

Southwesterly, with said curve to the left through a central angle of 66 degrees 01 minutes 56 seconds, an arc distance of 292.60 feet (chord bears South 56 degrees 31 minutes 47 seconds West, 276.68 feet) to a 5/8-inch iron rod found at the end of said curve;

South 23 degrees 30 minutes 49 seconds West, a distance of 94.67 feet to a 5/8-inch iron rod found at the beginning of a curve to the right having a radius of 223.24 feet;

Southwesterly, with said curve to the right through a central angle of 60 degrees 40 minutes 15 seconds, an arc distance of 236.39 feet (chord bears South 53 degrees 50 minutes 56 seconds West, 225.50 feet) to the POINT OF BEGINNING;

CONTAINING, 27,134 square feet or 6.226 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That SIERRA LINDA LIMITED LIABILITY COMPANY does hereby adopt this plat, designating the herein described property as SIERRA LINDA ADDITION NO. 2, 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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 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).

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 Houston, Texas this the _____ day of _____, 2019.

Sierra Linda Limited Liability Company

Peyman Horri, Authorized Agent

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Peyman Horri of Sierra Linda Limited Liability Company, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2019.

Notary Public in and for the State of Texas

SHEET 2 OF 2

**PRELIMINARY PLAT
SIERRA LINDA ADDITION NO. 2
LOTS 1A-62A
AND COMMON AREAS "A"-"G"
BLOCK A/7666**

A SHARED ACCESS DEVELOPMENT
BEING A REPLAT OF ALL OF
LOTS 1-31, COMMON AREA "A", BLOCK A/7666
SIERRA LINDA ADDITION
INSTRUMENT NO. 20070072544
O.P.R.D.C.T.

RYND LANDERS SURVEY, ABSTRACT NO. 816
ENOCH HORTON SURVEY, ABSTRACT NO. 613
I & GN RR SURVEY, ABSTRACT NO. 1643
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-162

Gonzalez & Schneeberg
engineers & surveyors
2100 Lakeside Boulevard
Suite 200, Richardson, Texas 75082
(972) 516-8855

ENGINEER - SURVEYOR:
Robert Schneeberg, P.E., R.P.L.S.
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GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75082
Phone: 972-516-8855

OWNER:
PEYMAN HORRI
horri@sbeglobal.net
214-505-6625
SIERRA LINDA LIMITED
LIABILITY COMPANY
5931 LINDELL
DALLAS, TEXAS 75206

TX ENGINEERING FIRM REG. NO. F-3376 TX SURVEYING FIRM REG. NO. 100752-00
SCALE DATE PROJ. NO. DWG. NO.
1" = 40' MARCH, 2019 5374-19-01-09 5374-PLAT-2019