



LOCATION MAP
NTS

LEGEND

⊙	CLEAN OUT
⊗	IRRIGATION CONTROL VALVE
⊕	WATER METER
IRF	IRON ROD FOUND
MCS	1/2" IRON ROD WITH 3-1/4" METAL CAP STAMPED
(C.M.)	"PAUMA VALLEY CIRCLE ADDN, RPLS 5867" SET
P.O.B.	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
CAB.	CABINET
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
D.R.C.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
ESMT.	EASEMENT
XF	"X" CUT IN CONCRETE FOUND
IRFC	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" FOUND
FMF	FLOODWAY MONUMENT FOUND
FMS	FLOODWAY MONUMENT SET

- NOTES:
1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
 3. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 4. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 2 LOTS FROM 3 PLATTED LOTS.
 5. ALL EXISTING STRUCTURES TO REMAIN.
 6. THE LOCATION OF THE WASTEWATER EASEMENT RECORDED IN VOLUME 1152, PAGE 238, WAS PLOTTED ACCORDING TO THE LOCATION OF THE WASTEWATER MAIN SHOWN ON WATER UTILITIES DEPARTMENT PLAN 411Q-1260, SECTION IV, SHEETS 30 AND 31.

OWNER	OWNER	OWNER	OWNER
SHERRY SUE STABER HOLLAND 17415 PAUMA VALLEY CIRCLE DALLAS, TEXAS 75287 PH. (214) 215-7832 EMAIL: SUE@HOLLANDCO.NET	JULIE HILDEBRAND 17412 PAUMA VALLEY CIRCLE DALLAS, TEXAS 75287 PH. (214) 926-1874 EMAIL: JULIE@JULIEHILDEBRAND.COM	BRODY HILDEBRAND 17412 PAUMA VALLEY CIRCLE DALLAS, TEXAS 75287 PH. (214) 691-5621 EMAIL: DR.BRODYHILDEBRAND@PHSDDS.COM	PAUMA VALLEY RANCH, LLC CONTACT: BRODY HILDEBRAND 17412 PAUMA VALLEY CIRCLE DALLAS, TEXAS 75287 PH. (214) 691-5621 EMAIL: DR.BRODYHILDEBRAND@PHSDDS.COM

**PRELIMINARY PLAT
PAUMA VALLEY
CIRCLE ADDITION**

LOTS 51R & 52R, BLOCK 1/8757

BEING A REPLAT OF
LOTS 51 & 52, BLOCK 1/8757
PAUMA VALLEY CIRCLE ADDITION
& LOT 23, BLOCK 1/8757, OAKDALE SECTION ONE
OUT OF THE
B. C. MYERS SURVEY, ABSTRACT NO. 1109
JESSE MOUNTS SURVEY, ABSTRACT NO. 634 &
A. Y. BONE SURVEY, ABSTRACT NO. 83
CITY OF DALLAS, COLLIN COUNTY, TEXAS
CITY PLAN FILE NO. S190-129

SHEET 1 OF 2

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 29028

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS SHERRY SUE STABER HOLLAND, BRODY HILDEBRAND, JULIE HILDEBRAND, ROYCE J. HOLLAND AND PAUMA VALLEY RANCH, LLC are the owner of those tracts of land situated in the B.C. Myers Survey, Abstract No. 1109, Jesse Mounts Survey, Abstract No. 634 and the A.Y. Bone Survey, Abstract No. 83, City of Dallas, Collin County, Texas, and being all of Lots 51 and 52, Block 1/8757 of Pauma Valley Circle Addition, an addition to the City of Dallas, Collin County, Texas according to the plat thereof recorded in Instrument No. 20160222010000780, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and all of Lot 23, Block 1/8757, Oakdale Section One, an addition to the City of Dallas, Collin County, Texas according to the plat thereof recorded in Cabinet G, Page 710, Map Records, Collin County, Texas (M.R.C.C.T.); same being all of that certain tract of land described in General Warranty Deed to Sherry Sue Staber Holland and Brody Hildebrand and Julie Hildebrand recorded in Instrument No. 20180711000861880 of said Official Public Records; all of that tract of land described in General Warranty Deed with Vendor's Lien to Pauma Valley Ranch, LLC recorded in Instrument No. 20170714000924220 of said Official Public Records and all of that tract of land described in Volume 5011, Page 1882, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "FD" found for corner in the south right-of-way line of Pauma Valley Circle (a 50-foot wide right-of-way) at the westernmost northwest corner of said Lot 52; same being the northeast corner of Lot 21, Block 1/8757, Bent Tree North No. 1, Section 2, an addition to the City of Dallas, Collin County, Texas, according to the plat thereof recorded in Cabinet B, Page 211, M.R.C.C.T. and the beginning of a non-tangent curve to the left;

THENCE with the south and west right-of-way line of said Pauma Valley Circle and said curve to the left, having a central angle of 123°35'58", a radius of 50.00 feet, and a chord that bears of N 15°08'32" W, a distance of 88.13 feet and an arc length of 107.86 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "PAUMA VALLEY CIRCLE ADDN, RPLS 5867" set at southwest corner of said Lot 23 and the southeast corner of Lot 24, Block 1/8757, of said Oakdale Section One; from which a 5/8-inch iron rod found bears N 12°00'04" E, a distance of 0.53 feet;

THENCE N 13°02'39" E, along the common line of said Lots 23 and 24, a distance of 134.49 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped " PAUMA VALLEY CIRCLE ADDN, RPLS 5867" set for corner in the south line of Lot 30, Block 1/8757 of Oakdale Section Four, an addition to the City of Dallas, Collin County, Texas according to the plat thereof recorded in Cabinet G, Page 749, M.R.C.C.T. at the common north corner of said Lots 23 and 24;

THENCE N 84°31'46" E, along the common line of said Lots 23 and 30, a distance of 53.89 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped " PAUMA VALLEY CIRCLE ADDN, RPLS 5867" set for the northeast corner of said Lot 23 and the northwest corner of a Floodway Management Area as dedicated by said Oakdale Section One plat;

THENCE with said common line of Lot 23 and said Floodway Management Area, the following courses and distances:

S 16°39'38" E, a distance of 36.23 feet to a point for corner;

S 44°13'35" E, a distance of 178.80 feet to a floodway monument set in the north line of said Lot 51 at the common south corner of said Lot 23 and said Floodway Management Area;

THENCE in a northwesterly direction, with said curving right-of-way corner clip having a central angle of 90°51'33", a radius of 90.00 feet, and a chord that bears N 89°42'38" W, a distance of 128.23 feet and an arc length of 142.72 feet to a 2-inch mag nail with washer stamped "FEDERAL RESERVE BANK OF DALLAS, RPLS 5867" set at the west end of said right-of-way corner clip;

THENCE N 84°31'46" E, with the common line of said Floodway Management Area and said Lot 51, a distance of 60.03 feet to a point for corner in the west line of a tract of land conveyed by deed to Preston Trails Golf Club recorded in Volume 628, Page 363, D.R.C.C.T.;

THENCE S 46°34'46" E, with the common line of said Lots 51 and 52 and said Preston Trails Golf Club tract, a distance of 384.22 feet to a point for the southeast corner of said Lot 52 and the northeast corner of Lot 16, Block 1/8757 of said Bent Tree North No. 1, Section 2;

THENCE S 84°31'46" W, with the common line of said Lots 52 and 16, at a distance of 133.76 feet passing a floodway monument found, and continuing for a total distance of 295.20 feet to a point at the southwest corner of said Lot 52 and the southeast corner of said Lot 21

THENCE N 46°34'46" W, with the common line of said Lots 52 and 21, a distance of 331.88 feet to the **POINT OF BEGINNING** and containing 106,153 square feet of 2.437 acres of land, more or less.

FLOODWAY EASEMENT STATEMENT

The existing water courses, creek or creeks described as Floodway Easement traversing along Block 1/8757 within the limits of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Block B/8420. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block 1/8757, unless approved by the Chief Engineer of Sustainable Development and Construction; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block 1/8757 as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **PAUMA VALLEY RANCH, LLC**, acting by and through its duly authorized agent, **SHERRIE SUE STABER HOLLAND, BRODY HILDEBRAND and JULIE HILDEBRAND**, do hereby adopt this plat, designating the herein described property as **PAUMA VALLEY CIRCLE ADDITION**, an addition to the City of Dallas, Collin 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, Texas.

WITNESS my hand this the ____ day of _____, 2020.

By: PAUMA VALLEY RANCH, LLC

Brody Hildebrand, Owner

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Brody Hildebrand, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

Notary Public, State of Texas

WITNESS my hand this the ____ day of _____, 2020.

Sherry Sue Staber Holland

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Sherry Sue Staber Holland, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

Notary Public, State of Texas

WITNESS my hand this the ____ day of _____, 2020.

Brody Hildebrand

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Brody Hildebrand, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

Notary Public, State of Texas

WITNESS my hand this the ____ day of _____, 2020.

Julie Hildebrand

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Julie Hildebrand, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, 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 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 the ____ day of _____, 2020.

PRELIMINARY

RELEASED 5/6/2020 FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

Notary Public, State of Texas

**PRELIMINARY PLAT
PAUMA VALLEY
CIRCLE ADDITION
LOTS 51R & 52R, BLOCK 1/8757**

BEING A REPLAT OF
LOTS 51 & 52, BLOCK 1/8757
PAULA VALLEY CIRCLE ADDITION
& LOT 23, BLOCK 1/8757, OAKDALE SECTION ONE

OUT OF THE
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A.Y. BONE SURVEY, ABSTRACT NO. 83
CITY OF DALLAS, COLLIN COUNTY, TEXAS
CITY PLAN FILE NO. S190-129

SHEET 2 OF 2

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