

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LAZARO CASTANEDA do hereby adopt this plat, designating the hereon described property as **RESUBDIVISION LOTS 31 AND 32, CITY BLOCK 6955, OF OLD HOMESTEAD HILLS 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 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 plot approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

By: LAZARO CASTANEDA

Owner

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared **LAZARO CASTANEDA** known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

NOTARY PUBLIC in and for the State of Texas

OWNER'S CERTIFICATE

COUNTY OF DALLAS)
STATE OF TEXAS)

WHEREAS, LAZARO CASTANEDA, is the owner of a 74,572 square foot (1.711 acres) tract of land situated in the S.E. Crow Survey, Abstract Number 378, Dallas County, Texas, same being a portion of Lots 31 and 32, Block 6955, of Homestead Hills Addition, an addition to the City of Dallas, Dallas County, Texas, (unrecorded), same being that certain tract of land described in General Warranty Deed, recorded in Instrument Number 201700170814, Official Public Records, Dallas County, Texas, and further being described as follows:

COMMENCING at a 1/2" iron rod found for the northwest corner of Lot 33, of A Replat of Lot 33, City Block 6955 of Homestead Hills Addition (Unrecorded), an addition to the City of Dallas, recorded in Volume 90163, Page 7102, Deed Records, Dallas County, Texas, same being in the south line of West Ledbetter Drive (variable width ROW);

THENCE North 79°47'42" East, along said south line of West Ledbetter Drive, same being the north line of said Lot 33, for a distance of 166.76 feet to a 1/2" iron rod found for the northeast corner of said Lot 33 at the POINT OF BEGINNING of the herein described tract of land;

THENCE North 79°47'42" East, continuing along said south line of West Ledbetter Drive, for a distance of 188.69 feet to a brass highway monument found (TX HWY DEPT ROW) for angle point in said south line;

THENCE North 85°40'52" East, continuing along said south line of West Ledbetter Drive, for a distance of 143.10 feet to a 5/8" iron rod found at the northwest corner of that certain tract of land conveyed to PAUL THOMAS BARNUM AND WIFE, CHERYL ANN BARNUM, by deed recorded in Volume 85245, Page 2867, Deed Records, Dallas County, Texas, same being on the west line of Lot 30, of the aforementioned Homestead Hills Addition (Unrecorded);

THENCE South 00°49'08" East, departing said south line of West Ledbetter Drive, along said west line of Lot 30, for a distance of 241.92 feet to a 1/2" iron rod found for the southwest corner of said tract of land, same being in the north line of FIFTH SECTION RED BIRD INDUSTRIAL PARK, an addition to the City of Dallas, recorded in Volume 669, Page 1495, Map Records, Dallas County, Texas, further being the north line of City Block 4/6954;

THENCE South 89°04'58" West, along said north lines, for a distance of 329.00 feet to a capped iron rod with a red plastic cap (unable to read) found for the southeast corner of aforementioned Lot 33;

THENCE North 00°49'08" West, along the east line of said Lot 33, for a distance of 202.98 feet to the POINT OF BEGINNING and containing 74,572 square feet or 1.711 acres of land more or less.

SURVEYOR'S STATEMENT

I, Dustin D. Davison, 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 from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas State Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the _____ day of _____, 2020.

PRELIMINARY
RELEASED 8/18/20 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.

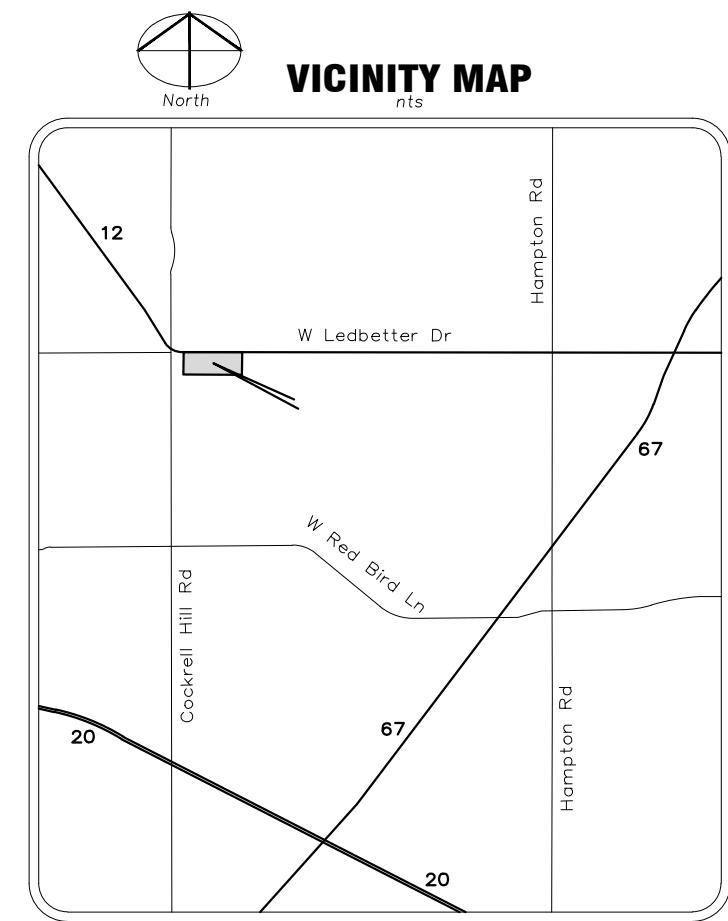
Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, RPLS, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2020.

NOTARY PUBLIC in and for the State of Texas



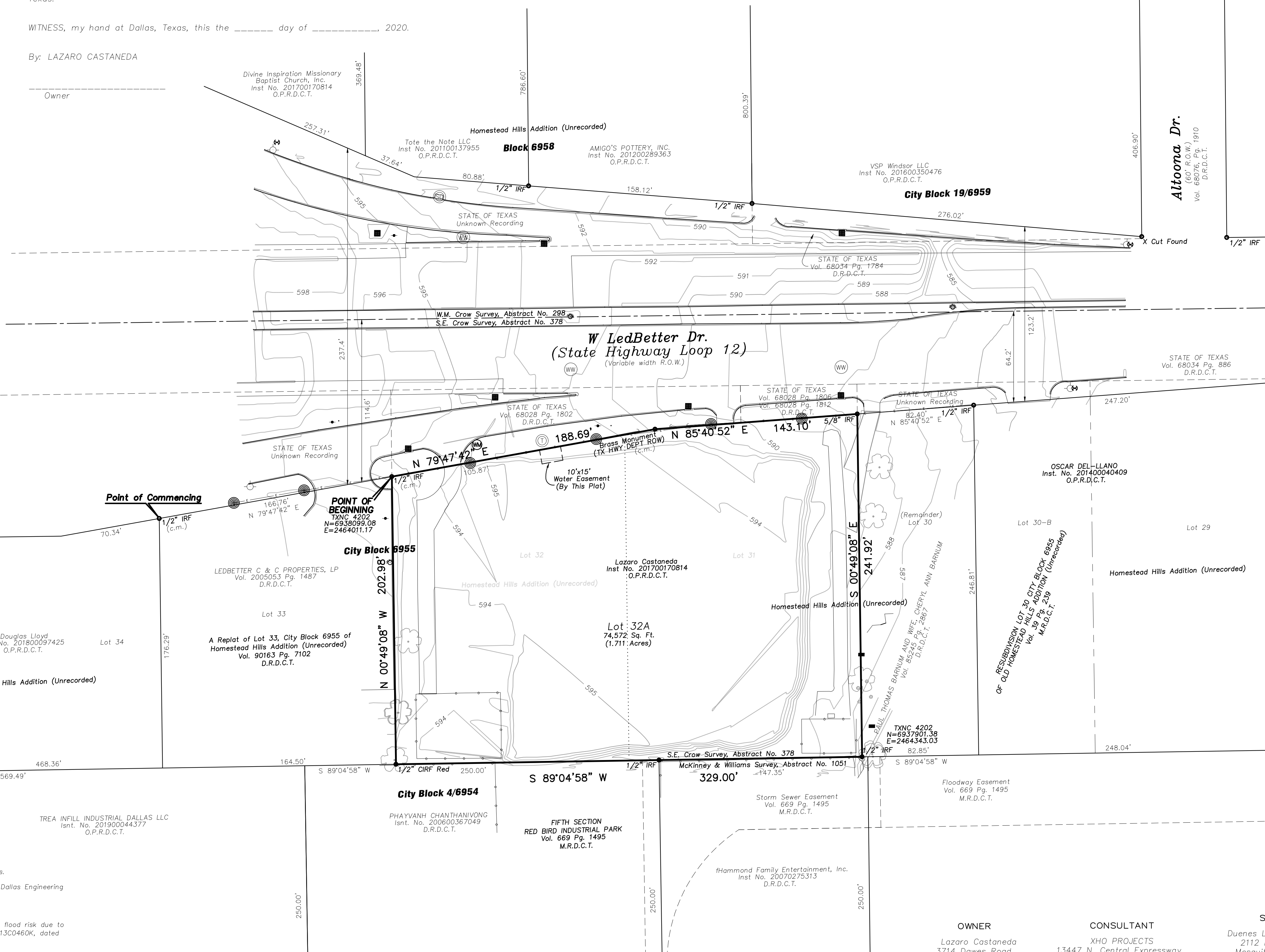
LEGEND

- Ballard Corner
- Sign
- Water Valve
- Traffic Pull Box
- Light Pole
- Bush
- Grate
- Fire Hydrant
- Power Pole
- Storm Manhole
- Telephone Manhole
- WW Waste Water Manhole
- Tree
- GUY Wire
- Chainlink Fence

GENERAL PLAT NOTES:

- CIRS = Capped Iron Rod Set
- IRF = Iron Rod Found
- P.O.B. = Point of Beginning
- (C.M.) = Controlling Monument
- O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
- M.R.D.C.T. = Map Records, Dallas County, Texas
- D.R.D.C.T. = Deed Records, Dallas County, Texas
- R.O.W. = Right of Way
- Vol. = Volume
- Pg. = Page
- Sq. Ft. = Square Foot
- Instr. No. = Instrument Number
- The purpose of this plat is to create 1 Lot from multiple Lots.
- Lot-to-lot drainage is not be allowed without proper City of Dallas Engineering Department approval.
- Topographic work was performed on February 12, 2020.
- The subject property lies within Zone X, an area with reduced flood risk due to levee, according to FEMA's Flood Insurance Rate Map No. 48113C0460K, dated July 7, 2014.

Basis of Bearings: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 (TXNC 4202), NORTH AMERICAN DATUM 1983 (NAD83). DISTANCES SHOWN HAVE BEEN MODIFIED TO SURFACE BY APPLYING A SCALE FACTOR OF 1.000136506 TO THE STATE PLANE COORDINATES.



PRELIMINARY PLAT
LOT 32A, BLOCK 6955
RESUBDIVISION LOTS 31 AND 32, CITY BLOCK 6955, OF HOMESTEAD HILLS ADDITION
Being a Replat of
74,572 Square Feet & 1.711 Acres
Part of Lots 31 and 32, Block 6955 OF
HOMESTEAD HILLS ADDITION
an Unrecorded plat
Dallas County, Texas

OWNER
Lazaro Castaneda
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Dallas, Texas 75211
Contact: Lazaro Castaneda
469-358-4234
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CONSULTANT
XHO PROJECTS
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Dallas, Texas 75240
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972-750-2027
permi_tconsulting@yahoo.com

SURVEYOR
Duenes Land Surveying, LLC
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin D. Davison, RPLS
214-317-0685
dustin@dueneslandsurveying.com
Surveying Firm #10194446