



LEGEND

- ☼ FIRE HYDRANT
- ⊕ POWER POLE
- ⊙ SANITARY SEWER MAN HOLE
- ♣ SIGN
- ⊕ WATER VALVE
- SS UNDERGROUND SANITARY SEWER LINE
- W UNDERGROUND WATER LINE
- OHE OVERHEAD ELECTRIC LINE
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- PFC POINT FOR CORNER
- MAINT. MAINTENANCE
- ESMT. EASEMENT
- R.O.W. RIGHT-OF-WAY
- (C.M.) CONTROLLING MONUMENT
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

- 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 1 LOT FROM AN UNPLATTED TRACT.
 5. THERE ARE NO EXISTING STRUCTURES ON THE SURVEYED PROPERTY.
 6. SUBJECT PROPERTY IS IN "ZONE X" AND "ZONE X (SHADED)" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0480K, REVISED DATE JULY 7, 2014.

"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

"ZONE X" OTHER FLOOD AREAS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

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 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

RELEASED 11/14/2018 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, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2018.

Notary Public, State of Texas

OWNER'S CERTIFICATE

**STATE OF TEXAS §
COUNTY OF DALLAS §**

WHEREAS RAFAEL CORONEL is the owner of that tract of land situated in the Benjamin Abbott Survey, Abstract No. 13, City of Dallas, Dallas County, Texas, and being part of Lots 15 and 16, Block 5984 of Kiest Park Estates No. 2 (Unrecorded), as conveyed by General Warranty Deed recorded in Instrument No. 201500314367, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner in the north right-of-way line of Bow & Arrow Drive (a 55-foot wide right-of-way) at the southeast corner of said Coronel tract;

THENCE S 87° 38' 08" W, with said north right-of-way line of Bow & Arrow Drive, said south line of the Coronel tract and the north line of a tract of land conveyed to South West Region Conference Association of Seventh-Day Adventist recorded in Volume 91201, Page 409, Deed Records, Dallas County, Texas (D.R.D.C.T.), at a distance of 265.37 feet passing a 1/2-inch iron rod found and continuing for a total distance of 366.26 feet to a point for corner in the east line of Lot 25-A, Block 5984, Polk-Love Subdivision, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 74191, Page 1126, D.R.D.C.T. at the northwest corner of said Seventh-Day Adventist tract;

THENCE N 43° 55' 47" W, with the east line of said Lot 25-A, Block 5984 and the west line of said Coronel tract, a distance of 197.63 feet to a 1/2-inch iron pipe found at an angle point in the east line of said Lot 25-A, Block 5984 and the west line of said Coronel tract; same being the south corner of a tract of land conveyed to Deferred Development Corp recorded in Volume 87064, Page 4563, D.R.D.C.T.;

THENCE N 00° 30' 13" W, with said west line of the Coronel tract and the east line of said Deferred Development Corp tract, a distance of 36.91 feet to a point for corner in said east line of the Deferred Development Corp tract at the northwest corner of said Coronel tract and the southwest corner of a tract of land conveyed to Leo Watts recorded in Instrument No. 201700051638, O.P.R.D.C.T.;

THENCE N 88° 53' 22" E, departing said east line of the Deferred Development Corp tract, at a distance of 100.46 feet passing a 1/2-inch iron rod found, and continuing for a total distance of 450.37 feet to a point for corner in the west line of S. Tyler Street (a 50-foot wide right-of-way) at the northeast corner of said Coronel tract and the southeast corner of said Watts tract; from which a 1-inch iron pipe found for reference bears N 74° 39' 03" East, a distance of 0.29 feet and a 1/2-inch iron rod found at the northeast corner of said Watts tract bears N 00° 49' 19" W, a distance of 63.51 feet;

THENCE: with said west right-of-way line of S. Tyler Street and said east line of the Coronel tract, the following courses and distances:

S 00° 49' 19" E, a distance of 35.00 feet to a 1-inch iron pipe found for corner;

S 40° 26' 10" E, a distance of 79.39 feet to a 1/2-inch iron rod found for corner in the west line of a tract of land conveyed to Carous Dallas LLC recorded in Instrument No. 20070369039, O.P.R.D.C.T.;

THENCE S 00° 48' 56" E, with said west line of the Carous Dallas LLC tract and said north line of Bow & Arrow Drive, a distance of 77.45 feet to the **POINT OF BEGINNING** and containing 76,568 square feet or 1.758 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Rafael Coronel does hereby adopt this plat, designating the herein described property as **CORONEL 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 plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS my hand this the _____ day of _____, 2018.

Rafael Coronel

**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 Rafael Coronel, 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 _____, 2018.

Notary Public, State of Texas

**PRELIMINARY PLAT
CORONEL ADDITION
LOT 15A, BLOCK 5984**

PART OF
LOTS 15 AND 16, BLOCK 5984
KIEST PARK ESTATES NO. 2 (UNRECORDED)

OUT OF THE
BENJAMIN ABBOTT SURVEY, ABSTRACT NO. 13
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-081

OWNER

RAFAEL CORONEL
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PROJECT NO. 2018-052