



LEGEND

o IRS	IRON ROD SET
o IRF	IRON ROD FOUND
o CIRS	CAPPED IRON ROD SET
CM	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
- X - X - X -	FENCE LINE
- E - E - E -	POWER LINE
- W - W - W -	WATER LINE
- WW -	WASTEWATER LINE

- GENERAL NOTES:**
- BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUST REALIZATION 2011.
 - THE PURPOSE OF THIS PLAT IS TO COMBINE TRACTS 215 & 215.1 TO LOT 1.
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - ANY NEW OR EXISTING STRUCTURE MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 - COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - EXISTING STRUCTURE ON SITE TO REMAIN.

OWNER/DEVELOPER
 GLORIA MARIA RAMIREZ
 337 OAKWOOD DRIVE
 LANCASTER, TEXAS 75146-2823
 (469)939-3699

ENGINEER
 GINA R. GARCIA, P.E.
 DBA PAREDES-GARCIA & ASSOCIATES
 104 DOVEHILL CIRCLE
 RED OAK, TEXAS 75154
 (972) 310-8549

SURVEYOR
 ERNEST HEDGCOTH CONSULTING
 ENGINEERS, INC.
 5701-C MIDWAY ROAD
 HALTOM CITY, TEXAS 76117
 (817) 831-7711
 ATTN: ERNEST HEDGCOTH, RPLS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, MARIA GLORIA RAMIREZ, IS THE SOLE OWNERS OF TRACTS 215 & 215.1, MCWHIRTER'S WW ABSTRACT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE INSTRUMENT NO. 201700171195 RECORDED IN THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING situated in Dallas County, Texas, and being part of a tract of land described as Block 8818, Tract 215 and 215.1 out of the McWhirter's WW abstract and being part of the property conveyed in deed from Jose S. Chavez, Sr and son, Jose S. Chavez, Jr., recorded in instrument number 201700171195, per Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 iron rod found for corner at the intersection of the Southwest right-of-way line of Skyfrost Drive (a 60' R.O.W.) and the Northwest line of the said tract 215, said point being the Northwest corner of said tract 215;

THENCE South 45 degrees 17 minutes 13 seconds East along the West R.O.W. Line of said Skyfrost Drive, a distance of 54.60 feet to a 5/8-inch iron rod found, said point being the beginning of a curve to the right having a central angle of 43 Degrees 15 minutes 34 seconds, a radius of 288.30 feet, a chord bearing of South 23 Degrees 40 minutes 00 seconds East, and a chord length of 212.54 feet;

THENCE along said curve to the right and along the West R.O.W. line of said Skyfrost Drive an arc length of 217.67 feet to a 5/8-inch iron rod found for corner;

THENCE South 02 degrees 02 minutes 13 seconds East continuing along the West R.O.W. line of said Skyfrost Drive, a distance of 20.20 feet to a 5/8-inch iron rod found, said point being the beginning of a curve to the left having a central angle of 04 degrees 26 minutes 02 seconds, a radius of 348.77 feet, a chord bearing of South 04 degrees 15 minutes 14 seconds East, and a chord length of 26.98 feet;

THENCE along said curve to the left and along the West R.O.W. line of said Skyfrost Drive an arc length of 26.99 feet to a 5/8-inch iron rod found for corner, said point being the Northeast corner of said tract 215.1;

THENCE South 44 degrees 49 minutes 40 seconds West, leaving the West R.O.W. line of said Skyfrost Drive and along the East line of said tract 215.1, a distance of 668.80 feet to a 5/8-inch rod found;

THENCE South 44 degrees 26 minutes 21 seconds West continuing along the East line of said tract 215, 767.78 feet to a 5/8-inch iron rod found for corner;

THENCE North 45 degrees 18 minutes 00 seconds West along the South line of said tract 215, a distance of 291.93 feet to a fence post found for corner, said point being the Southwest corner of said tract 215;

THENCE North 44 degrees 48 minutes 06 seconds East along the Northwest line of said tract 215, a distance of 1,546.50 feet to the POINT OF BEGINNING and CONTAINING 437,783.04 square feet or 10.050 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MARIA GLORIA RAMIREZ, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS 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 LOCATIONS AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 2019.

BY: _____
 MARIA GLORIA RAMIREZ, OWNER

STATE OF TEXAS)
 COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS NGUYEN HUY, VU THONG, AND LE PHUONG, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____

SURVEYOR'S STATEMENT

I, ERNEST HEDGCOTH, 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 THE SIGNED FINAL PLAT.

DATED THIS THE ____ DAY OF _____, 2019.

RELEASED FOR PRELIMINARY REVIEW, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ERNEST HEDGCOTH
 TEXAS REGISTERED PROFESSIONAL LAND SURVEY NO. 2804

STATE OF TEXAS)
 COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS ERNEST HEDGCOTH, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____

**PRELIMINARY PLAT
 RANCHO RAMIREZ**

BEING A PRELIMINARY PLAT OF
 TRACTS 215 & 215.1
 MCWHIRTER'S WW ABSTRACT, INSTRUMENT NO. 201700171195
 CITY OF DALLAS, DALLAS COUNTY, TEXAS.
 CITY PLAN FILE NO. S190-007
 ENGINEERING PLAN NO. 311T-____

THIS PLAT FILED IN INSTRUMENT NO. _____, DATE _____