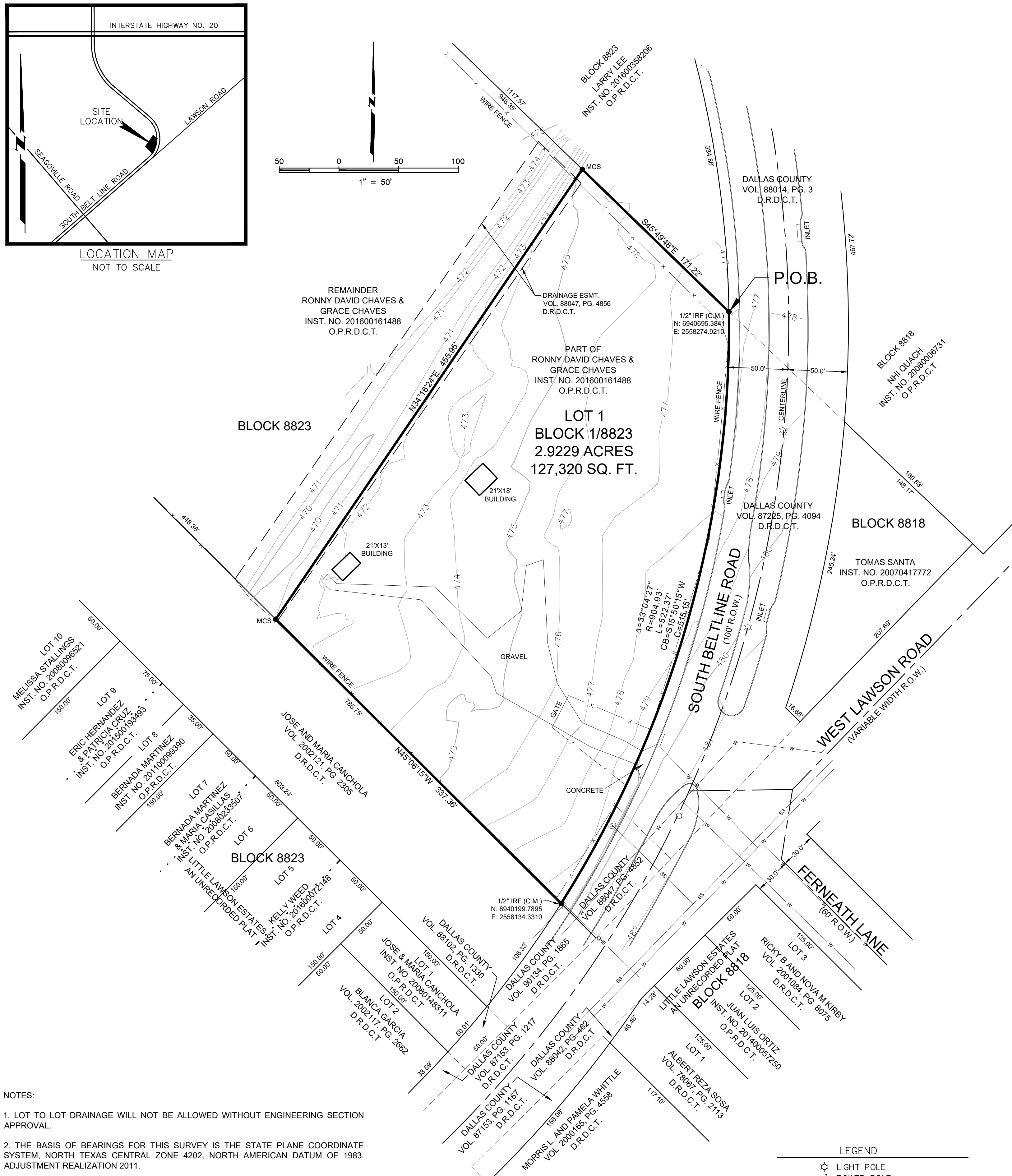
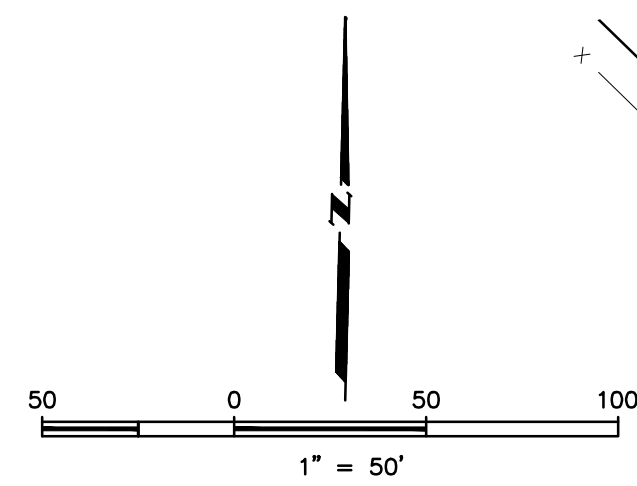


LOCATION MAP
NOT TO SCALE



- NOTES:
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - 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.
 - 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.
 - THE PURPOSE OF THIS PLAT IS TO ESTABLISH 1 LOT FROM AN UNPLATTED TRACT.
 - ALL EXISTING STRUCTURES TO BE REMOVED.
 - SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0530K, REVISED DATE JULY 7, 2014.

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

LEGEND

- ☆ LIGHT POLE
- ⊕ POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- IRF IRON ROD FOUND
- MCS 3 1/4" ALUMINUM CAP STAMPED "CHAVES ADDITION - RPLS 5867" SET
- (C.M.) CONTROLLING MONUMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- 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

OWNER'S CERTIFICATION

WHEREAS **RONNY DAVID CHAVES** and **GRACE CHAVES** are the owners of a tract of land situated in the Robert Kleberg Survey, Abstract No. 716, City of Dallas, Dallas County Texas and being part of City of Dallas Block 8823; being part of that tract of land conveyed by Warranty Deed with Vendor's Lien to Ronny David Chaves and Grace Chaves recorded in Instrument No. 201600161488 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the westerly right-of-way line of South Beltline Road (a 100' R.O.W.) at the east corner of said Chaves tract, same being the south corner of that tract of land conveyed by Warranty Deed with Vendor's Lien to Larry Lee recorded in Instrument No. 201600358206, O.P.R.D.C.T.; and being in a curve to the right, having a central angle of;

THENCE southwesterly, along the westerly right-of-way line of said South Beltline Road and along a curve to the right having a central angle of 33°04'27", a radius of 904.93 feet and a chord which bears S 15°50'15" W, a distance of 515.15 feet and an arc distance of 522.37 feet to a 1/2" iron rod found for the south corner of said Chaves tract and the east corner of a tract of land conveyed by Warranty Deed to Jose Guadalupe Canchola and Maria Remedios Canchola recorded in Volume 2002121, Page 2305, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE N 45°06'15" W, along the common line of said Chaves tract and said Canchola tract, a distance of 337.36 feet to a 3 1/4-inch aluminum disk stamped "CHAVES ADDITION - RPLS 5867" set for corner;

THENCE N 34°16'24" E, departing said common line, a distance of 455.95 feet to a 3 1/4-inch aluminum disk stamped "CHAVES ADDITION - RPLS 5867" set for corner in the north line of said Chaves tract and the south line of said Lee tract;

THENCE S 45°49'48" E, along the common line of said Chaves tract and said Lee tract, a distance of 171.22 feet to the **POINT OF BEGINNING** and containing 127,320 sq. ft. or 2.923 acres of land, more or less.

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 10/11/2018 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 expressed and in the capacity therein stated.

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

Notary Public, State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Ronny David Chaves and Grace Chaves do hereby adopt this plat, designating the herein described property as **CHAVES 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.

By: Ronny David Chaves

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 Ronny David Chaves, 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

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

By: Grace Chaves

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 Grace Chaves, 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
CHAVES ADDITION**

**LOT 1, BLOCK 1/8823
2.923 ACRES**

OUT OF THE
ROBERT KLEBURG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-007
ENGINEERING NUMBER 311T-_____

OWNER
RONNY DAVID CHAVES
AND GRACE CHAVES
1609 FALMOUTH DRIVE
PLANO, TEXAS 75025
PH. (214) 450-5260
EMAIL: gracechaves4@gmail.com

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. 2017-016