



PROJECT SITE

- NOTES:
1. CONTROLLING MONUMENTS ARE A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER AND SOUTHEAST CORNER OF THE TRACT CONVEYED TO ABELARDO SIERRA BY DEED RECORDED IN COUNTY CLERK FILE NO. 201500290880, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
 2. BASIS OF BEARINGS IS NORTH 00° 00' 00" EAST, WHICH IS THE BEARING FOR THE EAST RIGHT OF WAY LINE OF PLEASANT DRIVE.
 3. LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 4. THE PURPOSE OF THIS PLAT IS TO CREATE A BUILDING SITE IN CITY BLOCK 6344.
 5. THERE ARE NO PROTECTED TREES AFFECTED BY THIS PLAT. FRONT YARD TREE - 36" PIN OAK - QUERCUS PAULSTIS - IS TO REMAIN UNDISTURBED. OUTER BOUNDARY TREES TO REMAIN UNDISTURBED.
 6. THERE ARE NO STRUCTURES ON THIS TRACT.

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS
 WHEREAS Abelardo Sierra is the owner of a tract of land in City Block 6344, in the W. B. Elam SURVEY, ABSTRACT NO. 441, as conveyed by deed recorded in File Number 201500290880, Official Public Records, Dallas County, Texas, and being more particularly described as follows:
 BEGINNING at an X found for the northwest corner of said Sierra tract, being on the east right of way line of Pleasant Drive (variable width right of way), at the intersection of a 10.0 foot alley;
 THENCE North 89° 53' 00" East, along the south line of said alley, 264.00 feet to a 1/2 inch iron rod on the west right of way line of a 10.0 foot alley;:
 THENCE South 00° 00' 00" West, along the west line of said alley, 112.00 feet to a 1/2 inch iron rod found on the north line of Lot 28, Block 5/6344 of Aguirre Addition, an addition to the City of Dallas according to the plat recorded in Volume 2002206, Page 35, Plat Records, Dallas County, Texas.
 THENCE South 89° 53' 00" West, along the common line of said Sierra tract and said Aguirre Addition, 264.00 feet to a 1/2 inch iron rod found on the east right of way line of said Pleasant Drive;
 THENCE North 00° 00' 00" East, along the east line of said Pleasant Drive, 112.00 feet to the point of beginning, and containing 29,568.0 square feet, or 0.678 acres of land, more or less.

OWNERS' DEDICATION:
 NOW HEREFOR, KNOW ALL MEN BY THESE PRESENTS:

THAT Abelardo Sierra does hereby adopt this plat, designating the herein described property as **ABELARDO SIERRA 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 roadway management areas shown thereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to public 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, shrubs, or other improvements or growth 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 buildings, 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 and upon 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 provide property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.)

Water main and wastewater easements shall also include additional area of work 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 is approved subject to all platting ordinances, rules, regulations, of the City of Dallas, Texas. Sidewalks shall be constructed by the homebuilder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works and Transportation.

Abelardo Sierra _____ Date _____

STATE OF TEXAS
 COUNTY OF DALLAS
 Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Abelardo Sierra 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 THE _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

SURVEYOR'S STATEMENT

I, Xavier Chapa, 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-6.617 (g) (b) (c) (d) & (e); and that the digital drawing herein accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2017.

 Xavier Chapa, R.P.L.S.
 Registered Professional Land Surveyor No. 25668

XAVIER CHAPA, R.P.L.S. LICENSE 25668

STATE OF TEXAS
 COUNTY OF DALLAS
 BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Xavier Chapa, 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 the _____ day of _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

PRELIMINARY PLAT
ABELARDO SIERRA ADDITION
LOT 5, BLOCK 6344

A PLAT OF A 0.678 ACRE TRACT OF LAND IN
 BLOCK 6344,
 W. B. ELAM SURVEY, ABSTRACT NO. 441,
 CITY OF DALLAS,
 DALLAS COUNTY, TEXAS.



MARANOT
 Xavier Chapa Engineering/Surveying
 FIRM REGISTRATION NO. F4916
 A MARANOT SUBSIDIARY
 P.O. Box 120000
 Dallas, Texas 75220
 INFO@MARANOT.COM

OWNER:
 ABELARDO SIERRA
 8335 EDEN VALLEY LANE
 DALLAS, TEXAS 752217
 TELEPHONE: 469-233-5084
 CITY PLAN FILE NO. S167-140