

MATCH LINE

SHEET 2  
SHEET 1

OWNER'S CERTIFICATE  
STATE OF TEXAS §  
COUNTY OF DALLAS §

STATE OF TEXAS §  
COUNTY OF §

WHEREAS, *Jeran Ochoa Bueso, Alvin Geddings, W. C. Miller, Trustee, and Thomas Opalach* are the owners of that certain tract being situated in the Noah Henderson Survey, Abstract Number 583, City of Dallas, Dallas County, Texas and being all of Lots 7 through 11 and the south 40-feet of Lot 12, Block A/7881, Evelyn Lavelle Heights Addition, an addition to the City of Dallas, Dallas County, Texas, as shown on the plat recorded in Volume 20, Page 139 of the Map Records of Dallas County, Texas same also being all of that certain tract of land described to Alvin Geddings recorded in Volume 76122, Page 700, Deed Records of Dallas County, Texas, all of that certain tract of land described to Jeran Ochoa Bueso recorded in Instrument Number 201500103546 of the Official Public Records of Dallas County, Texas, all of "Tract 1" described to W. C. Miller, Trustee recorded in Volume 74241, Page 2990, Deed Records of Dallas County, Texas, and all of that certain tract of land described to Thomas Opalach recorded in Volume 96249, Page 2570, Deed Records of Dallas County, Texas, the subject tract being more particularly described as follows:

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared *Thomas Opalach*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

Witness under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, *Robert W. Bryan*, 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 \_\_\_\_ day of \_\_\_\_\_, 2018. PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. -RELEASED FOR REVIEW TO THE CITY OF DALLAS ON MAY 9, 2018.

Robert W. Bryan  
Registered Professional  
Land Surveyor No. 5508  
robertb@rpls.com  
Date: TBD

STATE OF TEXAS §  
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared *Robert W. Bryan*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

Witness under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That *Jeran Ochoa Bueso, Alvin Geddings, W. C. Miller, Trustee, and Thomas Opalach* acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as *Lots 7R, 9R & 11R Block A/7881 of Evelyn Lavelle Heights 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 and 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.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 2018.

By: *Jeran Ochoa Bueso*

STATE OF TEXAS §  
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared *Jeran Ochoa Bueso*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

Witness under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 2018.

By: *Alvin Geddings*

STATE OF TEXAS §  
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared *Alvin Geddings*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

Witness under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 2018.

By: *W. C. Miller*

STATE OF TEXAS §  
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared *W. C. Miller*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

Witness under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 2018.

By: *Thomas Opalach*

STATE OF TEXAS §  
COUNTY OF §

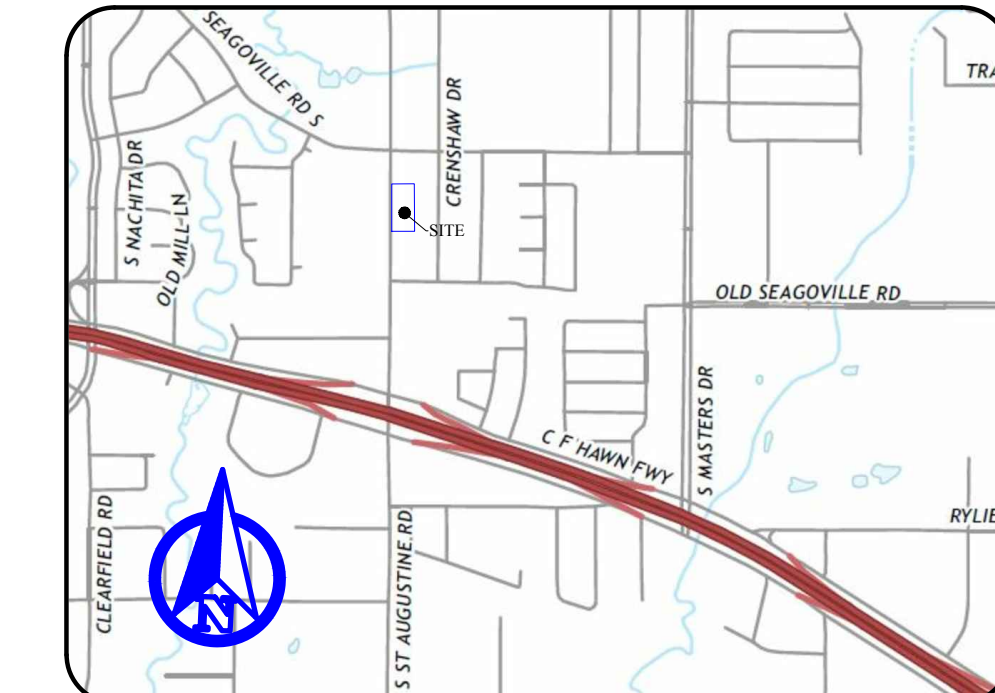
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared *Thomas Opalach*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

Witness under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2018.

LEGEND OF ABBREVIATIONS

- US SyFt. United States Survey Feet
- TxCS,'83/NCZ Texas Coordinate System of 1983, North Central Zone
- M.R.D.C.T. Map Records of Dallas County, Texas
- O.P.R.D.C.T. Official Public Records of Dallas County, Texas
- D.R.D.C.T. Deed Records of Dallas County, Texas
- VOL/Pg/Inst# Volume/Page/Instrument Number
- POB/POC Point of Beginning/Point of Commencing
- RC/P/PVC Reinforced Concrete Pipe/Polyvinyl Chloride Pipe
- (CM) Controlling Monument
- (XXX.XX) Plat or Deed Call

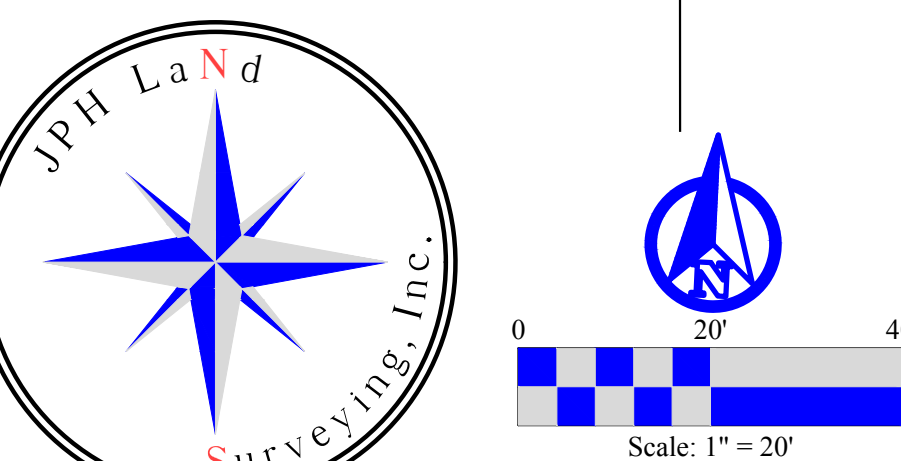
VICINITY MAP  
NOT TO SCALE



PRELIMINARY PLAT  
LOTS 7R, 9R & 11R, BLOCK A/7881  
EVELYN LAVELLE HEIGHTS ADDITION

A REPLAT OF  
LOT 7 THROUGH 11  
AND THE SOUTH 40' OF LOT 12  
BLOCK A/7881  
EVELYN LAVELLE HEIGHTS ADDITION  
VOL. 30, PG. 139  
BEING 1.680 ACRES  
SITUATED IN  
NOAH HENDERSON SURVEY, ABSTRACT No. 583  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS  
PLAT PREPARED: MAY 09, 2018

- LEGEND OF SYMBOLS
- air conditioner
  - borehole
  - cable tv
  - electric meter
  - fence or handrail
  - fire dept. connection
  - fire hydrant
  - guard rail
  - grease trap
  - bollard
  - grate inlet
  - gas meter
  - gas line
  - utility pole anchor
  - irrigation valve
  - landscape or tree line
  - landscape electric box
  - landscape light
  - light pole
  - mailbox
  - monitoring well
  - overhead utility lines
  - pool equipment
  - road sign
  - roof drain
  - silt fence
  - spot elevation
  - sanitary sewer manhole
  - sanitary sewer pipe
  - storm water manhole
  - storm water pipe
  - telephone manhole
  - tank fill lid
  - telephone riser
  - traffic signal pole
  - unknown manhole
  - utility clean out
  - utility cabinet
  - utility vault
  - utility markings (line color = color of markings)
  - utility pole
  - utility pole with riser
  - utility sign
  - water shutoff
  - water valve
  - water manhole
  - water meter
  - well
  - water line
  - one-foot contour lines
  - tree trunk (not canopy)
  - caliper inches at breast height
  - ornamental tree



JPH Land Surveying, Inc.  
2017.022.052.342 S. Augustine, Dr. Dallas, Dallas Co. - PRELIMINARY PLAT.dwg  
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807 Blauemont Drive, Suite C Keller, Texas 76248  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TBPLS Firm #10019500 #10194073 #10193867  
DFW | Austin | Abilene

OWNERS:  
Jeran Ochoa Bueso  
10404 Grady Lane  
Dallas, Texas 75217

Alvin Geddings  
8992 Preston Road, Suite 103  
Frisco, Texas 75034

W. C. Miller, Trustee  
2626 Myrtle Springs Avenue, Ste. 100  
Dallas, Texas 75220

Opalach Thomas  
1018 S. Bishop Avenue  
Dallas, Texas 75286

ENGINEER:  
Kevin Patel, P.E.  
Triangle Engineering  
1333 McDermott Drive, Suite 200  
Allen, TX 75013  
T: 214.609.9271  
F: 469.359.6709  
E: kpatel@triangle-engr.com

DEVELOPER:  
Kelly Agnor  
Development Coordinator  
2900 Wingate Street, Suite 200  
Fort Worth, TX 76107  
D: 512.983.1793 E: 817.984.8373  
kagnor@vaqueroventures.com

FLOOD ZONE CLASSIFICATION  
This property lies within ZONE(S) X (Non-Shaded) of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0510K, dated 2014/07/07, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.

MONUMENTS / DATUMS / BEARING BASIS  
Monuments are found if not marked MNS or CRS.  
CRS ○ 1/2" rebar stamped "JPH Land Surveying"  
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set  
○ Vertex or common point (not a monument)  
Coordinate values, if shown, are US SyFt/TxCS,'83/NCZ Bearings are based on grid north (TxCS,'83/NCZ)

NOTE REGARDING UTILITIES:  
Utility locations are per observed and sources listed below:  
DIG-TESS - ticket number(s) 572598702, and 177890354.  
GIS SHAPEFILES - Provided by the City of Dallas per reference Number C008046-101917.

UTILITY WARNING  
811 or other similar utility locate requests (DIG-TESS) may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was performed for this survey. Therefore, other utilities may exist which are not shown on this survey. With regard to Table A, item 11 \*(if addressed), source information from plans and markings have been combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

S. ST. AUGUSTINE ROAD  
VOL. 30, PG. 139  
M.R.D.C.T.

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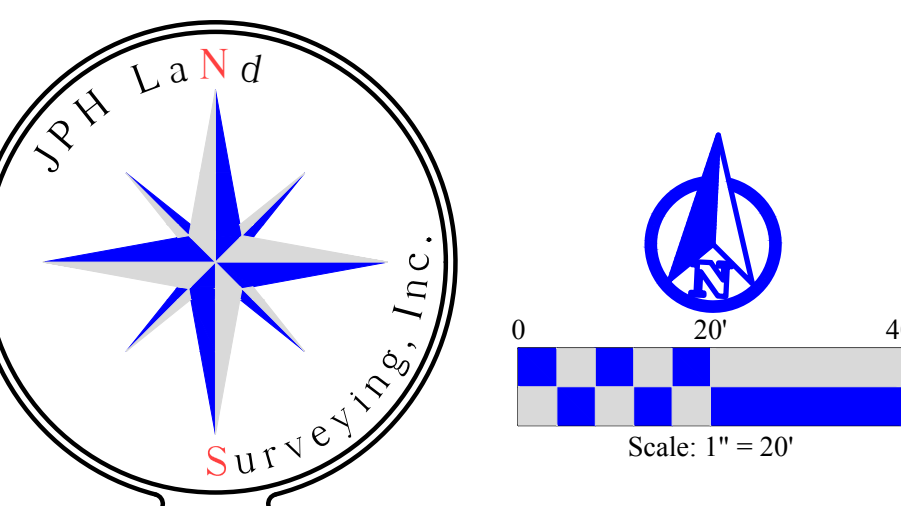
124.90'  
389.90'  
124.90'



**LEGEND OF SYMBOLS**

- air conditioner
- borehole
- cable tv
- electric meter
- fence or handrail
- fire dept. connection
- fire hydrant
- guard rail
- grease trap
- bollard
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- landscape electric box
- landscape light
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- road sign
- roof drain
- silt fence
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- unknown manhole
- utility clean out
- utility cabinet
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- utility pole
- utility pole with riser
- utility sign
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- water valve
- water manhole
- water meter
- well
- water line
- one-foot contour lines
- tree trunk (not canopy)
- caliper inches at breast height
- ornamental tree

NOTE: - Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.



JPH Job/Drawing No. (see below)  
 2017.022.052 342 S. Augustine, Dr. Dallas, Dallas Co. - PRELIMINARY PLAT.dwg  
 © 2018 JPH Land Surveying, Inc. - All Rights Reserved  
 807 Bluebonnet Drive, Suite C Keller, Texas 76248  
 Telephone (817) 431-4971 www.jphlandsurveying.com  
 TBPLS Firm #10019500 #10194073 #10193867  
 DFW | Austin | Abilene

**OWNERS:**  
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 8992 Preston Road, Suite 103  
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 2626 Myrtle Springs Avenue, Ste. 100  
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Opaloch Thomas  
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 Development Coordinator  
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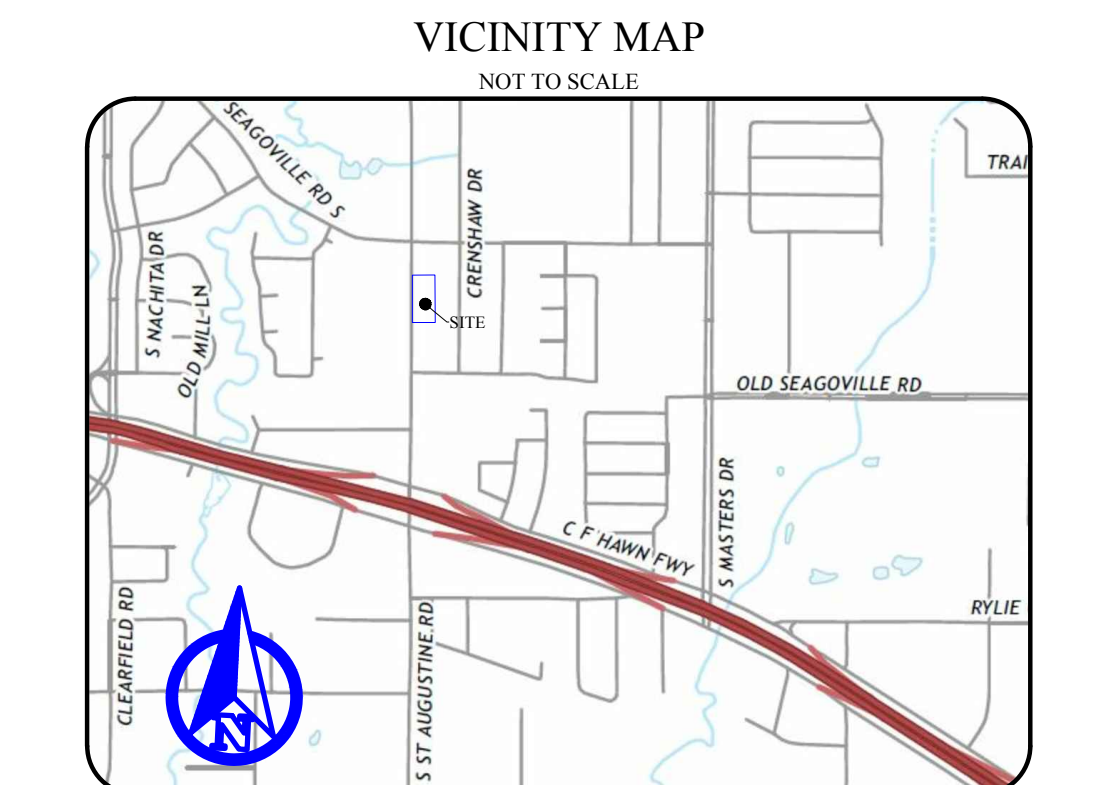
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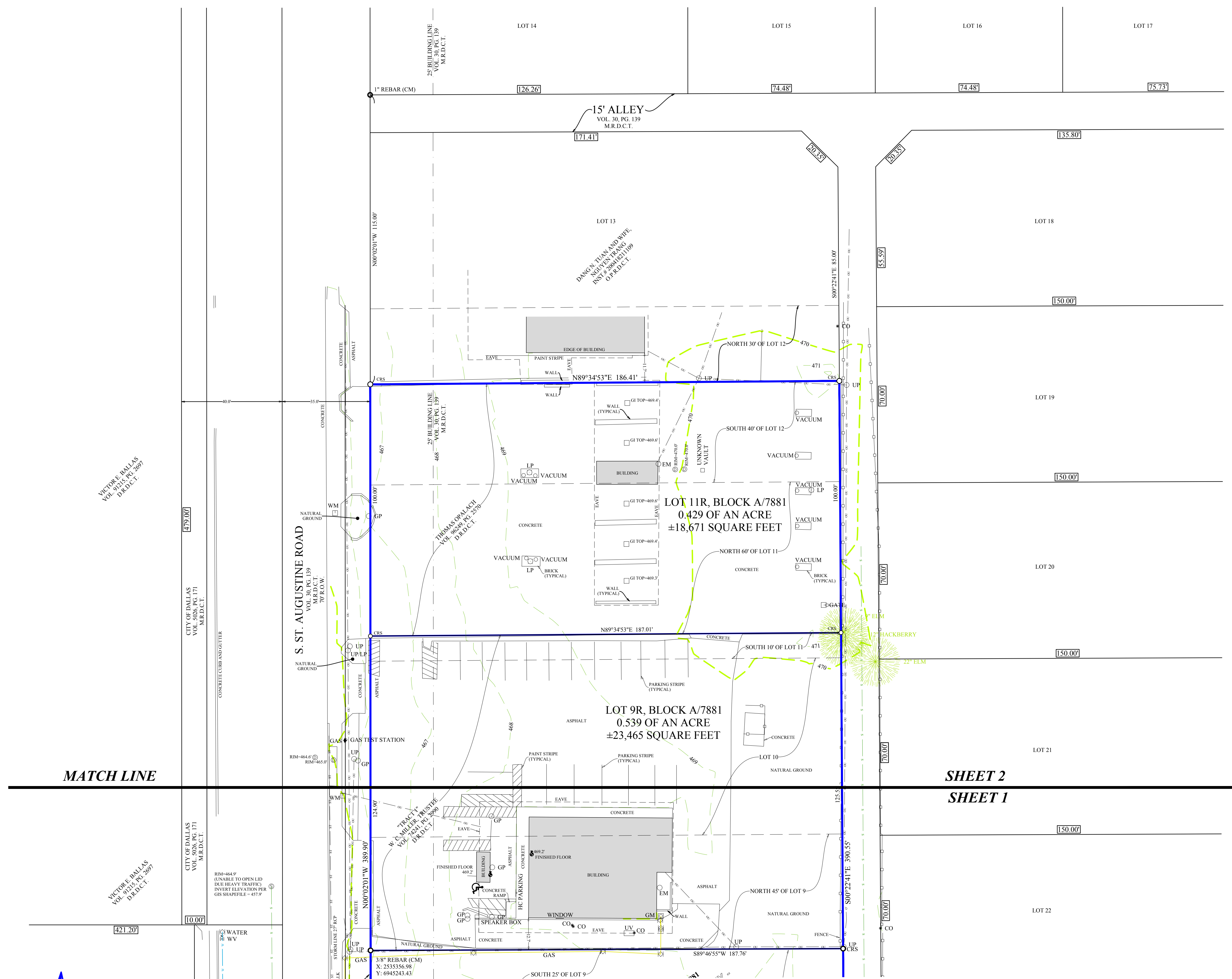
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| LEGEND OF ABBREVIATIONS |   |
|-------------------------|---|
| US SyFt                 | United States Survey Feet                           |
| TxCS, '83, NCZ          | Texas Coordinate System of 1983, North Central Zone |
| M.R.D.C.T.              | Map Records of Dallas County, Texas                 |
| O.P.R.D.C.T.            | Official Public Records of Dallas County, Texas     |
| D.R.D.C.T.              | Deed Records of Dallas County, Texas                |
| VOL/PAGE/INST#          | Volume/Page/Instrument Number                       |
| POB/POC                 | Point of Beginning/Point of Commencing              |
| RCP/PVC                 | Reinforced Concrete Pipe/Polyvinyl Chloride Pipe    |
| (CM)                    | Controlling Monument                                |
| XXX.XX                  | Plat or Deed Call                                   |

Drafter: PL  
 Revision: RDG 2018-05-01  
 Revision:  
 Revision:



**PRELIMINARY PLAT**  
**LOTS 7R, 9R & 11R, BLOCK A/7881**  
**EVELYN LAVELLE HEIGHTS ADDITION**  
 A REPLAT OF  
**LOT 7 THROUGH 11**  
**AND THE SOUTH 40' OF LOT 12**  
**BLOCK A/7881**  
**EVELYN LAVELLE HEIGHTS ADDITION**  
 VOL. 30, PG. 139  
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 BEING 1.680 ACRES  
 SITUATED IN  
 NOAH HENDERSON SURVEY, ABSTRACT No. 583  
 CITY OF DALLAS  
 DALLAS COUNTY, TEXAS  
 PLAT PREPARED: MAY 09, 2018  
 SHEET 2 OF 2



- GENERAL NOTES:**
- The site benchmark is a mag nail with a washer stamped "JPH LAND SURVEYING" set in the west concrete sidewalk of St. Augustine Road approximately 569 feet south from the intersection of Seagoville Road and St. Augustine Road and approximately 29 feet west from the center line of St. Augustine Road. Benchmark Elevation = 464.49' (NAVD'88). See vicinity map for general location.
  - Purpose of the plat is to combine the south 25' of Lot 9, all of Lot 8, and all of Lot 7 of Block A/7881 of Evelyn Lavelle Heights Addition, into a single lot, combine the north 45' of Lot 9, all of Lot 10, and the south 10' of Lot 11 of Block A/7881 of Evelyn Lavelle Heights Addition, into a single lot, and combine the north 60' of Lot 11 and the south 40' of Lot 12 of Block A/7881 of Evelyn Lavelle Heights Addition, into a single lot.
  - This survey was performed with the benefit of a title commitment provided by Chicago Title Insurance Company, GF#s CTBW43-8000341700212 and CTBW43-8000341700198, Commitment#s 8000341700212 and 8000341700198, effective respectively July 30, 2017 and July 16, 2017, and issued respectively October 25, 2017 and September 7, 2017. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
  - Lot to lot drainage will not be allowed without engineering section approval.