



LOT AREA TABLE		LOT AREA TABLE			
LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	9,362	0.215	17	7,500	0.173
2	7,503	0.172	18	7,500	0.172
3	7,503	0.172	19	7,500	0.172
4	7,503	0.172	20	7,500	0.172
5	7,503	0.172	21	7,500	0.172
6	7,502	0.172	22	7,500	0.172
7	7,502	0.172	23	7,500	0.172
8	7,502	0.172	24	7,501	0.172
9	7,501	0.172	25	7,501	0.172
10	7,501	0.172	26	7,502	0.172
11	7,500	0.172	27	7,500	0.172
12	7,502	0.172	28	7,502	0.172
13	7,501	0.172	29	7,503	0.172
14	7,501	0.172	30	7,503	0.172
15	7,506	0.172	31	7,503	0.172
16	10,072	0.231	32	9,281	0.213

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Ricardo and San Juanita Cisneros Vega are the owners of a 7.132 acre tract of land situated in the Robert Kleberg Survey, Abstract No. 716 and being all of that tract of land conveyed to Ricardo and San Juanita Cisneros Vega by General Warranty Deed recorded in County Clerk's Instrument No. 201700061548, Official Public Records, Dallas County, Texas; said 7.132 acre tract being more particularly described by metes and bounds as follows;

COMMENCING at a PK Nail found at the intersection of the centerline of Belt Line Road (100 feet wide) with Seagoville Road (variable width);

THENCE, North 45 degrees 00 minutes 00 seconds West, a distance of 1379.03 feet to a 1/2-inch iron rod with yellow plastic cap found at the east corner of said 7.132 acre tract; said point also being the north corner of a tract of land conveyed to Rogelio Lopez and Elvira Blanco Ibarra by a General Warranty Deed recorded in County Clerk's Instrument No. 201700063991, Official Public Records, Dallas County, Texas;

THENCE, South 44 degrees 35 minutes 43 seconds West, with the common line of said 7.132 acre tract and said Lopez-Ibarra tract, a distance of 1023.53 feet to a 1/2-inch iron rod with yellow plastic cap found at the south corner of said 7.132 acre tract; said point also being the west corner of said Lopez-Ibarra tract; said point also being the northeast line of a tract of land conveyed to NAN Investments, LLC by General Warranty Deed recorded in County Clerk's Instrument No. 201700194443, Official Public Records, Dallas County, Texas;

THENCE, North 45 degrees 05 minutes 48 seconds West, with the common line of said 7.132 acre tract and said NAN Investments tract, a distance of 306.89 feet to a 1/2-inch iron rod with yellow plastic cap found at the west corner of said 7.132 acre tract; said point also being the northeast line of a tract of land conveyed to Eimer A. Benitez by General Warranty Deed recorded in County Clerk's Instrument No. 201200246283, Official Public Records, Dallas County, Texas; said point also being the south corner of a tract of land conveyed to Gene Lemons by Deed recorded in Volume 75245, Page 1663, Deed Records, Dallas County, Texas;

THENCE, North 44 degrees 58 minutes 53 seconds East, with the northwest line of said 7.132 acre tract, a distance of 1024.02 feet to a 1/2-inch iron rod with yellow plastic cap found at the north corner of said 7.132 acre tract;

THENCE, South 45 degrees 00 minutes 00 seconds East, a distance of 300.00 feet to the POINT OF BEGINNING;

CONTAINING, 310,652 square feet or 7.132 acres of land, more or less.

**SURVEYOR'S STATEMENT**

I, Robert W. Schneeberg, 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.

RELEASED 5/24/2018 - FOR REVIEW ONLY  
NOT TO BE RECORDED

Robert W. Schneeberg  
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert W. Schneeberg, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_, 2018.

Notary Public in and for the State of Texas

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, Ricardo and San Juanita Cisneros Vega, do hereby adopt this plat, designating the herein above described property as ESTATES ON SEAGOVILLE ROAD, 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 thereon are hereby reserved for the purpose 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 of 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.

WITNESS, my hand at Dallas, Texas this \_\_\_ day of \_\_\_, 2018.

By: Ricardo Vega - Owner  
By: San Juanita Cisneros Vega - Owner

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Joe F. Hall, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_, 2018.

Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Floydell Hall, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_, 2018.

Notary Public in and for the State of Texas

**GENERAL NOTES**

- Bearings based on the Seagoville Road bearing South 45 degrees 00 minutes 00 seconds East, according to the deed recorded in County Clerk's Instrument No. 201700061548, Official Public Records, Dallas County, Texas.
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- Purpose of this Plat: To create 32 residential lots from a single lot.
- Coordinates shown are based upon Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- No buildings on site.

**LEGEND**

- PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- - - D.E.D.C.T.
- - - M.R.D.C.T.
- - - INST. No.
- - - O.P.R.D.C.T.
- - - V.
- - - P.
- - - R.O.W.
- - - CM
- - - I.R.F.
- - - IRON ROD FOUND

**PRELIMINARY PLAT  
ESTATES ON  
SEAGOVILLE ROAD  
LOTS 1-32, BLOCK A/8822**

BEING ALL OF THAT TRACT CONVEYED TO RICARDO AND SAN JUANITA CISNEROS VEGA COUNTY CLERK'S INSTRUMENT NO. 201700061548 O.P.R.D.C.T.

ROBERT KLEBERG SURVEY, ABSTRACT NO. 716  
CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S178-220  
ENGINEERING NO. 311T-XXXX

**Gonzalez & Schneeberg**  
engineers - surveyors  
2100 Lakeside Boulevard  
Suite 200, Richardson, Texas 75082  
(972) 516-8855

TX ENGINEERING FIRM REG. NO. F-3378  
SCALE 1" = 40'  
DATE MAY, 2018

TX SURVEYING FIRM REG. NO. 100752-00  
DWG. NO. 6759-18-04-04  
6759 PRELAT