



LOCATION MAP  
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS VILLA SANTA MARIA, INC. is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being all of Lots 17-26 of College Hill Addition, an addition to the City of Dallas, Dallas County, Texas according to the Plat thereof recorded in Volume 93, Page 194, Deed Records of Dallas County, Texas; being those same tracts of land described in General Warranty Deeds to Villa Santa Maria, Inc. recorded in Instrument Number 201700345782, Official Public Records, Dallas County, Texas, and Volume 95144, Page 919, Deed Records, Dallas County, Texas, Warranty Deed to Villa Santa Maria Inc. recorded in Instrument No. 201000132261 of said Official Public Records and Special Warranty Deed to Villa Santa Maria, Inc. recorded in Volume 95172, Page 1394 of said Deed Records and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for corner at the intersection of the southeast right-of-way line of Monarch Street (a 67-foot wide right-of-way) and the northeast right-of-way line of Bennett Avenue (an 80-foot wide right-of-way) at the northwest corner of said Lot 21;

THENCE North 44°28'53" East, departing the said northeast right-of-way line of said Bennett Avenue and along the said southeast right-of-way line of Monarch Street, a distance of 365.97 feet to a 1/2-inch iron rod found for corner at the intersection of said southeast right-of-way line of Monarch Street and the southwest right-of-way line of Garrett Avenue (a 60-foot wide right-of-way);

THENCE South 45°29'38" East, departing the said southeast right-of-way line of Monarch Street and along the said southwest right-of-way line of Garrett Avenue, a distance of 252.00 feet to a 1/2-inch iron rod found at the northeast corner of said Lot 26 and the north corner of Lot 9A, Block 4/673 of Bennett Avenue Church Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 2003052, Page 82 of said Official Public Records;

THENCE South 44°28'53" West, departing said southwest right-of-way line of Garrett Avenue and along said northwest line of Lot 9A, a distance of 365.39 feet to a 1/2-inch iron rod with "VOTEX SURVEYING" cap found for corner in said northeast right-of-way line of Bennett Avenue at the south corner of said Lot 17;

THENCE North 45°37'28" West, along said northeast line of Bennett Avenue, a distance of 252.00 feet to the POINT OF BEGINNING and containing 92,152 square feet or 2.1155 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That VILLA SANTA MARIA, INC. does hereby adopt this plat, designating the herein described property as VILLA SANTA MARIA ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does 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.

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

BY: \_\_\_\_\_  
Joseph W. Dingman, Treasurer

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 Joseph W. Dingman, 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

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 5/19/2018 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

- LEGEND
- ⊙ BOLLARD
  - ⊙ UNDERGROUND CABLE MARKER
  - CLEAN OUT
  - ⊙ GUY WIRE
  - ⊙ IRRIGATION CONTROL VALVE
  - ⊙ LIGHT POLE
  - ⊙ POWER POLE
  - ⊙ SANITARY SEWER MAN HOLE
  - ⊙ WATER METER
  - ⊙ IRF IRON ROD FOUND
  - ⊙ IRFC 1/2" IRON ROD SET WITH YELLOW CAP STAMPED
  - ⊙ "VOTEX SURVEYING"
  - (C.M.) CONTROLLING MONUMENT
  - OHE OVERHEAD ELECTRIC LINE
  - HC HANDICAP SPACE
  - ⊙ IRF IRON ROD FOUND
  - ⊙ IRFC 1/2" IRON ROD FOUND WITH YELLOW CAP STAMPED
  - ⊙ "VOTEX SURVEYING"
  - (C.M.) CONTROLLING MONUMENT
  - R.O.W. CONTROLLING MONUMENT
  - ⊙ DALLAS POWER & LIGHT
  - ⊙ SWB SOUTHWESTERN BELL
  - VOL. VOLUME
  - PG. PAGE
  - INST. NO. INSTRUMENT NUMBER
  - ESMT. EASEMENT
  - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
  - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
2. 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.
3. 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.
4. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 1 LOT FROM 10 PLATTED LOTS.
5. ALL EXISTING STRUCTURES TO REMAIN.
6. SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0345J, REVISED DATE AUGUST 23, 2001.

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

OWNER

VILLA SANTA MARIA, INC.  
CONTACT: JOSEPH W. DINGMAN  
13223 GLAD ACRES DRIVE  
DALLAS, TEXAS 75234  
PH. (972) 241-1272

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY, STE 800 DALLAS, TEXAS 75234  
PH. (469) 333-8831; candy@votexsurveying.com  
PROJECT NO. 2016-058

PRELIMINARY PLAT  
VILLA SANTA MARIA  
ADDITION

LOT 1, BLOCK 4/673  
2.1155 ACRES

BEING A REPLAT OF  
ALL OF  
LOTS 17-26, BLOCK 4/673  
COLLEGE HILL ADDITION

OUT OF THE  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S178-237