

VICINITY MAP  
NOT TO SCALE

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Christian Adrian Montoya is the sole owner of a 29,887 square foot tract of land situated in the Thomas Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, being conveyed to said Christian Adrian Montoya, by Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 201900080887, Official Public Records, Dallas County, Texas, same being all of Lots 1-3, Block 1/6130, Jas. La Barba Addition No. 2, according to the Map thereof recorded in Volume 10, Page 101, Map Records, Dallas County, Texas, and a portion of Lots 18 and 19, Block 1/6130, Jas. La Barba Addition No. 3, according to the Map thereof recorded in Volume 12, Page 49, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with plastic orange cap stamped "Premier Surveying" for corner, being the South corner of that tract of land conveyed to Sam Suraj, LLC, by deed recorded in Instrument No. 201800091628, Official Public Records, Dallas County, Texas, said corner being in the Easterly Right-of-Way line of Lawnview Avenue (70 foot Right-of-Way, formerly Military Drive, formerly County Road 211);

THENCE North 54 degrees 38 minutes 47 seconds East, along the Southeast line of said Sam Suraj, LLC tract, a distance of 185.34 feet to a 1/2 inch iron rod set with 3-1/4 inch aluminum disk stamped "LA" and RPLS 5513", said corner being the East corner of said Sam Suraj, LLC tract, and being on the Southwest line of Lot 20, Block 1/6130, said Jas. La Barba Addition No. 3;

THENCE South 35 degrees 02 minutes 00 seconds East, along the Southwest line of said Lot 20, and the Southeast line of Lot 4, Block 1/6130, of said Jas. La Barba Addition No. 3, a distance of 149.94 feet to a 1/2 inch iron rod set with 3-1/4 inch aluminum disk stamped "LA" and RPLS 5513", being the South corner of said Lot 4, and being in the Northwest Right-of-Way line of Forney Road (80 foot Right-of-Way, formerly S. Haskell Avenue, formerly County Road 347);

THENCE South 54 degrees 58 minutes 00 seconds West, along the Northwest Right-of-Way line of said Forney Road, a distance of 181.53 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a tangent curve to the right, having a radius of 30.00 feet, a delta of 102 degrees 44 minutes 56 seconds, and a chord bearing and distance of North 73 degrees 39 minutes 32 seconds West, 46.87 feet;

THENCE, along said curve to the Right, having an arc length of 53.80 feet to a 1/2 inch iron rod set with 3-1/4 inch aluminum disk stamped "LA" and RPLS 5513", said corner being in the Easterly Right-of-Way line of said Lawnview Avenue;

THENCE North 22 degrees 16 minutes 50 seconds West, along the Easterly Right-of-Way line of said Lawnview Avenue, a distance of 115.13 feet to the POINT OF BEGINNING, and containing 29,887 square feet, or 0.686 of an acre of land.

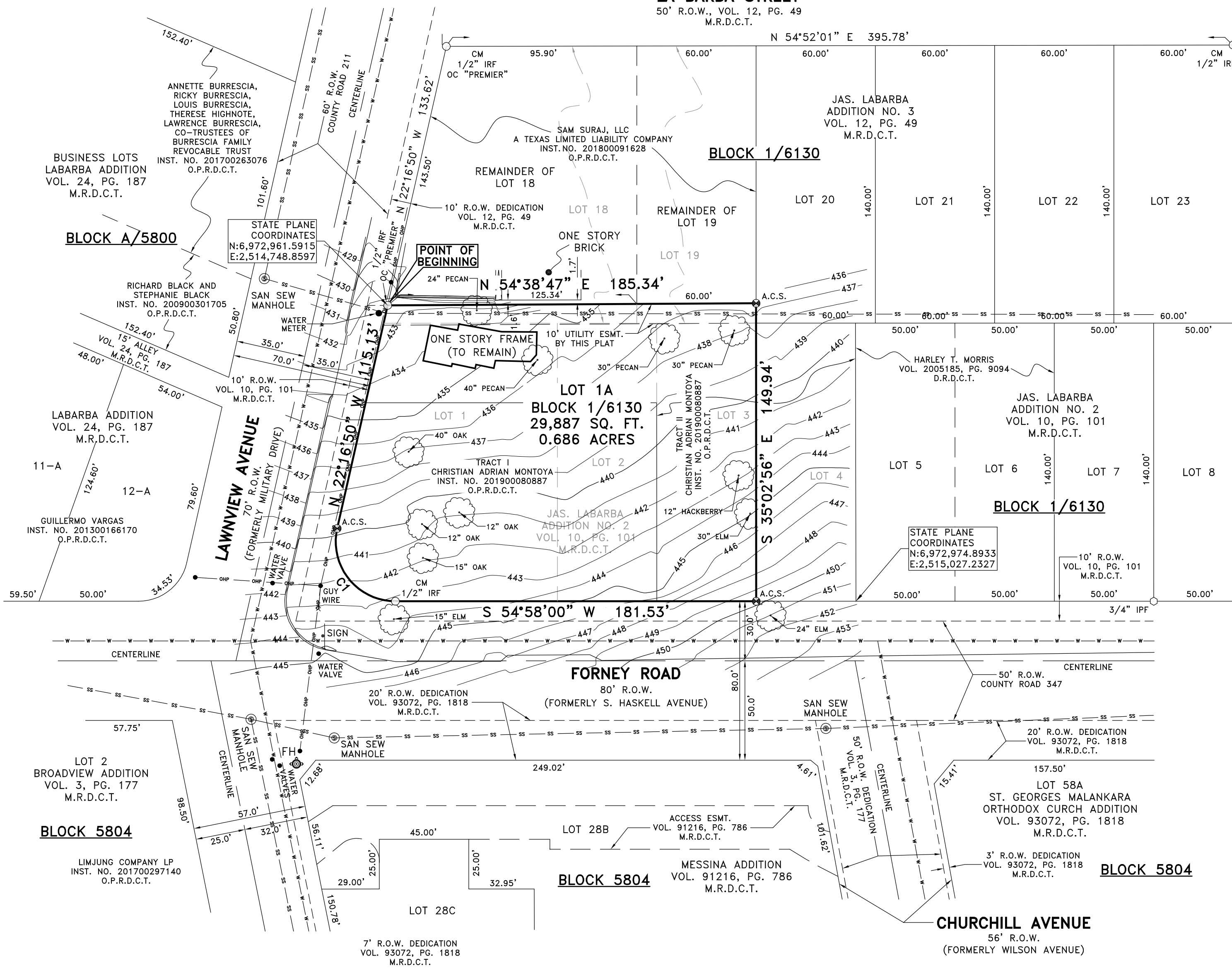
**LEGEND**

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. = INSTRUMENT NUMBER  
VOL., PG. = VOLUME, PAGE  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
"OC" PREMIER = ORANGE CAP STAMPED "PREMIER SURVEYING"  
IPF = 1/2 INCH IRON PIPE FOUND  
IRF = 1/2 INCH IRON ROD FOUND  
A.C.S. = 1/2 INCH IRON ROD SET WITH 3-1/4" ALUMINUM DISK STAMPED "LA" AND "RPLS 5513"

**GENERAL NOTES**

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO RE-PLAT INTO ONE LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

**LA BARBA STREET**  
50' R.O.W., VOL. 12, PG. 49  
M.R.D.C.T.



Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	30.00'	53.80'	102°44'56"	N 73°39'32" W	46.87'

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Christian Adrian Montoya, does hereby adopt this plat, designating the herein described property as **LAWNVIEW 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

BY: \_\_\_\_\_  
Christian Adrian Montoya (OWNER)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Christian Adrian Montoya, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryan Connolly, 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 \_\_\_\_\_, 2020.  
**RELEASED FOR REVIEW ON 10/27/2020. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

PRELIMINARY PLAT  
**LAWNVIEW ADDITION**  
LOT 1A, BLOCK 1/6130  
29,887 SQ.FT. / 0.686 ACRES  
BEING A REPLAT OF  
LOTS 1, 2, 3, AND A PORTION OF LOTS 18 & 19  
BLOCK 1/6130, JAS. LA BARBA ADDITION NO. 2  
THOMAS LAGOW SURVEY, ABSTRACT NO. 759  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S201-523

PLANNING & SURVEYING  
Main Office  
12025 Shiloh Road, Ste. 230  
Dallas, TX 75228  
P 214.349.9455  
F 214.349.2216  
Firm No. 10168800  
www.cbginjctx.com

OWNER:  
**CHRISTIAN ADRIAN MONTOYA**  
1006 S. GLASGOW DRIVE  
DALLAS, TEXAS 75227