

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Daisy Elisa Vasquez Palacio and Fabian Santillan Arroyo are the owners of a 0.432-acre tract of land situated in the Lewis Tanzy Survey, Abstract Number 1467, City of Dallas Block B/8647, Dallas County, Texas, being all of that tract of land described in Warranty Deed with Vendor's Lien to Daisy Elisa Vasquez Palacio and Fabian Santillan Arroyo, as recorded in Instrument Number 201900255853 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set with cap stamped "Premier Surveying" at the common north corner of said Vasquez Tract and Lot 16, City Block B/8647, of Whispering Cedars Subdivision Installment No. 1, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 89163, page 3317, Map Records of Dallas county, Texas (M.R.D.C.T.), said corner being on the south right-of-way line of Whispering Oaks Drive (50-foot wide public right-of-way);

THENCE North 89 degrees 33 minutes 18 seconds East, along said South right-of-way line and the north line of said Vasquez tract, a distance of 159.97 feet to a point for the common northeast corner of said Vasquez tract and the northwest corner of Lot 26, City Block 8646 of Replat of Cedar Forest Addition, an addition to the City of Dallas, as recorded in Volume 92025, Page 3814, M.R.D.C.T., from which a 1/2-inch iron rod found for witness bears North 08 degrees 33 minutes 47 seconds East, a distance of 0.38 feet;

THENCE South 00 degrees 49 minutes 28 seconds East, along the common east line of said Vasquez tract and the west line of said Lot 26, a distance of 116.99 feet to a 1/2-inch iron rod with cap stamped "Premier Surveying" found for the common southeast corner of said Vasquez tract, the southwest corner of said Lot 26 and the northeast corner of that tract of land described in deed to Michael P. Cochran and spouse, Rhonda G. Cochran, as recorded in Volume 2001097, Page 3629 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE South 89 degrees 04 minutes 30 seconds West, along the common south line of said Vasquez tract and the north line of said Cochran tract, a distance of 159.88 feet to a point for the southwest corner of said Vasquez tract, said corner being on the east line of Lot 14A, City Block B/8647 of Replat of Lots 14 and 15 of Whispering Cedars Subdivision, installment No. 1, Block B/8647, an addition to the City of Dallas, as recorded in Volume 9336, page 6402, M.R.D.C.T., from which a 3/8-inch iron rod found for witness bears South 71 degrees 07 minutes 07 seconds West, a distance of 0.29 feet;

THENCE North 00 degrees 51 minutes 59 seconds West, along the common west line of said Vasquez tract and east line of said Lot 14A, passing at a distance of 24.47 feet the common northeast corner of said Lot 14A and southeast corner of Lot 16, Block B/8647 of Whispering Cedars Subdivision Installment No. 1, an addition to the City of Dallas as recorded in Volume 89163, Page 3317, M.R.D.C.T., and continuing along the common east line of said Lot 16 and said west line, in all a total cumulative distance of 118.33 feet to the POINT OF BEGINNING AND CONTAINING 18,817 square feet or 0.4320 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Daisy Elisa Vasquez Palacio and Fabian Santillan Arroyo do hereby adopt this plat, designating the herein described property as Vasquez Addition, Lot 1, Block B/8647, 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 driveway 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 _____, 20____.

By:
Daisy Elisa Vasquez Palacio

By:
Fabian Santillan Arroyo

STATE OF TEXAS COUNTY OF DALLAS

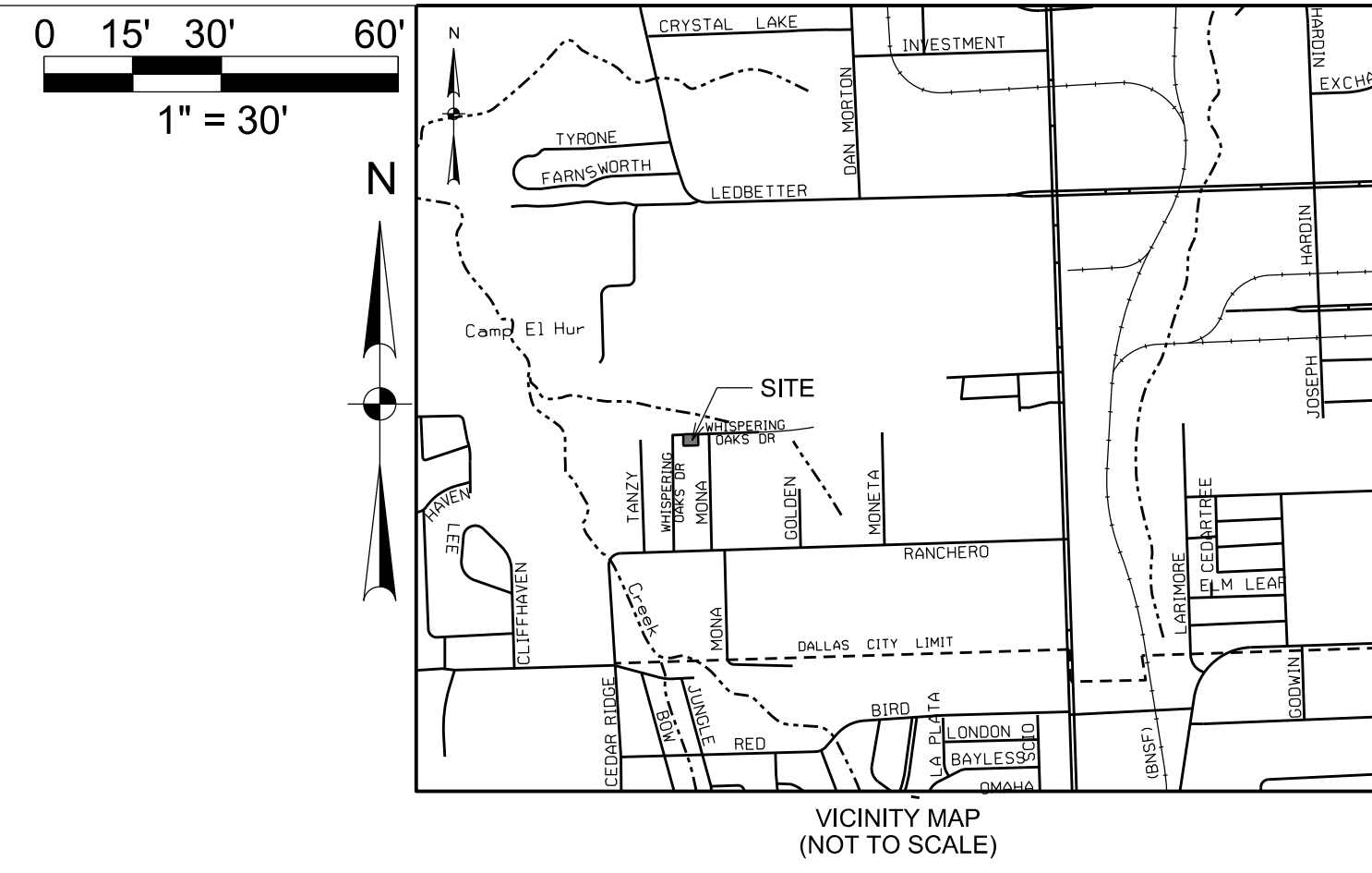
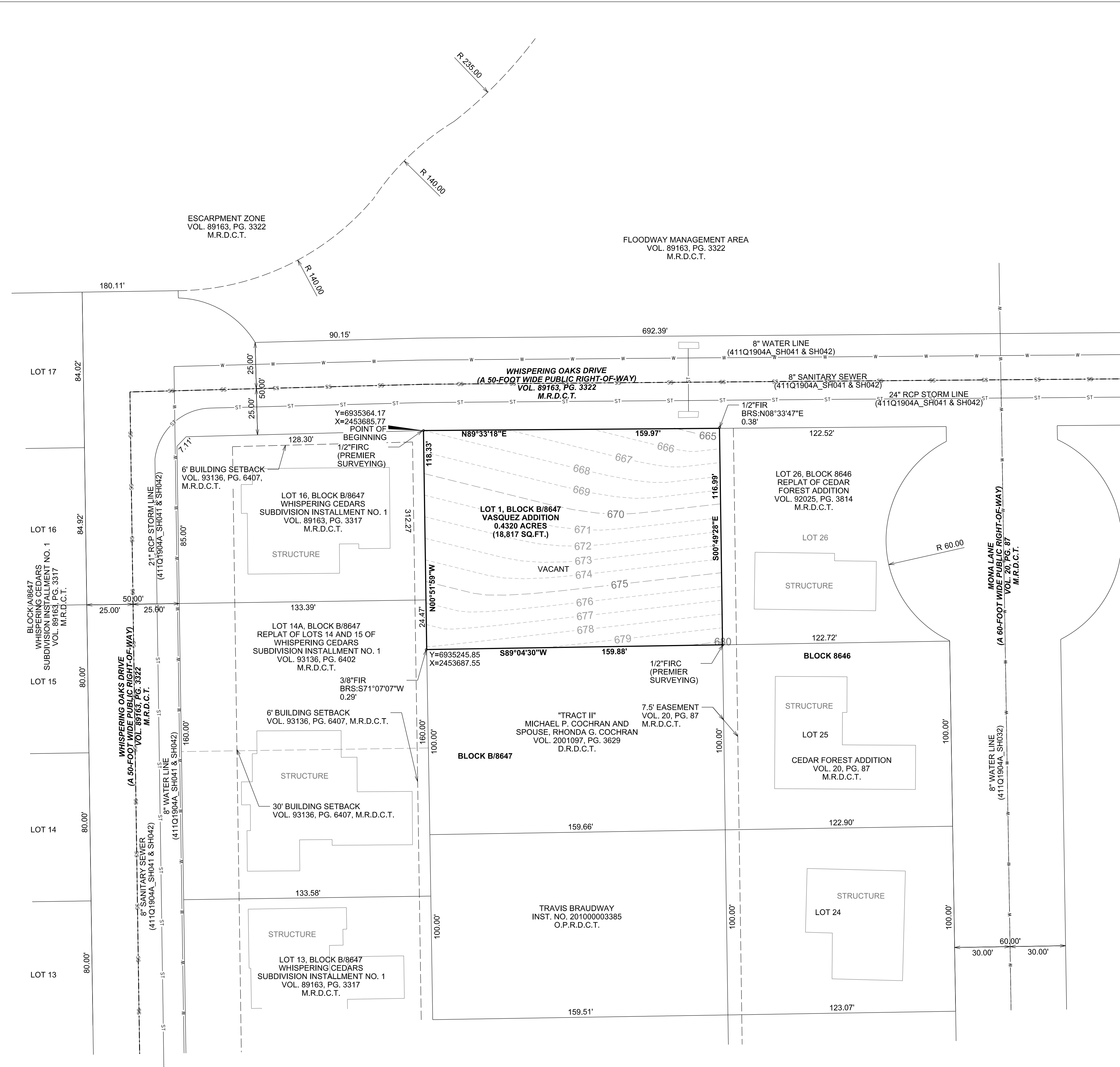
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas
My commission expires:

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 _____ 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 _____, 20____.

Notary Public in and for the State of Texas
My commission expires:



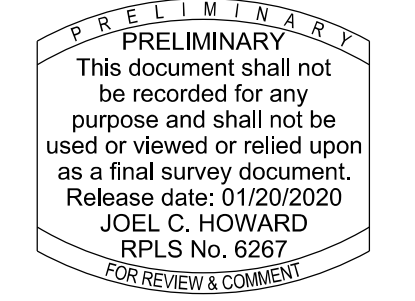
- SURVEY NOTES:**
1. The Basis of Bearings is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment realization 2011.
 2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
 3. The purpose of this plat is to create Lot 1, Block B/8647.
 4. This plat was prepared without the benefit of a title commitment.
 5. All structures shown hereon are based upon available City of Dallas GIS shape files and are approximate.
 6. By graphical plotting of FEMA Fimette Panel 0540K, with Map Number 48113C0540K, and with an effective date of July 7, 2014, the subject property falls entirely within Zone 'X' Un-shaded, being defined as areas outside the 0.2% annual chance floodplain.
 7. There are no structures on site.
 8. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.

SURVEYOR'S STATEMENT:

I, Joel C. Howard, 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

Joel C. Howard
Texas Registered Professional Land Surveyor No. 6267



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 Joel C. Howard 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
My commission expires:

LEGEND

M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
FIR(C)	FOUND IRON ROD (WITH CAP)
SIR	SET 1/2-INCH IRON ROD WITH YELLO CAP STAMPED "GEONAV"
SQ.FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
NO.	NUMBER
W	WATER LINE
SS	SANITARY SEWER LINE
ST	STORM SEWER LINE

GEONAV
SURVEYING • MAPPING • SCANNING
3410 MIDCOURT RD., SUITE 110, CARROLLTON, TEXAS 75006
SCALE: 1"=30' (972)243-2409 PROJECT #1811
TBPLS FIRM NO. 10194205

DATE: 01/20/20 DRAWN BY: LEO/JCH

PRELIMINARY PLAT
OF
VASQUEZ ADDITION
LOT 1, BLOCK B/8647
OF
0.4320 ACRES OF LAND
LEWIS TANZY SURVEY, ABSTRACT NO. 1467
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. **S 190-085**