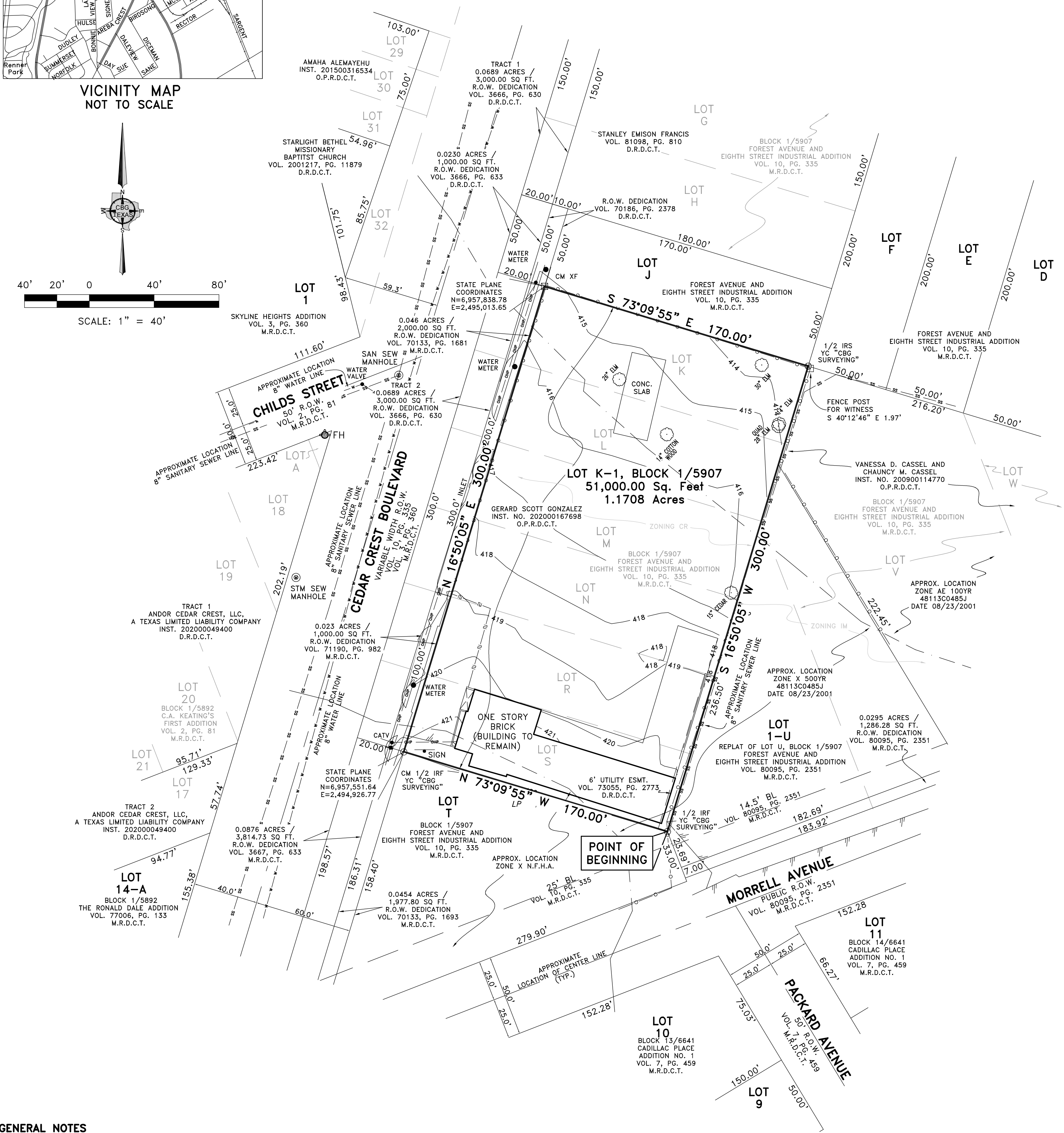
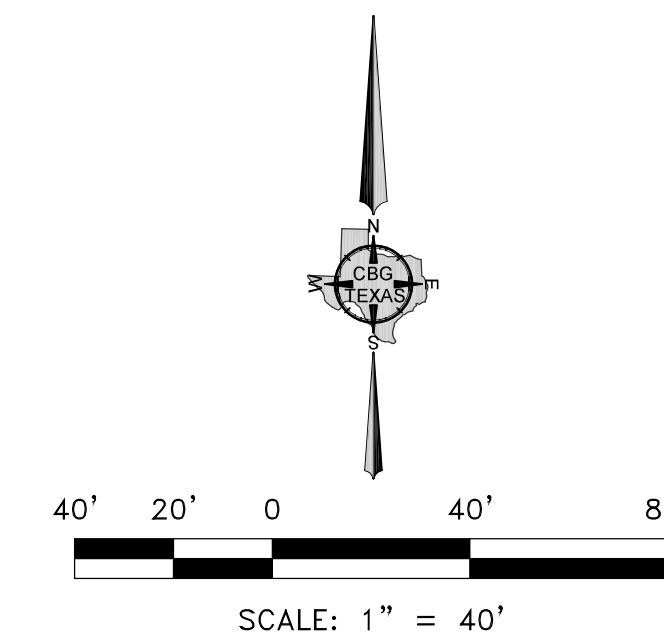


VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 6 PLATTED LOTS.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Gerard Scott Gonzalez is the owner of a 1,1708 acre tract of land situated in the W J Elliott Survey, Abstract No. 448, City of Dallas, Dallas County, Texas, and also being a Lots K through S, Block 1/5907, of Forest Avenue and Eight Street Industrial Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 10, Page 335, Map Records, Dallas County, Texas, same being that tract of land conveyed to Gerard Scott Gonzalez, by General Warranty Deed, recorded in Instrument Number 202000167698, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of Lot T, Block 1/5907, of said Forest Avenue and Eight Street Industrial Addition, same being the Northwest corner of Lot 1-U, Block 1/5907, of replat Forest Avenue and Eight Street Industrial Addition, and Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 80095, Page 2351, Map Records, Dallas County, Texas;

THENCE North 73 degrees 09 minutes 55 seconds West, along the North line of said Lot T, a distance of 170.00 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying, said corner being the North corner of said Lot T, same being along the Southeast right-of-way line of Cedar Crest Boulevard (a 100 foot right-of-way);

THENCE North 16 degrees 50 minutes 05 seconds East, along the Northeast line of said Cedar Crest Boulevard, a distance of 300.00 feet to a "X" cut found for corner, said corner being the West corner of Lot J, of said Forest Avenue and Eight Street Industrial Addition;

THENCE South 73 degrees 09 minutes 55 seconds East, along the South line of said Lot J, a distance of 170.00 feet to a point for corner, said corner being the South corner of said Lot J, same being the North corner of a tract of land conveyed to Vanessa D. Cassel and Chauncey M. Cassel, by Special Warranty Deed recorded in Instrument Number 200900114770, Official Public Records, Dallas County, Texas, from which a fence post found bears South 40 degrees 12 minutes 46 seconds East, a distance of 1.97 feet for witness;

THENCE South 16 degrees 50 minutes 05 seconds West, along the Northwest line of said Cassel tract, a distance of 300.00 feet to the POINT OF BEGINNING and containing 51,000.00 square feet and or 1.1709 acres of land.

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET
A.C.S.	3 INCH ALUMINUM DISK STAMPED "____" & "5513"
	SET OVER A 1/2 INCH IRON ROD SET
A.W.S.	ALUMINUM WASHER SET OVER A MAGNAIL STAMPED "____" & RPLS 5513"
MON	3 INCH ALUMINUM DISK STAMPED "APA" & "5513"
	OVER A 1/2 INCH IRON ROD FOUND
A.W.F.	ALUMINUM WASHER OVER A MAGNAIL STAMPED "APA & RPLS 5513" FOUND
P.F.C.	POINT FOR CORNER
FPF	FENCE POST FOUND
ESMT.	EASEMENT
VOL.	VOLUME
VOM.	PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
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

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Gerard Scott Gonzalez, is the sole owners, do hereby adopt this plat, designating the herein described property as **GERARD SCOTT 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: _____
Gerard Scott Gonzalez (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 Gerard Scott Gonzalez 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 Connally, 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 11/02/2020 PRELIMINARY, 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 Connally
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 Connally 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

OWNER: GERARD SCOTT GONZALEZ

3521 CEMENT VALLEY
TOWN OF MIDLOTHIAN,
ELLIS COUNTY,
TEXAS, 76084
214-797-4865



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