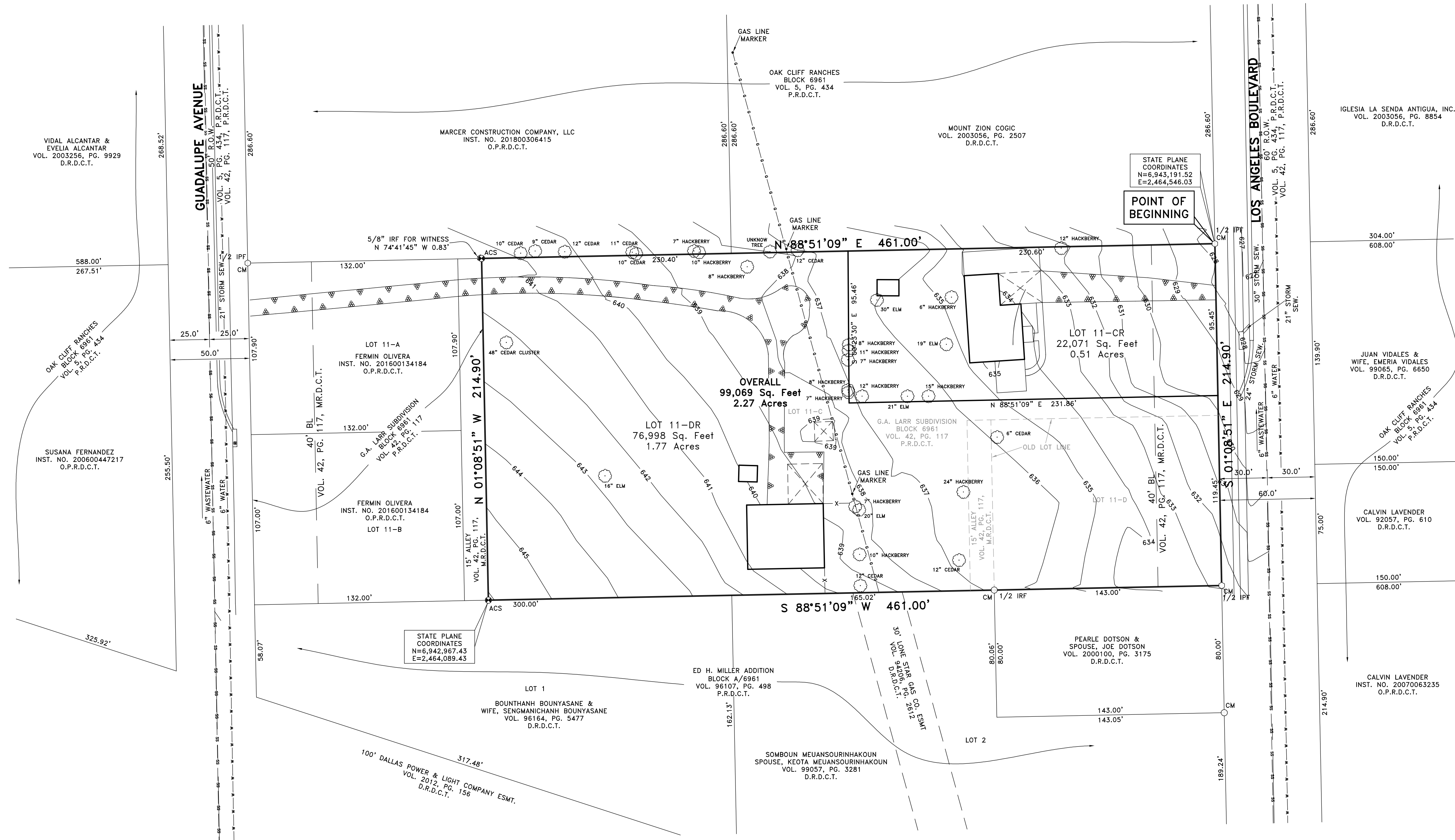


VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO REVISE THE LOT LINES FOR LOTS 11-C AND 11-D.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ANY NEW STRUCTURE MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) 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.
- 6) SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 48113C0460K, WITH A DATE OF IDENTIFICATION OF 07/07/2014, FOR COMMUNITY NO. 480171, IN DALLAS COUNTY, STATE OF TEXAS WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.
- 7) ALL BUILDINGS TO REMAIN.

LEGEND

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

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

Whereas Fermin Olivera is the sole owner of a tract of land situated in the William M. Crow Survey, Abstract No. 298, City of Dallas, Dallas County, Texas, and being Lots 11-C and 11-D, Block 6961, G.A. Larr Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 42, Page 117, Plat Records, Dallas County, Texas, same being a portion of a tract of land conveyed to Fermin Olivera by General Warranty Deed recorded in Instrument No. 201600134184, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found for corner, said corner being along the West right of way line of Los Angeles Boulevard (60 foot right of way), said corner being the Southeast corner of a tract of land conveyed to Mount Zion Cogg by Warranty Deed recorded in Volume 2003056, Page 2507, Deed Records, Dallas County, Texas, said corner being the Northeast corner of said G.A. Larr Subdivision;

THENCE South 01 degrees 08 minutes 51 seconds East along the East line of said G.A. Larr Subdivision and the West right of way line of said Los Angeles Boulevard, a distance of 214.90 feet to a 1/2 inch iron pipe found for corner, said corner being the Northeast corner of a tract of land conveyed to Pearle Dotson and spouse, Joe Dotson by General Warranty Deed with Vendor's Lien recorded in Volume 2000100, Page 3175, Deed Records, Dallas County, Texas;

THENCE South 88 degrees 51 minutes 09 seconds West along the North line of said Dotson tract, passing a 1/2 inch iron rod found at 143.00 feet and being a Northeast corner of Lot 2, Block A/6961 of Ed H. Miller Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 96107, Page 498, Plat Records, Dallas County, Texas, continuing a total distance of 461.00 feet to a 3 inch Aluminum disk stamped "FO & RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being along the North line of said Ed H. Miller Addition, said corner being the Southeast corner of a 15 foot alley;

THENCE North 01 degrees 08 minutes 51 seconds West along the East right of way line of said 15 foot alley, a distance of 214.90 feet to a 3 inch Aluminum disk stamped "FO & RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being along the South line of a tract of land conveyed to Marcer Construction Company, LLC by General Warranty Deed recorded in Instrument No. 201800306415, Official Public Records, Dallas County, Texas, from which a 5/8 inch iron rod found bears, North 74 degrees 41 minutes 45 seconds West, a distance of 0.83 feet for witness;

THENCE North 88 degrees 51 minutes 09 seconds East along the South line of said Marcer Construction Company, LLC tract, a distance of 461.00 feet to the POINT OF BEGINNING and containing 99,069 square feet or 2.27 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Fermin Olivera, does hereby adopt this plat, designating the herein described property as **FERMIN OLIVERA 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: _____
 Fermin Olivera, 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 Fermin Olivera 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 02/05/2020 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

PRELIMINARY PLAT
FERMIN OLIVERA ADDITION
 LOTS 11-CR AND 11-DR, BLOCK 6961
 99069 SQ.FT. / 2.27 ACRES
 BEING A REPLAT OF LOT 11-C AND 11-D, BLOCK 6961,
 G.A. LARR SUBDIVISION
 WILLIAM M. CROW SURVEY, ABSTRACT NO. 298
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S190-093

PLANNING & SURVEYING
 Main Office
 12025 Shiloh Road, Ste. 230
 Dallas, TX 75228
 F 214-349-9485
 F 214-349-2216
 Firm No. 10168800
 www.cbginctx.com

OWNER: FERMIN OLIVERA
 4214 POINSETTIA
 DALLAS, TEXAS 75211
 214-603-3116

SCALE: 1"=40' / DATE: 1-27-2020 / JOB NO. 1609046-01PLAT / DRAWN BY: TO