SUNNY SIDE ACRES (UNRECORDED) BLOCK 6/7860 O.L. HORTON SUBDIVISION VOL. 19, PG. 303 M.R.D.C.T THENCE North 89 degrees 34 minutes 09 seconds East, along the south line of said Lot 2, Block 7863, passing the southeast corner of same and being the southwest corner of a tract of land as described in Warranty Deed to Malio Lozano and Raquel Lozano recorded in Volume 2002156, Page 4029, Deed Records, Dallas County, Texas, and continuing for a distance of 1294.51 feet to a 1/2 inch iron rod found for the southeast corner of said Lozano tract, and being in the west line of a tract of land as described in Deed to the City of Dallas recorded in Volume 247, Page 916, Deed Records, Dallas County, Texas; BEGINNING at a 3 1/4 inch aluminum disk set stamped "JENKINS SUBDIVISION & RPLS 5299" set on a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" for of a tract of land described in Warranty Deed to Dallas Dowdy Partners, LLC, a Texas limited liability company, recorded in Instrument Number 202000079435, Official Dallas County, Texas, from said point a 5/8 inch iron rod found with yellow plastic cap stamped "JOM" bears South 01 degrees 26 minutes 03 seconds East, 655.11 fee corner of that tract of land described in Warranty Deed with Vendor's Lien (with Vendor's Lien Third Party) to Alejandro Torres and wife, Mariela Romeo, recorded in Ins 201900121015, Official Public Records, Dallas County, Texas, said iron lying in the northeast intersection of the north right-of-way line of Fireside Road (50' Right-of-way); right-of-way line of Dowdy Ferry Road (Variable width Right-of-way); THENCE South 89 degrees 34 minutes 08 seconds West, along the north line of said Dallas Dov containing 168,222 square feet or 3.862 acres of land. THENCE South 01 degrees 02 minutes 01 seconds East, along the west line of said City of Dallas tract, a distance of 130.00 feet to a 3 1/4 inch aluminum disk set sta SUBDIVISION & RPLS 5299" set on a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" for the northeast corner of said Dallas Dowdy Partners, LLC tract; THENCE North 01 Degrees 26 minutes 03 seconds West, along the east right-of-way line of said Dowdy Ferry Road, a distance of 130.02 feet to a 1/2 inch iron rod fo corner of Lot 2, Block 7863, Monroe Subdivision, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 83065, Page 1719, Deed Records, Dallas CENTERLINE PART OF LOT 36 JOSE CRUZ MELENDEZ INST. NO. 201000024570 O.P.R.D.C.T. APPROXIMATE
LOCATION 6"
SANITARY LINE
PER WATER UTILITY JOSE ERNESTO GUZMAN INST. NO. 201000079274 O.P.R.D.C.T. ARMANDO CARILLO VOL. 98253, PG. 1136 D.R.D.C.T. VATER LINE
PER WATER UTILITY
MAP 458.99' 701.90' 196. 703 50' 290 00' APPROXIMATE
LOCATION 16"
WATER LINE
WATER UTILITY
MAP 101 4 5 5 100.00' 80.00' 75.00' VARIABLE WIDTH RIGHT-OF-WAY) 115.50 CENTERLINE VOL. 1892, PG. 203 D.R.D.C.T. <u>√N 01°26′<del>0</del>3"</u> W <u>//</u> S 01°26'03" E 655.11 TO A 5/8" IRF S 11°26'03" E 655.11 TO A 5/8" IRF S 17°26'03" E 655.11 TO A 5/8" E 655.11 TO CENTERLINE \_\_\_\_ ано \_\_\_\_ 86.30' 60.00' \_\_\_/ \\_\_\_ 261.35' 50 FIRESIDE DRIVE (50' RIGHT-OF-WAY) 261.72' STATE PLANE COORDINATES N: 6,942,423.894 E: 2,528,813.161 DALLAS DOWDY PARTNERS, LLC INST. NO. 201900258410 O.P.R.D.C.T. ALEJANDRO TORRES AND WIFE, MARIELA ROMEO INST. NO. 201900121015 O.P.R.D.C.T. IGNACIO COLMENERO SANCHEZ JOSE HUGO COLMENERO INST. NO. 202000012125 O.P.R.D.C.T. 60.00' \$ 95th JENKINS SUBDIVISION LOT 1, BLOCK 1/7862 168,222 SQUARE FEET 3.862 ACRES LOT 2, BLOCK 7863
MONROE SUBDIVISION
VOL. 83065, PG. 1719
D.R.D.C.T. wdy Partn rs, LLC tract, 3) Bearings ar 1983, (2011). 6) Subject property is located within an area having a Zone Designation "X", "X SHADED" & "AE" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0510K, with a date of identification of 01/11/2021, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated. 4) Coordinates shown hereon are based on Texas : Datum of 1983 on Grid Coordinate values, No Scale 2) Lot to lot drainage will not be allowed without City 9) There 8) Trees not shown within 100 year Flood Zone Area. 7) City of Dallas Benchmarks #2183 68-C-15 SWDB 5) The maximum number of lots permitted by this 1) The purpose of this plat is to create GENERAL NOTES: Northing: 6,942,955.586 Easting: 2,527,344. #2185 68-D-1S SWDBM on the top step sou Baptist Church.

Northing: 6,941,724.624 Easting: 2,529,934. are no existing structures 40.00′ are based upon the Texas State Plane of 1293.60 feet to the POINT OF SWDBM on the center of radi 9,955.586 Easting: 2,527,344.: SWDBM on the top step sout SEE TREE LC 60 1 lot out of an المح 30 .429. SCAL State Plane Coordinate System, North Central Zone 4202, North American e and No Projection. plat is 1. 453 Elevation= 409.04' thwest corner of concrete porch of Dallas Paving & Drainage Engir ius on concrete curb north corner of Murdock Rd. and Fireside Dr 142 Elevation= 436.77' und for the southwest s County, Texas; EGINNING mped "JENKINS OCATION PAGE oordinate System, North Central Zone CONGESTED 1"=60' & OCH ZOGS S N 89°34'09" E & Coch Jobs ring Section DALLAS DOWDY PARTNERS LLC INST. NO. 202000079435 O.P.R.D.C.T. 89°34'08" 4202, North Americ GIVEN UNDER MY HAND AND SEAL OF OFFICE this STATE OF TEXAS
COUNTY OF DALLAS any purposes and shall not be used or viewed or relied upon as a final survey document. (02/25/2021) Preliminary, this document shall not be recorded for BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, kn foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statemen Gary E. Johnson Texas Registered Professional Land Surveyor No. 5299 MALIO LOZANO AND
RAQUEL LOZANO
VOL. 2002156, PG. 4029
D.R.D.C.T. l upon as ≶ 1294.51' 1293 60' COTTON = COTTONWOOD BOIS = BOIS D' ARC HACK = HACKBERRY TREE = UNKNOWN SPECIES DBL = DOUBLE TRUNK CM ESMT TREE LEGEND \_EGEND NO 2020 524. ZZ+ ~ day of ×20 ALUMINUM DISK SET STAMPED "JENKINS ON & RPLS 5299" ON A 1/2 IRON ROD WITH YELLOW AP STAMPED "TXHS" FOR CORNER MONUMENT 179, `*\\*\\ APPROXIMATE LOCATION
ZONE "X SHADED"
PER FLOOD MAP 2021. VICINITY OWNERS
JOSE & JOSEFINA GUZMAN
8350 LAKE ALMA DRIVE
DALLAS, TEXAS 75217 MAP (NOT LOCATION 12"
SANITARY LINE
PER WATER UTI TO SC own to me to be the person whose name ts in the foregoing certificate are true. ALE) MARTIN PRUITT SURVEY, ABSTRACT NO. 1163 W.A. PRUITT SURVEY, ABSTRACT NO. 1167 10610 Metric Drive, Suite 124, Dallas, TX 75243 Office 214-340-9700 Fax 214-340-9710 EXAS SURVEYING, LLC txheritage.com Firm #10169300 176.80 HERUTAGE 131.70' S 01°02'01" E 1150.47 130.00' STATE PLANE COORDINATES N: 6,942,563.607 E: 2,530,104.381 ubscribed to the CITY OF DALLAS VOL. 247, PG. 916 D.R.D.C.T. STATE OF TEXAS COUNTY OF DALLAS By: JOSEFINA GUZMAN -WITNESS MY HAND THIS STATE OF TEXAS COUNTY OF DALLAS By: JOSE GUZMAN - Owner WITNESS MY HAND THIS 2021. 2021

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS, **Jose E. Guzman and Josefina Guzman, husband and wife**, are the owners of a tract of land situated in the Martin Pruitt Survey, Abstract No. 1163 and Survey, Abstract No. 1167, City of Dallas Block 7862, City of Dallas, Dallas County, Texas, and being that same tract of land described in Correction Warranty Deed to Josefina Guzman, husband and wife, recorded in Instrument No. 202000079434, Official Public Records, Dallas County, Texas, being more particularly described by m

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supthe ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that 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 p

pervision, from recorded documentation, evidence collected on Texas Board of Professional Engineers and Land Surveyors, It monumentation shown hereon was either found or placed in precise representation of this Signed Final Plat.

STATE OF TEXAS

SURVEYOR'S STATEMENT

adopt this plat, designating the herein described property as **JENKINS SUBDIVISION** 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 dedicated 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 dedicated 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility). NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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, of the City of Dallas, Texas.

DAY OF 2021.

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Jose Guzman, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

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

This plat approved subject to all platting ordinances, rules, of the City of Dallas, Texas.

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Josefina Guzman, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

Notary Public in and for the State My commission expires:

PRELIMINARY PLAT
JENKINS SUBDIVISION

LOT 1, BLOCK A/7862

BEING A TRACT OF LAND IN CITY BLOCK 7862

SITUATED IN THE

MARTIN PRUITT SURVEY, ABSTRACT NO. 1163 &

W.A. PRUITT SURVEY, ABSTRACT NO. 1167

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S201-599 **ENGINEERING PLAN NO. 311T-**

DATE: 01/21/2021 / JOB # 1800886-1 / SCALE= 1" = 40' / DRAWN: KO