

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

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 the W.A. Pruitt Survey, Abstract No. 1167, City of Dallas, Dallas County, Texas, and being that same tract of land described in Correction Warranty Deed to Jose E. Guzman and Josefina Guzman, husband and wife, recorded in Instrument No. 20200079434, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 3 1/4 inch aluminum disk set stamped "JENKINS SUBDIVISION & RP1-S 5299" set on a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" for the northwest corner of a tract of land described in Warranty Deed to Dallas Dowdy Partners, LLC, a Texas limited liability company, recorded in Instrument Number 20200079435, Official Public Records, Dallas County, Texas, from said point a 3/8 inch iron rod with yellow plastic cap stamped "JOH" bears South 01° degrees 26 minutes 03 seconds East, 655.11 feet, for the southeast corner of that tract of land described in Warranty Deed with Vendor's Lien Third Party to Alejandro Torres and wife, Mariela Romo, recorded in Instrument Number 201900121015, Official Public Records, Dallas County, Texas, said iron piping in the northeast intersection of the north right-of-way line of Fireside Road (50' Right-of-Way) and the east right-of-way line of Dowdy Ferry Road (Variable width Right-of-Way);

THENCE North 01° Degrees 26 minutes 03 seconds West, along the east right-of-way line of said Dowdy Ferry Road, a distance of 130.00 feet to a 1/2 inch iron rod found for the southwest 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 County, Texas;

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 described in Warranty Deed to Mallo Lozano and Raquel Lozano recorded in Volume 2027156, 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;

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 stamped "JENKINS SUBDIVISION & RP1-S 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, a distance of 1293.60 feet to the POINT OF BEGINNING and containing 168,222 square feet or 3.862 acres of land.

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, Gary E. Johnson, 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 Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 13485, 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-5317 (a)(1)(i)(A) & (e), and that the digital drawing the accompanying this plat is a precise representation of this signed Final Plat.

Dated this _____ day of _____, 2021.

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. (02/25/2021)

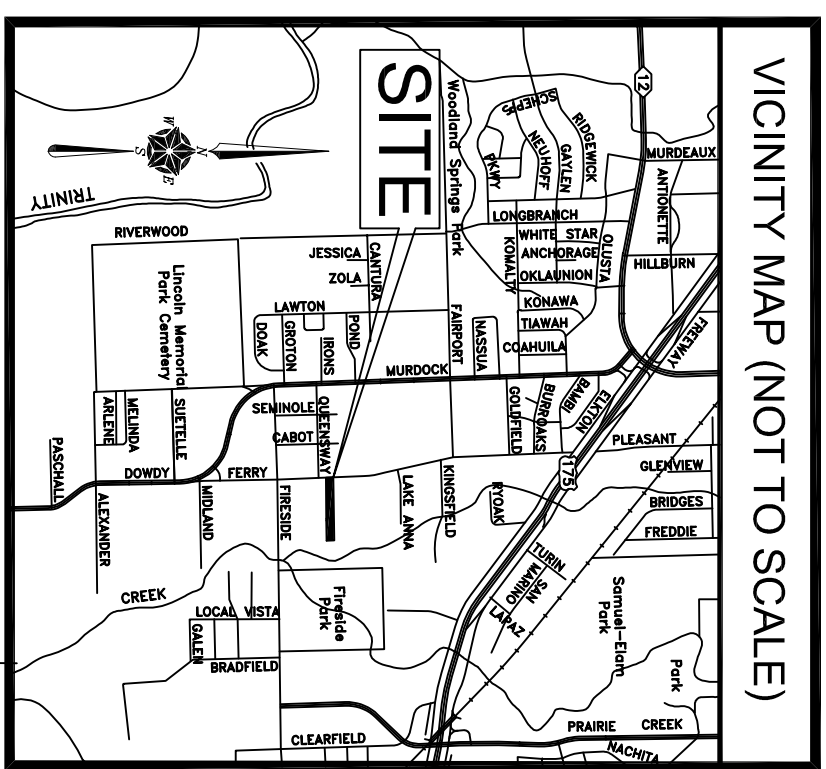
Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day, personally appeared Gary E. Johnson, 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.

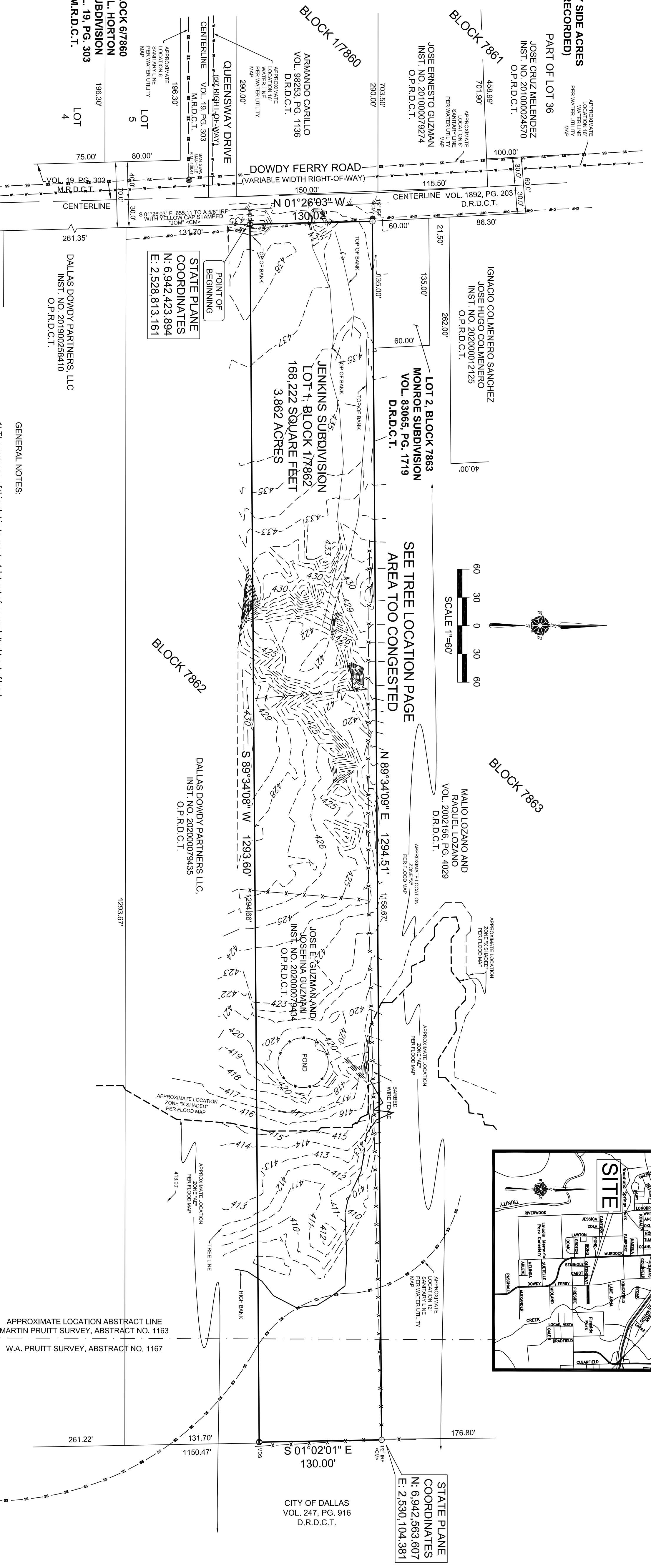
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

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



STATE PLANE
COORDINATES
N. 6,942,563.607
E. 2,530,104.381

CITY OF DALLAS
VOL. 247, PG. 916
D.R.D.C.T.



GENERAL NOTES:

- 1) The purpose of this plat is to create 1 lot out of an unplatted tract of land.
- 2) Lot to lot drainage will not be allowed without City of Dallas Planning & Drainage Engineering Section approval.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 4) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 5) The maximum number of lots permitted by this plat is 1.

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 01/17/2021, 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.

- 7) City of Dallas Benchmarks:
42183 68-C-15 SWDBM on the center of radius on concrete curb north corner of Murdock Rd. and Fireside Dr.
Northing: 6,942,955.586 Easting: 2,527,344.142 Elevations: 436.77
42183 68-D-15 SWDBM on the top step southwest corner of concrete porch at south entrance of Murdock Road First Baptist Church.
Northing: 6,941,724.624 Easting: 2,529,934.453 Elevations: 409.04
- 8) Trees not shown within 100-year Flood Zone Area.
- 9) There are no existing structures on the property.

LEGEND

- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- 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
- VOL. PG. VOLUME PAGE
- SQ. FT. SQUARE FEET
- IRF IRON ROD FOUND
- MDS 3 1/4 INCH ALUMINUM DISK SET, STAMPED "JENKINS SUBDIVISION & RP1-S 5299" ON A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP
- CM CONTROL MONUMENT
- ESMT EASEMENT
- BL BUILDING LINE
- EA EASEMENT LINE
- DR DEED RECORDS, DALLAS COUNTY, TEXAS
- AB ABSTRACT LINE
- CL CENTERLINE



OWNERS
JOSE & JOSEFINA GUZMAN
8350 LAKE ALMA DRIVE
DALLAS, TEXAS 75217

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
tkheritage.com
Firm #01609300

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **Jose E. Guzman and Josefina Guzman, husband and wife**, does hereby adopt this plat, designating the herein described property as **JENKINS SUBDIVISION** and being that same tract of land described in Correction Warranty Deed to Jose E. Guzman and Josefina Guzman, husband and wife, recorded in Instrument No. 20200079434, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

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 described in Warranty Deed to Mallo Lozano and Raquel Lozano recorded in Volume 2027156, 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;

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 stamped "JENKINS SUBDIVISION & RP1-S 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, a distance of 1293.60 feet to the POINT OF BEGINNING and containing 168,222 square feet or 3.862 acres of land.

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

By: _____
JOSE GUZMAN - Owner
STATE OF TEXAS
COUNTY OF DALLAS

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 _____ day of _____, 2021.

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

This plat approved subject to all plating ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

By: _____
JOSEFINA GUZMAN - Owner
STATE OF TEXAS
COUNTY OF DALLAS

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 _____ day of _____, 2021.

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

PRELIMINARY PLAT
JENKINS SUBDIVISION
LOT 1, BLOCK A17862
SITUATED IN THE
MARTIN PRUITT SURVEY, ABSTRACT NO. 1163 &
W.A. PRUITT SURVEY, ABSTRACT NO. 1167
CITY OF DALLAS, DALLAS COUNTY, TEXAS
ENGINEERING PLAN NO. S201-599

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
ENGINEERING PLAN NO. S201-599

DATE: 01/21/2021 / JOB #: 1800866-1 / SCALE: 1" = 40' / DRAWN: KO