

OWNER'S CERTIFICATE

WHEREAS Elsa Morales is the sole owner of a tract of land located in the ROBERT KLEBERG SURVEY, Abstract No. 716, City of Dallas, Dallas County, Texas, and being a part of Lot 1, City Block B/8820, of Berry & Rutherford Subdivision, an unrecorded addition in the City of Dallas, Dallas County, Texas, according to Dallas County Plat Books, Dallas County, Texas, and being the same tract of land described in Warranty Deed with Vendor's Lien to Elsa Morales, recorded in Instrument No. 201000182119, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

n the present Southeast line of Beltline Road, intersection of the Northeast line of Garden

Thence North 44°27'55" East, along said present Southeast line of Beltline Road, a distance of 218.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "MORALES EAST, RPLS 5310" set at the West corner of a tract of land described in deed to Kenneth Humphries, recorded in Volume 92117, Page 879, Deed Records, Dallas County, Texas, from which bears a 1/2" iron rod found at North 01°09'04" West, a distance of 0.25';

Thence South 45°56'33" East, a distance of 180.00' to a 5/8" iron rod found in the southwest line of Lot 38, Block 8819 of J.E. Biggs Addition, an addition in the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 8102, Page 2077, Deed Records, Dallas County, Texas, at the North corner of Lot 2A, Block A/8820 of M.C.M. Enterprise Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2002137, Page 15, Deed Records, Dallas County, Texas;

nce of 218.00' to a 1/2" iron rod with a 3-1/4" AST, RPLS 5310" set in the Northeast line of corner of said Lot 2A of M.C.M. Enterprise

Thence North 45°56'33" West, a distance of 180.00' to the PLACE OF BEGINNING and containing 39,239 square feet or 0.901 of an acre of land.

## SURVEYOR'S CERTIFICATE

I, John S. Turner, 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.

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PRELIMINARY, RELEASED 3-18-2019 F THIS DOCUMENT SHALL NOT BE RECO OR REVIEW PURPOSES ONLY.

#5310

Public in and for the said County and State on this , R.P.L.S. NO. 5310, State of Texas, known to me bed to the foregoing instrument, and acknowledged purposes and considerations therein expressed

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## OWNER'S DEDICATION

## NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Elsa Morales, does hereby adopt this plat, designating the herein described property as *MORALES EAST*, 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,

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STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED Elsa Morales, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this the day of

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

LIEN HOLDER'S SUBORDINATION AGREEMENT

Notary Public

Lien holder: [Bank/mortgagee] By: Name:

STATE OF TEXAS COUNTY OF \_\_\_\_

(title of officer-usually president or \_\_\_\_\_ (name of person \_\_\_\_\_ (title of officer-usually president or \_\_\_\_\_ (name of business), a \_\_\_\_\_ (state of business, i.e., LLC, Corp, etc.), on behalf of the \_\_\_\_ (LLC, Corp., etc.).

Notary Public in and for the State of Texas

A&W SURVEYORS, INC Professional Land Surveyors

214-549-4980 ~

214-549-4980 ~

19-0090 | Drawn by: 543 | Date:03-06-19 | Revised:

"A professional company operating in your best interest"

P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM
OPERTY ADDRESS: 1448 S. Beltline Road ~
Owner: Elsa Morales
~ 335 Batean, Dallas, TX 75212 ~
~ 214-549-4980 ~

LOT MORALES EAST 1A AND 1B, BLOCK A/8820 BEING A REPLAT
PART OF LOT 1, BLOC
BERRY & RUTHERFORD

PRELIMINARY PLAT

ROBERT KLEBERG SURVEY, ABSTRACT NO. 716 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S189-168 ENGINEERING PLAN NO. 311T-\_\_ & RUTHERFORD ADDITION (UNRECORDED)