

OWNER'S CERTIFICATE:

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, SONIA JANETH ESPINOZA MEDINA, is the sole owner of a tract of land located in the SA # 175 RR CO. SURVEY, Abstract No. 1391, and in the HALTER ANDERSON SURVEY, Abstract No. 42, City of Dallas, Dallas County, Texas, Block 8789 and Block 8836, as shown in the block map of the City of Dallas, and being part of a called 33.19 acre Tract 2 conveyed from Athens Development Corporation, A Texas Corporation to Sonia Janeth Espinoza Medina, by General Warranty Deed in Instrument No. 201700107755, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail found at the Southerly East corner of said 33.19 acre Tract 2 and the South corner of a called 1.67 acre tract of land conveyed to Albert J. and Alfred B. Machala, by deed as recorded in Instrument No. 2006-7904, Official Public Records, Dallas County, Texas, and on the centerline of Jordan Valley Road, and from which a PK nail found at the East corner of said 1.67 acre tract bears North 45 degrees 34 minutes 08 seconds East, a distance of 208.49 feet;

THENCE, South 45 degrees 16 minutes 47 seconds West, with the Southeasterly line of said 33.19 acre Tract 2 and generally with the Centerline of Jordan Valley Road, a distance of 342.18 feet to a PK nail set, and from which a 60D nail found bears South 45 degrees 16 minutes 47 seconds West, a distance of 279.82 feet;

THENCE, North 52 degrees 57 minutes 07 seconds West, at 25.50 feet passing a 6" steel fence post, and at 359.86 feet passing a 6" steel fence post and continuing in all a total distance of 413.79 feet to a 1/2 inch iron rod and cap stamped "By-Line" set at a point for corner;

THENCE, North 53 degrees 50 minutes 02 seconds East, a distance of 411.01 feet to a 1/2 inch iron rod and yellow cap found at an ell corner of said 33.19 acre Tract 2 and at the West corner of said 1.67 acre tract;

THENCE, South 43 degrees 53 minutes 48 seconds East, with the Southerly Northeasterly line of said 33.19 acre Tract 2 and the Southeasterly line of said 1.67 acre tract, at 348.42 feet passing a 1/2 inch iron rod and yellow cap stamped "RSC1 50341" found, and continuing in all a total distance of 348.42 feet to the POINT OF BEGINNING AND CONTAINING 3.24 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SONIA JANETH ESPINOZA MEDINA, does hereby adopt this plat, designating the herein described property as JANETH'S RANCH, 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 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 County, Texas, this _____ day of _____, 2019.

By: _____

Name: SONIA JANETH ESPINOZA MEDINA
 Title: Owner

STATE OF TEXAS
 COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared SONIA JANETH ESPINOZA MEDINA, Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2019.

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

STATE OF TEXAS
 COUNTY OF _____

That I, Wayne Beets, II, 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.

This _____ day of _____, 2019.
PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Wayne Beets, II
 Registered Professional Land Surveyor No. 6039

STATE OF TEXAS
 COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared SONIA JANETH ESPINOZA MEDINA, Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2019.

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

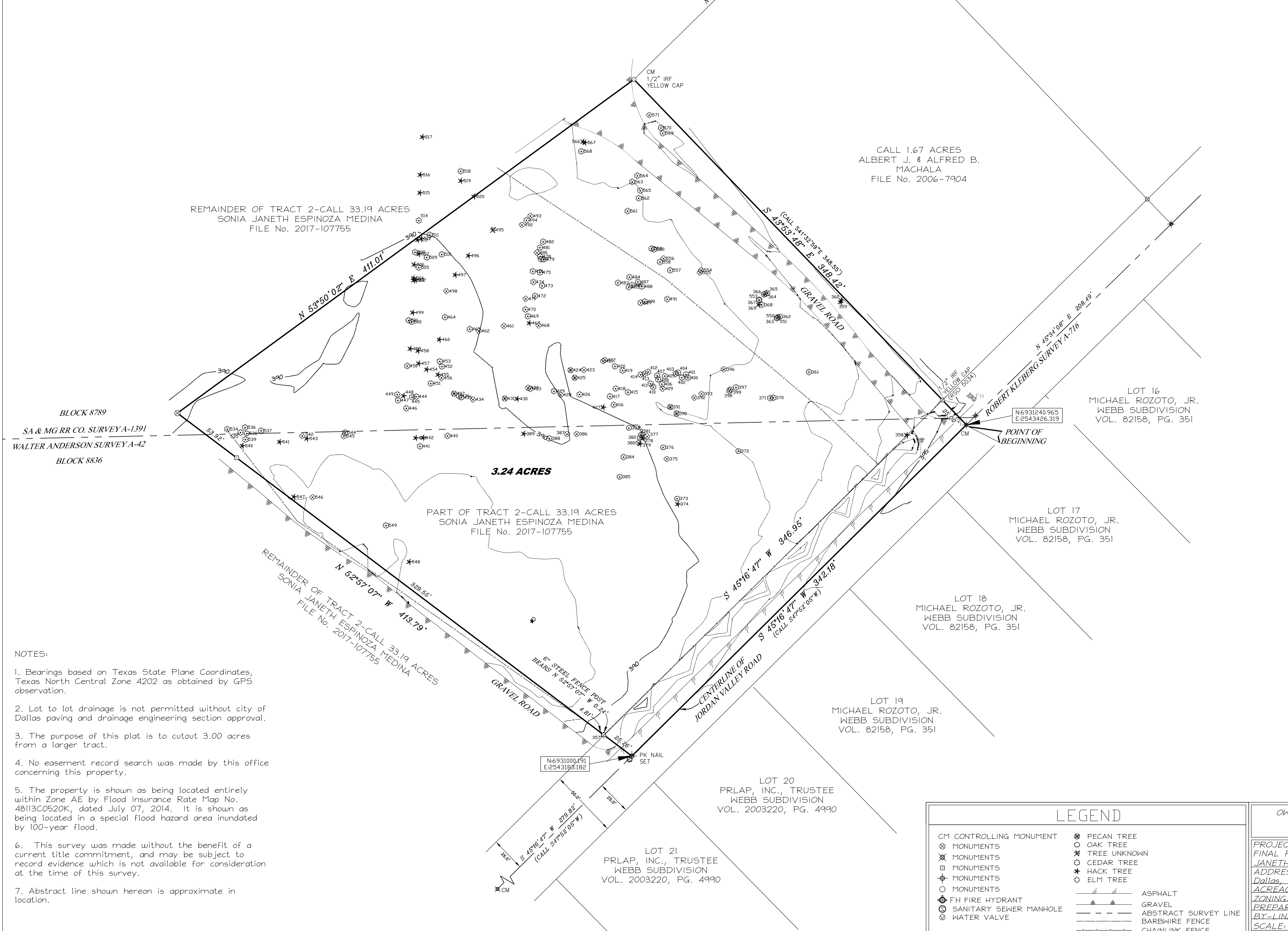
STATE OF TEXAS
 COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Wayne Beets, II, Registered Professional Land Surveyor No. 6039, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2019.

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

TREE	SIZE	COMMON	SCIENTIFIC	TREE	SIZE	COMMON	SCIENTIFIC	TREE	SIZE	COMMON	SCIENTIFIC
397	12"	HACKBERRY	CELTIS OCCIDENTALIS	424	10"	CEMBER	CEMBER	493	12"	ELM	ULMUS AMERICANA
398	16"	HACKBERRY	CELTIS OCCIDENTALIS	425	14"	PECAN HICKORY	CARYA ILLINOENSIS	494	12"	RED CEDAR	JUNIPERUS VIRGINIANA
399	6"	HACKBERRY	CELTIS OCCIDENTALIS	426	6"	RED CEDAR	JUNIPERUS VIRGINIANA	495	24"	UNIDENTIFIED	UNIDENTIFIED
360	6"	HACKBERRY	CELTIS OCCIDENTALIS	427	8"	HACKBERRY	CELTIS OCCIDENTALIS	496	8"	HACKBERRY	CELTIS OCCIDENTALIS
361	18"	RED CEDAR	JUNIPERUS VIRGINIANA	428	20"	ELM	ULMUS AMERICANA	497	6"	HACKBERRY	CELTIS OCCIDENTALIS
362	18"	POST OAK	QUERCUS STELLATA	429	10"	RED CEDAR	JUNIPERUS VIRGINIANA	498	12"	ELM	ULMUS AMERICANA
363	6"	RED CEDAR	JUNIPERUS VIRGINIANA	430	10"	HACKBERRY	CELTIS OCCIDENTALIS	499	12"	HACKBERRY	CELTIS OCCIDENTALIS
364	6"	RED CEDAR	JUNIPERUS VIRGINIANA	431	8"	PECAN HICKORY	CARYA ILLINOENSIS	500	10"	POST OAK	QUERCUS STELLATA
365	8"	RED CEDAR	JUNIPERUS VIRGINIANA	432	10"	ELM	ULMUS AMERICANA	501	12"	RED CEDAR	JUNIPERUS VIRGINIANA
366	6"	RED CEDAR	JUNIPERUS VIRGINIANA	433	6"	RED CEDAR	JUNIPERUS VIRGINIANA	502	8"	HACKBERRY	CELTIS OCCIDENTALIS
367	6"	RED CEDAR	JUNIPERUS VIRGINIANA	434	6"	ELM	ULMUS AMERICANA	503	6"	HACKBERRY	CELTIS OCCIDENTALIS
368	8"	RED CEDAR	JUNIPERUS VIRGINIANA	435	12"	POST OAK	QUERCUS STELLATA	504	12"	HACKBERRY	CELTIS OCCIDENTALIS
369	8"	HACKBERRY	CELTIS OCCIDENTALIS	436	6"	RED CEDAR	JUNIPERUS VIRGINIANA	505	12"	RED CEDAR	JUNIPERUS VIRGINIANA
370	12"	RED CEDAR	JUNIPERUS VIRGINIANA	437	10"	PECAN HICKORY	CARYA ILLINOENSIS	506	14"	HACKBERRY	CELTIS OCCIDENTALIS
371	10"	RED CEDAR	JUNIPERUS VIRGINIANA	438	8"	RED CEDAR	JUNIPERUS VIRGINIANA	507	14"	HACKBERRY	CELTIS OCCIDENTALIS
372	10"	POST OAK	QUERCUS STELLATA	441	10"	RED CEDAR	JUNIPERUS VIRGINIANA	508	6"	RED CEDAR	JUNIPERUS VIRGINIANA
373	12"	POST OAK	QUERCUS STELLATA	442	10"	HACKBERRY	CELTIS OCCIDENTALIS	509	8"	RED CEDAR	JUNIPERUS VIRGINIANA
374	14"	HACKBERRY	CELTIS OCCIDENTALIS	443	12"	HACKBERRY	CELTIS OCCIDENTALIS	510	14"	RED CEDAR	JUNIPERUS VIRGINIANA
375	8"	ELM	ULMUS AMERICANA	444	6"	RED CEDAR	JUNIPERUS VIRGINIANA	511	6"	RED CEDAR	JUNIPERUS VIRGINIANA
376	12"	POST OAK	QUERCUS STELLATA	445	10"	RED CEDAR	JUNIPERUS VIRGINIANA	512	10"	HACKBERRY	CELTIS OCCIDENTALIS
377	6"	ELM	ULMUS AMERICANA	446	6"	RED CEDAR	JUNIPERUS VIRGINIANA	513	10"	HACKBERRY	CELTIS OCCIDENTALIS
378	10"	HACKBERRY	CELTIS OCCIDENTALIS	447	10"	RED CEDAR	JUNIPERUS VIRGINIANA	514	16"	RED CEDAR	JUNIPERUS VIRGINIANA
379	6"	HACKBERRY	CELTIS OCCIDENTALIS	448	8"	HACKBERRY	CELTIS OCCIDENTALIS	515	10"	HACKBERRY	CELTIS OCCIDENTALIS
380	8"	ELM	ULMUS AMERICANA	449	6"	RED CEDAR	JUNIPERUS VIRGINIANA	516	10"	HACKBERRY	CELTIS OCCIDENTALIS
381	8"	POST OAK	QUERCUS STELLATA	450	10"	RED CEDAR	JUNIPERUS VIRGINIANA	517	12"	HACKBERRY	CELTIS OCCIDENTALIS
382	6"	RED CEDAR	JUNIPERUS VIRGINIANA	451	6"	RED CEDAR	JUNIPERUS VIRGINIANA	518	16"	RED CEDAR	JUNIPERUS VIRGINIANA
383	26"	POST OAK	QUERCUS STELLATA	452	10"	RED CEDAR	JUNIPERUS VIRGINIANA	519	12"	HACKBERRY	CELTIS OCCIDENTALIS
384	12"	RED CEDAR	JUNIPERUS VIRGINIANA	453	10"	RED CEDAR	JUNIPERUS VIRGINIANA	520	10"	HACKBERRY	CELTIS OCCIDENTALIS
385	22"	POST OAK	QUERCUS STELLATA	454	12"	HACKBERRY	CELTIS OCCIDENTALIS	534	10"	RED CEDAR	JUNIPERUS VIRGINIANA
386	10"	ELM	ULMUS AMERICANA	455	10"	HACKBERRY	CELTIS OCCIDENTALIS	535	6"	RED CEDAR	JUNIPERUS VIRGINIANA
387	14"	ELM	ULMUS AMERICANA	456	8"	ELM	ULMUS AMERICANA	536	6"	RED CEDAR	JUNIPERUS VIRGINIANA
388	18"	RED CEDAR	JUNIPERUS VIRGINIANA	457	10"	HACKBERRY	CELTIS OCCIDENTALIS	537	12"	RED CEDAR	JUNIPERUS VIRGINIANA
389	8"	HACKBERRY	CELTIS OCCIDENTALIS	458	14"	HACKBERRY	CELTIS OCCIDENTALIS	538	12"	POST OAK	QUERCUS STELLATA
390	12"	PECAN HICKORY	CARYA ILLINOENSIS	459	12"	HACKBERRY	CELTIS OCCIDENTALIS	539	6"	RED CEDAR	JUNIPERUS VIRGINIANA
391	14"	PECAN HICKORY	CARYA ILLINOENSIS	460	12"	HACKBERRY	CELTIS OCCIDENTALIS	540	14"	HACKBERRY	CELTIS OCCIDENTALIS
392	12"	ELM	ULMUS AMERICANA	461	10"	ELM	ULMUS AMERICANA	541	20"	HACKBERRY	CELTIS OCCIDENTALIS
393	14"	ELM	ULMUS AMERICANA	462	16"	ELM	ULMUS AMERICANA	542	18"	ELM	ULMUS AMERICANA
394	12"	ELM	ULMUS AMERICANA	463	10"	RED CEDAR	JUNIPERUS VIRGINIANA	543	10"	HACKBERRY	CELTIS OCCIDENTALIS
397	8"	TWIN	RED CEDAR	464	6"	RED CEDAR	JUNIPERUS VIRGINIANA	544	6"	RED CEDAR	JUNIPERUS VIRGINIANA
398	6"	RED CEDAR	JUNIPERUS VIRGINIANA	467	6"	HACKBERRY	CELTIS OCCIDENTALIS	545	6"	RED CEDAR	JUNIPERUS VIRGINIANA
399	14"	RED CEDAR	JUNIPERUS VIRGINIANA	468	10"	TWIN	ELM	546	8"	ELM	ULMUS AMERICANA
400	18"	RED CEDAR	JUNIPERUS VIRGINIANA	469	14"	RED CEDAR	JUNIPERUS VIRGINIANA	547	6"	HACKBERRY	CELTIS OCCIDENTALIS
401	10"	RED CEDAR	JUNIPERUS VIRGINIANA	470	10"	RED CEDAR	JUNIPERUS VIRGINIANA	548	6"	CLUSTER	HACKBERRY
402	6"	RED CEDAR	JUNIPERUS VIRGINIANA	471	10"	ELM	ULMUS AMERICANA	549	10"	RED CEDAR	JUNIPERUS VIRGINIANA
403	6"	RED CEDAR	JUNIPERUS VIRGINIANA	472	14"	RED CEDAR	JUNIPERUS VIRGINIANA	551	22"	ELM	ULMUS AMERICANA
404	10"	RED CEDAR	JUNIPERUS VIRGINIANA	473	10"	RED CEDAR	JUNIPERUS VIRGINIANA	552	6"	RED CEDAR	JUNIPERUS VIRGINIANA
405	12"	RED CEDAR	JUNIPERUS VIRGINIANA	474	10"	RED CEDAR	JUNIPERUS VIRGINIANA	553	6"	RED CEDAR	JUNIPERUS VIRGINIANA
406	10"	RED CEDAR	JUNIPERUS VIRGINIANA	475	10"	RED CEDAR	JUNIPERUS VIRGINIANA	554	6"	ELM	ULMUS AMERICANA
407	10"	RED CEDAR	JUNIPERUS VIRGINIANA	476	10"	RED CEDAR	JUNIPERUS VIRGINIANA	555	14"	ELM	ULMUS AMERICANA
408	6"	RED CEDAR	JUNIPERUS VIRGINIANA	477	6"	RED CEDAR	JUNIPERUS VIRGINIANA	556	6"	ELM	ULMUS AMERICANA
409	10"	ELM	ULMUS AMERICANA	478	10"	RED CEDAR	JUNIPERUS VIRGINIANA	557	14"	RED CEDAR	JUNIPERUS VIRGINIANA
410	12"	RED CEDAR	JUNIPERUS VIRGINIANA	479	12"	RED CEDAR	JUNIPERUS VIRGINIANA	558	12"	RED CEDAR	JUNIPERUS VIRGINIANA
411	10"	RED CEDAR	JUNIPERUS VIRGINIANA	480	6"	ELM	ULMUS AMERICANA	559	12"	RED CEDAR	JUNIPERUS VIRGINIANA
412	12"	RED CEDAR	JUNIPERUS VIRGINIANA	481	6"	RED CEDAR	JUNIPERUS VIRGINIANA	560	10"	RED CEDAR	JUNIPERUS VIRGINIANA
413	12"	RED CEDAR	JUNIPERUS VIRGINIANA	482	8"	RED CEDAR	JUNIPERUS VIRGINIANA	561	13"	RED CEDAR	JUNIPERUS VIRGINIANA
414	14"	RED CEDAR	JUNIPERUS VIRGINIANA	483	10"	RED CEDAR	JUNIPERUS VIRGINIANA	562	12"	RED CEDAR	JUNIPERUS VIRGINIANA
415	10"	RED CEDAR	JUNIPERUS VIRGINIANA	484	10"	TWIN	ELM	563	12"	RED CEDAR	JUNIPERUS VIRGINIANA
416	12"	RED CEDAR	JUNIPERUS VIRGINIANA	485	10"	RED CEDAR	JUNIPERUS VIRGINIANA	564	12"	RED CEDAR	JUNIPERUS VIRGINIANA
417	8"	RED CEDAR	JUNIPERUS VIRGINIANA	486	10"	TWIN	ELM	565	12"	RED CEDAR	JUNIPERUS VIRGINIANA
418	12"	RED CEDAR	JUNIPERUS VIRGINIANA	487	6"	RED CEDAR	JUNIPERUS VIRGINIANA	566	12"	HACKBERRY	CELTIS OCCIDENTALIS
419	12"	RED CEDAR	JUNIPERUS VIRGINIANA	488	6"	RED CEDAR	JUNIPERUS VIRGINIANA	567	12"	HACKBERRY	CELTIS OCCIDENTALIS
420	8"	RED CEDAR	JUNIPERUS VIRGINIANA	489	14"	RED CEDAR	JUNIPERUS VIRGINIANA	568	12"	RED CEDAR	JUNIPERUS VIRGINIANA
421	12"	ELM	ULMUS AMERICANA	490	10"	RED CEDAR	JUNIPERUS VIRGINIANA	569	12"	RED CEDAR	JUNIPERUS VIRGINIANA
422	12"	ELM	ULMUS AMERICANA	491	14"	RED CEDAR	JUNIPERUS VIRGINIANA	570	12"	RED CEDAR	JUNIPERUS VIRGINIANA
423	8"	TWIN	ELM	492	10"	ELM	ULMUS AMERICANA	571	6"	ELM	ULMUS AMERICANA



- NOTES:
- Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
 - Lot to lot drainage is not permitted without city of Dallas paving and drainage engineering section approval.
 - The purpose of this plat is to cutout 3.00 acres from a larger tract.
 - No easement record search was made by this office concerning this property.
 - The property is shown as being located entirely within Zone AE by Flood Insurance Rate Map No. 4813C0520K, dated July 07, 2014. It is shown as being located in a special flood hazard area inundated by 100-year flood.
 - This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at the time of this survey.
 - Abstract line shown hereon is approximate in location.

LEGEND

CM CONTROLLING MONUMENT	○ PECAN TREE
○ MONUMENTS	○ OAK TREE
⊗ MONUMENTS	○ TREE UNKNOWN
□ MONUMENTS	○ CEDAR TREE
⊕ MONUMENTS	★ HACK TREE
⊖ MONUMENTS	◇ ELM TREE
⊙ MONUMENTS	— ASPHALT
⊚ FH FIRE HYDRANT	— GRABVEL
⊛ SANITARY SEWER MANHOLE	— ABSTRACT SURVEY LINE
⊜ WATER VALVE	— BARBWIRE FENCE
	— CHAINLINK FENCE

OWNER/DEVELOPER - SONIA JANETH ESPINOZA MEDINA
 3104 POINT EAST DRIVE, MESQUITE, TX 75150
 PHONE NUMBER: (214) 489-9539

PROJECT NAME:
 FINAL PLAT OF THE
 JANETH'S RANCH
 ADDRESS: 3119 Jordan Valley Rd.
 Dallas, TX
 ACREAGE: 3.24
 ZONING: A (A) - Agricultural
 PREPARED: 4/02/2019
 BY-LINE JOB NO. 2019-138
 SCALE: 1" = 40'
 TECHNICIAN: TTB

BY-LINE SURVEYING LLC
 P.O. Box 834
 Emory, TX 75440
 Ph: (903) 473-1150
 Firm No. 10194233
 www.bylinesurveying.com

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PRELIMINARY PLAT
JANETH'S RANCH
 AN ADDITION TO THE CITY OF DALLAS
 DALLAS COUNTY, TEXAS

Being a 3.20 acre of land out of the
 S.A. & M.G. Ry. Survey, Abstract No. 1391
 Walter Anderson Survey, Abstract No. 42
 CITY FILE NO. ---S189-177