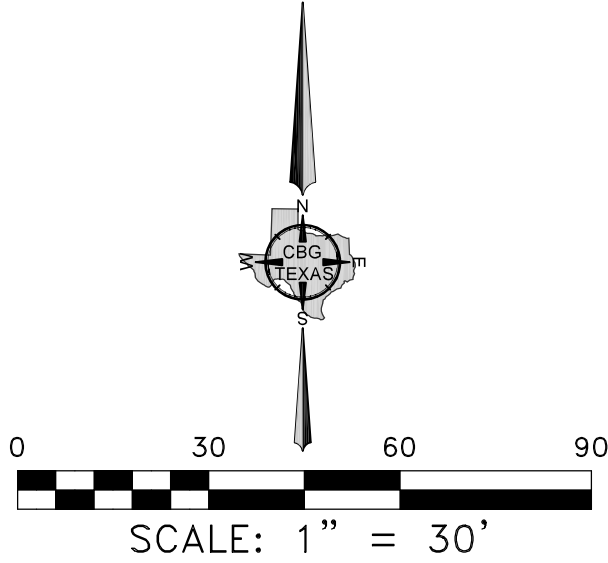


VICINITY MAP
NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas G.E.N.A. Properties LLC and J.M. Correa Construction LLC are the owners of a tract of land situated in the Louis Horst Survey, Abstract No. 556, City of Dallas, Dallas County, Texas, and being a portion of a tract of land conveyed to G.E.N.A. Properties LLC and J.M. Correa Construction LLC by Sheriff's deed recorded in Instrument No. 20200055403, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the South corner of a tract of land conveyed to Leonard Rusher by Warranty Deed recorded in Volume 324, Page 1250, Deed Records, Dallas County, Texas, said corner being along the Northwest right of way line of Oak Dale Road (60 foot right of way);

THENCE South 59 degrees 35 minutes 00 seconds West along the Northwest right of way line of said Oak Dale Road, a distance of 50.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the East corner of a tract of land conveyed to Sylvester Wright, Sr. by Warranty Deed recorded in Volume 2003143, Page 7006, Deed Records, Dallas County, Texas;

THENCE North 30 degrees 51 minutes 42 seconds West along the Northeast line of said Wright, Sr. tract, a distance of 192.50 feet to a 3 inch Aluminum disk stamped "? And RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the East corner of a tract of land conveyed to Almon Livingston by General Warranty Deed recorded in Instrument No. 20140000873, Official Public Records, Dallas County, Texas;

THENCE North 59 degrees 35 minutes 00 seconds East, a distance of 50.00 feet to a 3 inch Aluminum disk stamped "? And RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the South corner of a tract of land conveyed to Jesus Martinez by Warranty Deed recorded in Instrument No. 201800164678, Official Public Records, Dallas County, Texas, said corner being the West corner of above said Rusher tract;

THENCE South 30 degrees 51 minutes 42 seconds East along the Southwest line of said Rusher tract, a distance of 192.50 feet to the POINT OF BEGINNING and containing 9,625 square feet or 0.221 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, G.E.N.A. Properties LLC and J.M. Correa Construction LLC, does hereby adopt this plat, designating the herein described property as **ADDITION NAME**, 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 _____, 2021.

BY: _____
G.E.N.A. Properties LLC, Owner
Genaro Picazo, President

BY: _____
J.M. Correa Construction LLC, Owner
Juan Manuel Correa, President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Genaro Picazo 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 _____, 2021.

Notary Public in and for Dallas County, Texas.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Juan Manuel Correa 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 _____, 2021.

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 Engineers and Land Surveyors, 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 _____, 2021.

RELEASED FOR REVIEW 4/19/2021 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.

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 _____, 2021.

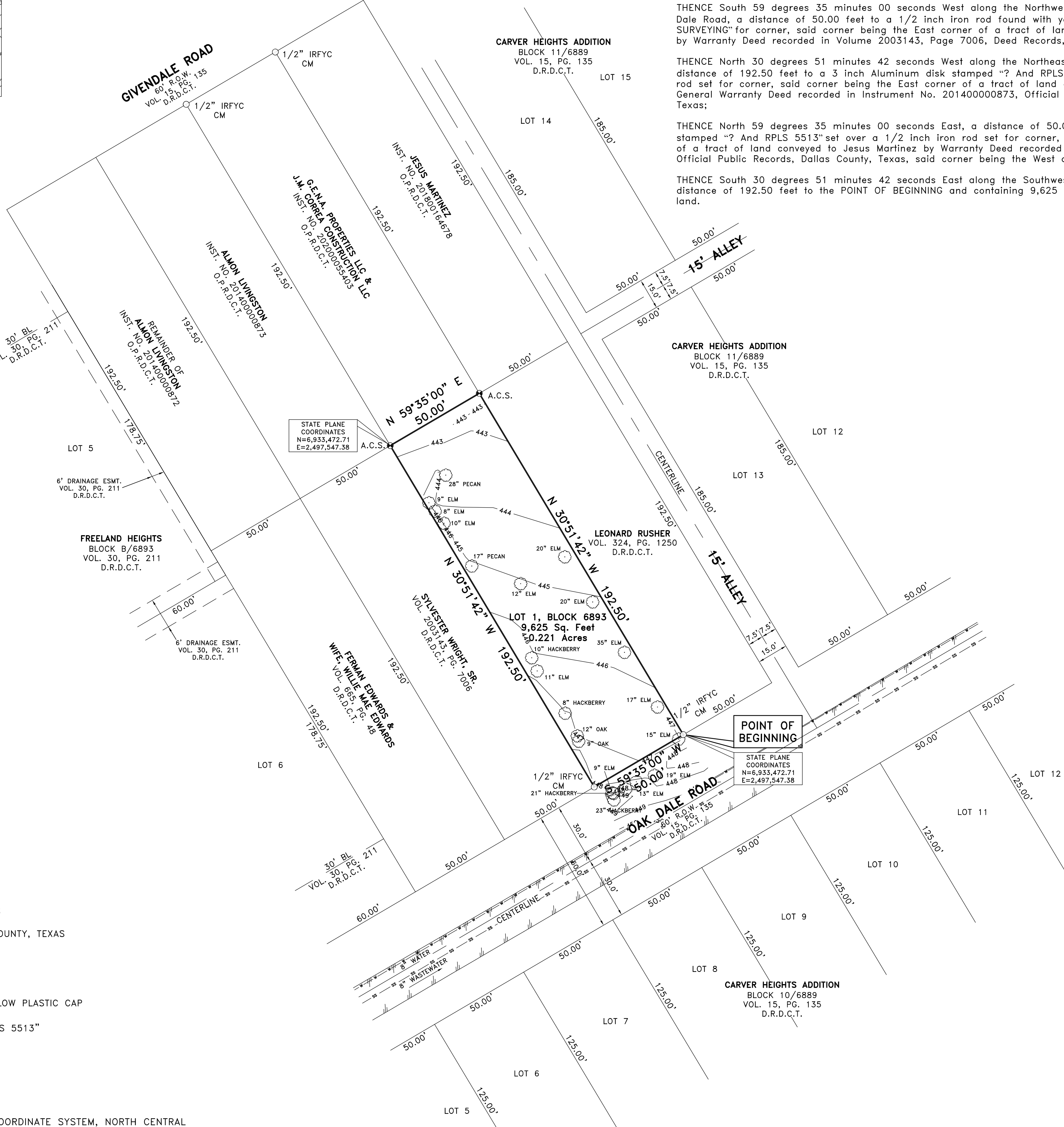
Notary Public in and for the State of Texas

LEGEND

- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP 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 IRFYC = 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- A.C.S. = 3" ALUMINUM DISK STAMPED "EH AND RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET

GENERAL NOTES

- 1) BASIS OF BEARINGS ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 ONE LOT OUT OF A 0.221 ACRE TRACT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING 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.



OWNER: G.E.N.A. PROPERTIES LLC
2540 LESLEY LANE
MESQUITE, TEXAS 75181
PHONE: 469-999-6575

OWNER: J.M. CORREA CONSTRUCTION LLC
8721 GROVECREST DRIVE
DALLAS, TEXAS 75217
PHONE: 214-205-5492

PRELIMINARY PLAT
GENA & CORREA ADDITION
LOT 1, BLOCK 6893
9,625 SQ.FT. / 0.221 ACRES
LOUIS HORST SURVEY, ABSTRACT NO. 556
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-666

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