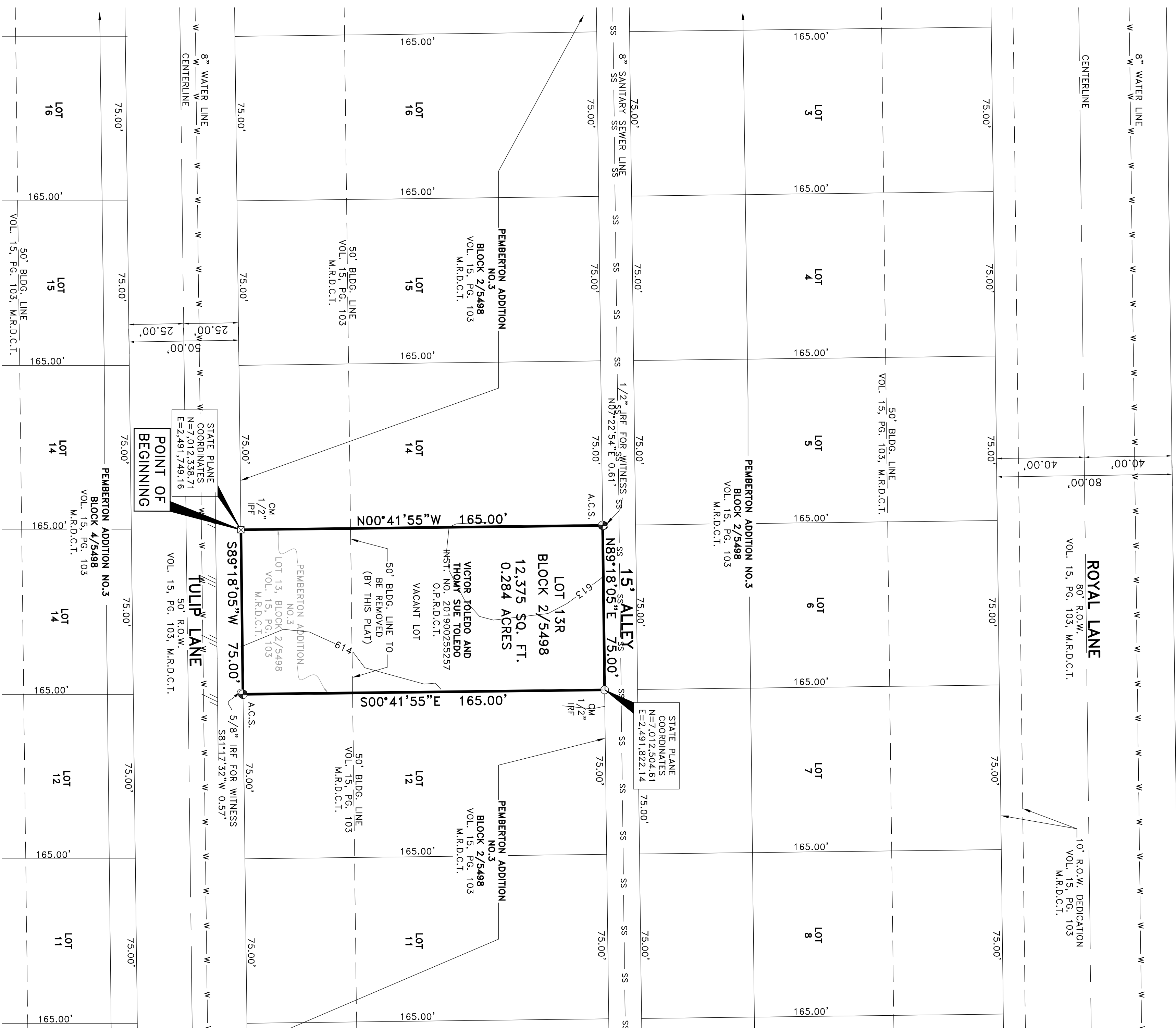


- GENERAL NOTES**
- 1) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
 - 2) THE PURPOSE OF THIS PLAT IS TO REMOVE THE 50 FEET BUILDING LINE.
 - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 - 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 - 5) BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

VICINITY MAP
NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Victor Toledo and Thomy Sue Toledo, are the sole owners of a tract of land situated in the James A. Smith Survey, Abstract No. 1339, Dallas County, Texas, and being all of Lot 13, Block 2/5498 of Pemberton Addition No. 3, an addition to the City of Dallas, Dallas County, Texas according to the Plat thereof recorded in Volume 15, Page 103, Map Records, Dallas County, Texas, and being all of a tract of land conveyed to Victor Toledo and Thomy Sue Toledo, by Warranty Deed with Vendor's Lien recorded in Instrument Number 201900235257, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found for corner, said corner being in the North Right-of-Way line of Tulip Lane (50 foot Right-of-Way), and being the Southeast corner of Lot 14, of said Block 2/5498, of said Pemberton Addition No. 3;

THENCE North 00 degrees 41 minutes 55 seconds West, along the East line of said Lot 14, a distance of 165.00 feet to a 3-1/4 inch aluminum disc stamped "TTA & RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being on the Northeast corner of said Lot 14, same being on the South line of a 15 foot alley, from which a 1/2 inch iron rod found for witness bears North 07 degrees 22 minutes 54 seconds East, a distance of 0.61 feet;

THENCE North 89 degrees 18 minutes 05 seconds East, along the South line of said 15 foot alley, a distance of 75.00 feet to a 1/2 inch iron rod found for corner, said corner being on the South line of said 15 foot alley, same being on the Northwest corner of Lot 12, of said Block 2/5498, of said Pemberton Addition No. 3;

THENCE South 00 degrees 41 minutes 55 seconds East, along the West line of said Lot 12, a distance of 165.00 feet to a 3-1/4 inch aluminum disc stamped "TTA & RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being on the Southwest corner of said Lot 12, same being on the North Right-of-Way line of said Tulip Lane, from which a 5/8 inch iron rod found for witness bears South 81 degrees 17 minutes 32 seconds West, a distance of 0.57 feet.

THENCE South 89 degrees 18 minutes 05 seconds West, along the North Right-of-Way line of said Tulip Lane, a distance of 75.00 feet to the POINT OF BEGINNING and containing 12,375 square feet or 0.284 acres of land.

LEGEND:

- CM CONTROLLING MONUMENT
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- A.C.S. 3-1/4 INCH ALUMINUM DISK STAMPED "TTA & RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET
- ESMT. EASEMENT
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY
- BLDG. BUILDING
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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. 514-8.617 (g)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2020.
RELEASED FOR REVIEW 05/05/2020 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR RELEAD UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513
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 Bryan Connolly 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 _____, 2020.

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

OWNER'S DEDICATION

NOW WHEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Victor Toledo and Thomy Sue Toledo, do hereby adopt this plat designating the herein described property as **TOLEDO TULIP ADDITION**, 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 hereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police use, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line 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 so 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 to or from the said easements and all public utilities shall of all things have the full right of ingress and egress, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to provide 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 _____ day of _____, 2020.

BY: _____
Victor Toledo, Owner

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 Victor Toledo 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 _____, 2020.

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

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2020.

BY: _____
Thomy Sue Toledo, Owner

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 Thomy Sue Toledo 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 _____, 2020.

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

LIEN HOLDER'S SUBORDINATION AGREEMENT

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.

Sarnborn Road Rentals, LLC a California Limited Liability Company.

BY: _____
Mandeep Singh Pabla, Member

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

This instrument was acknowledged before me on _____ by Mandeep Singh Pabla of Sarnborn Road Rentals, LLC a California Limited Liability Company.

Notary Public in and for Sacramento County, California.

PRELIMINARY PLAT
TOLEDO TULIP ADDITION
LOT 13R, BLOCK 2/5498
BEING A REPLAT OF
ALL OF LOT 13, BLOCK 2/5498,
PEMBERTON ADDITION NO. 3,
JAMES A. SMITH SURVEY, ABSTRACT NO. 1339
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-121

OWNER: VICTOR TOLEDO AND
THOMY SUE TOLEDO
7700 GREENWAY BLVD., #101
DALLAS, TX 75209
214-735-9800

