



**GENERAL NOTES**

1. ALL COORDINATES POSTED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. THE SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED.
5. WITHOUT ENGINEERING SECTION APPROVAL.
6. THE PURPOSE OF THIS PLAT IS TO COMBINE THREE LOTS AND PARTS OF OTHER LOTS AND TO SUBDIVIDE THE SAME INTO LOTS AND PARTS OF LOTS.
7. 6-1/2" IRON RODS SET HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310", UNLESS OTHERWISE NOTED.

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Jose H. Contreras is the sole owner of a tract of land located in the ISAAC ELAM SURVEY, Abstract No. 442, City of Dallas, Dallas County, Texas, and being the West 80' of Lots 22, 23 and 24, Block K/6301, of Dallas Gardens, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 5, Page 270, Map Records, Dallas County, Texas, and being the same tract of land described in Special Warranty Deed to Jose H. Contreras, recorded in Instrument No. 201600158812, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found atop a concrete perimeter wall in the North line of Dell Garden Avenue a 50' wide public right-of-way, at the Southeast corner of Lot D, Block K/6301 of Block K, Dallas Gardens Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 14, Page 11, Map Records, Dallas County, Texas, same being the Southeast corner of a tract of land described in deed to Fernando Briones, recorded in Volume 99194, Page 972, Deed Records, Dallas County, Texas;

Thence North 00°45'38" West, along the East line of said Briones tract, a distance of 150.15', to a 1/2" aluminum disk stamped "CONTRERAS DALLAS, RPLS 5310" set at the Southwest corner of a portion of Lot 24, Block K/6301 of said Dallas Gardens, same being the Southwest corner of a tract of land described in deed to Candalaria Contreras, recorded in Instrument No. 201500257338, Official Public Records, Dallas County, Texas;

Thence North 89°07'49" East, along the South line of said Camacho tract, a distance of 80.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "CONTRERAS DALLAS, RPLS 5310" set at the Northwest corner of a portion of said Lot 22 described in deed to Jose H. Contreras and Candalaria Contreras, recorded in Instrument No. 201500144115, Official Public Records, Dallas County, Texas;

Thence South 00°45'38" East, a distance of 150.15' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "CONTRERAS DALLAS, RPLS 5310" set in the said North line of Dell Garden Avenue, at the Southwest corner of a portion of Lot 24, Block K/6301 of said Dallas Gardens Addition described in deed to Quoc Phu Nguyen & Ha Thi Thu Nguyen, recorded in Instrument No. 201500042529, Official Public Records, Dallas County, Texas;

Thence South 89°07'49" West, along said North line, a distance of 80.00' to the PLACE OF BEGINNING and containing 12,012 square feet or 0.276 of an acre of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jose H. Contreras, does hereby adopt this plat, designating the herein described property as **CONTRERAS DALLAS**, an addition to the City of Dallas, Dallas County, Texas. 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 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 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 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 or 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 pitting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Jose H. Contreras, Owner

**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 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 information shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51743-617 (a), (b), (c), (d), (e), and (f); and that the digital drawing the accompanying this plat is a precise representation of the Signed Final Plat.

Witness my hand at Mesquite, Texas,  
This \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**PRELIMINARY RELEASED 3-4-2020 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.**

John S. Turner  
Registered Professional Land Surveyor #5310

**STATE OF TEXAS**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,  
This \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

**A&W SURVEYORS, INC.**  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX, 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4854  
WWW.AWSURVEY.COM

PROPERTY ADDRESS: 8023 Dell Garden Avenue -  
Owner: Jose H. Contreras  
- 138 Southburn Drive, Rockwell, TX 75087 -  
~ 972-567-8554 ~

Job No. 18-1835 | Drawn by: 543 | Date: 3-30-2020 | Revised:  
"A professional company operating in your best interest"

**PRELIMINARY PLAT**  
**CONTRERAS DALLAS**  
**LOT 22A, BLOCK K/6301**

BEING A REPLAT OF  
PARTS OF LOTS 22, 23 AND 24, BLOCK K/6301  
DALLAS GARDENS  
ISAAC ELAM SURVEY ABSTRACT NO. 442  
CITY OF DALLAS DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S19P131