



CALLED 50.0885 ACRES  
UNIVERSAL TRUCKLOAD SERVICES, INC.  
20070084839  
O.P.R.D.C.T.

ROD DEED  
CALL 0.0275 ACRES  
VOL. 2001006, PG. 61

ROD DEED  
CALL 0.0030 ACRES  
VOL. 2002067, PG. 5661

**LOT 1, BLOCK 8005**  
**2.191 ACRES**  
MARTIN RAMIRO AVILA  
201600285553 O.P.R.D.C.T.

CALLLED 0.27 ACRES  
MULAT AHMED MUHAMMED  
20060371572  
O.P.R.D.C.T.

CALLLED 85/100 ACRES  
ROBERT GARLAND TOWN AND  
TAVIRIA L. YOUNT  
VOLUME 2000020, PAGE 0107, O.P.R.D.C.T.

**OWNER'S CERTIFICATE:**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, MARTIN RAMIRO AVILA, is the sole owner of a tract of land located in the LEVI DIXON SURVEY, Abstract No. 380, City of Dallas, Dallas County, Texas, Block 8005, as shown in the block map of the City of Dallas, and being all of tract of land conveyed from N. Ross Nussing, et al to Martin Ramiro Avila, by General Warranty Deed as recorded in Instrument No. 20160226553, Official Public Records, Dallas County, Texas, save and except the right of way deed to the City of Dallas called 1548 square feet of land by deed as recorded in Volume 5621, Page 472 and a called 0.0030 acre tract of land, by deed as recorded in Volume 2002067, Page 5661, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the Southeast corner of said tract of land conveyed to Martin Avila and on the Southwest line of Lot 17 of Sam Houston Heights Addition according to the plat thereof as recorded in Volume 7, Page 303, Plat Records, Dallas County, Texas, and at the North corner of a called 0.27 acre tract of land conveyed to Mulat Ahmed Muhamed, by deed as recorded in Instrument No. 20060371572, Official Public Records, Dallas County, Texas;

THENCE with the South line of said tract of land conveyed to Martin Avila and the North line of said 0.27 acre tract the following courses:  
South 58 degrees 32 minutes 01 seconds West, a distance of 91.97 feet to a 1/2 inch iron rod found at the intersection of the South line of said tract of land conveyed to Martin Avila and the Northeasterly right of way line of S. Central Expressway (U.S. Highway No. 75, variable width right of way);

THENCE with the Northeasterly right of way line of S. Central Expressway the following course:  
North 30 degrees 58 minutes 47 seconds West, a distance of 228.00 feet to a point for corner, from which a 1/2 inch iron rod and cap stamped "CBG" found bears South 58 degrees 19 minutes 23 seconds East, a distance of 1.61 feet and at the beginning of a curve to the right, with a radius of 12,388.00 feet, a delta angle of 00 degrees 54 minutes 25 seconds, the chord of which bears North 30 degrees 31 minutes 34 seconds West, for a chord distance of 196.12 feet;  
Along the arc of said curve, for an arc length of 196.12 feet to a 1 inch iron pipe found at the intersection of the Westerly North line of said tract of land conveyed to Martin Avila and the Northeasterly right of way line of S. Central Expressway;

THENCE North 59 degrees 15 minutes 03 seconds East, with the Westerly North line of said tract of land conveyed to Martin Avila and the Northeasterly right of way line of S. Central Expressway and the South line of a called Tract 1 conveyed to Margarito Hernandez Lopez, by deed as recorded in Instrument No. 20180093275, Official Public Records, Dallas County, Texas, and further described in Volume 73161, Page 1731, Dallas County, Texas, a distance of 114.20 feet to a point for corner at the Southeast corner of said Tract 1 and an ell corner of said tract of land conveyed to Martin Avila;

THENCE North 30 degrees 28 minutes 21 seconds West, with the Northerly West line of said tract of land conveyed to Martin Avila and the East line of said Tract 1, a distance of 124.78 feet to a point for corner at the South corner of said 0.0030 acre tract of land and the East corner of a called 0.0275 acre tract of land conveyed to the City of Dallas, by right of way deed as recorded in Volume 2001006, Page 61, Dallas County, Texas, and being on the Southeast right of way line of Simpson Stuart Road and from which a 1/2 inch iron rod found bears North 30 degrees 28 minutes 21 seconds West, a distance of 1.73 feet and at the beginning of a curve to the left, with a radius of 630.00 feet, a delta angle of 03 degrees 15 minutes 02 seconds, the chord of which bears North 47 degrees 54 minutes 51 seconds East, for a chord distance of 35.74 feet;

THENCE, along the arc of said curve, and the Southeast right of way line of Simpson Stuart Road, for an arc length of 35.74 feet to a point for corner at the East corner of said 0.0030 acre tract of land and on the South line of said 1548 square feet tract of land;

THENCE North 59 degrees 31 minutes 31 seconds East, with the South line of said 1548 square feet tract of land and the Southeast right of way line of Simpson Stuart Road, a distance of 36.25 feet to a point for corner on the East line of said tract of land conveyed to Martin Avila and on the West line of Lot 1 of said Sam Houston Heights Addition, and from which a 1/2" iron rod found for reference bears North 30 degrees 28 minutes 21 seconds West, a distance of 8.47 feet;

THENCE South 30 degrees 28 minutes 21 seconds East, with the East line of said tract of land conveyed to Martin Avila and the West lines of Lot 1, Lot 20, Lot 19, Lot 18 and part of Lot 17 of said Sam Houston Heights Addition, a distance of 611.54 feet to the POINT OF BEGINNING and CONTAINING 2.191 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MARTIN RAMIRO AVILA, does hereby adopt this plat, designating the herein described property as AVILA'S TIRES, 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 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 safety, 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 of 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: MARTIN RAMIRO AVILA  
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 MARTIN RAMIRO AVILA, 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 \_\_\_\_\_

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 UNLESS IT IS RECORDED 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 Wayne Beets, II, Registered Public Land Surveyor No. 6039, State of Texas, 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 TABLE**

TREE SIZE	COMMON	SCIENTIFIC
419	6" RED CEDAR	JUNIPERUS VIRGINIANA
423	14" ELM	ULMUS AMERICANA
434	8" ELM	ULMUS AMERICANA
435	6" ELM	ULMUS AMERICANA
444	12" ELM	ULMUS AMERICANA
446	20" ELM	ULMUS AMERICANA
447	36" ELM	ULMUS AMERICANA
450	6" ELM	ULMUS AMERICANA
451	6" ELM	ULMUS AMERICANA
452	10" ELM	ULMUS AMERICANA
453	12" ELM	ULMUS AMERICANA
473	6" ELM	ULMUS AMERICANA
474	24" ELM	ULMUS AMERICANA
475	30" ELM	ULMUS AMERICANA
476	30" ELM	ULMUS AMERICANA
477	30" ELM	ULMUS AMERICANA
480	10" HACKBERRY	CELTIS OCCIDENTALIS
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482	6" HACKBERRY	CELTIS OCCIDENTALIS
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