



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Shay Maya and Ashley Maya are the owners of a tract of land situated in the F. P. Scruggs Survey, Abstract No. 1332, City of Dallas, Dallas County, Texas, and being all of Lot 1, Block B/5481 and a portion of City Block B/5481 of Prestonway Estates Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 14, Page 353, Map Records, Dallas County, Texas and same being a tract of land conveyed to Shay Maya and Ashley Maya by General Warranty Deed recorded in Instrument No. 201900089198, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being the Southwest corner of Lot 2, Block B/5481 of said Prestonway Estates Addition, and being along the North right of way line of Lupton Drive (50 foot right of way);

THENCE South 89 degrees 29 minutes 06 seconds West along the North line of said Lupton Drive, a distance of 100.00 feet to a 3/8 inch iron rod found for corner, said corner being the beginning of a right-of-way easement on the right-of-way line of said Preston Road, a chord distance of 46.67 feet;

THENCE along said curve to the right, on arc length of 51.84 feet to a 3 inch Aluminum Disk set stamped "MA & RPLS 5513" for corner, said corner being along the East right of way line of Preston Road (100 foot right of way);

THENCE North 00 degrees 30 minutes 54 seconds West along the East line of said Preston Road, a distance of 144.50 feet to a 3 inch Aluminum Disk set stamped "MA & RPLS 5513" for corner;

THENCE North 89 degrees 29 minutes 06 seconds East; a distance of 33.00 feet to a Mag nail set with washer stamped "MA & RPLS 5513" for corner;

THENCE North 00 degrees 30 minutes 54 seconds West, a distance of 10.00 feet to a Mag nail set with washer stamped "MA & RPLS 5513" for corner, said corner being along the South line of a tract of land conveyed to Dorothy H. Puslajovsky by Special Warranty Deed recorded in Volume 94202, Page 645, Deed Records, Dallas County, Texas and being along the South line of Lot 1, Block A/5481 of Stefani Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 8, Page 449, Map Records, Dallas County, Texas;

THENCE North 89 degrees 29 minutes 06 seconds East along the South line of said Puslajovsky Tract, a distance of 100.00 feet to a Mag nail set with washer stamped "MA & RPLS 5513" for corner, said corner being the Northwest corner of Lot 2, Block B/5481 of said Prestonway Estates Addition;

THENCE South 00 degrees 30 minutes 54 seconds East along the West line of Lot 2, Block B/5481 of said Prestonway Estates Addition, a distance of 187.50 feet to the POINT OF BEGINNING and containing 24,374 square feet or 0.56 acres of land.

LINE BEARING	DISTANCE
L1 N 89°29'06" E	33.00'
L2 N 00°30'54" W	10.00'

CURVE ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	51.84'	33.00°	190°00'00"	N 45°30'54" W 46.67'

OWNER'S DEDICATION

NOW HEREBY, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Shay Maya and Ashley Maya, does hereby adopt this plat, designating the herein described property as **MAYA ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate the same 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 shall be reserved for the mutual use and accommodation of all public utilities using or desiring to use same, and any public utility shall have the right to install, maintain, repair, reconstruct, or improve any underground utility, including water, gas, electric, sewer, and storm drainage systems, and to keep the same in good order and repair. The owner of the property shall be responsible for the maintenance and repair of all public utilities shown on the plat. The owner of the property shall be responsible for the maintenance and repair of all public utilities shown on the plat. The owner of the property shall be responsible for the maintenance and repair of all public utilities shown on the plat.

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 power lines, storm drains, water meter, sewer, water address and wastewater services. The maintenance of power lines shown on the plat shall be the responsibility of the utility company. The maintenance of storm drains shall be the responsibility of the city of Dallas. The maintenance of water meter, sewer, water address and wastewater services shall be the responsibility of the property owner. The maintenance of power lines shown on the plat shall be the responsibility of the utility company. The maintenance of storm drains shall be the responsibility of the city of Dallas. The maintenance of water meter, sewer, water address and wastewater services shall be the responsibility of the property owner.

This plat approved subject to all plating ordinances, rules, regulations, and resolutions of the City of Dallas. WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2019.

BY: Shay Maya, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Shay Maya 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 _____ day of _____, 2019.

Notary Public in and for Dallas County, Texas.

BY: Ashley Maya, Owner
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Ashley Maya 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 _____ day of _____, 2019.

Notary Public in and for 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 and reduced to scale from the original field notes and monuments, and that the 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 communication 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 _____ day of _____, 2019.
RELEASED FOR REVIEW 4/22/19 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 Connolly
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 _____ and _____, known to me to be the persons whose names are 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 _____, 2019.

Notary Public in and for the State of Texas
OWNER: SHAY MAYA & ASHLEY MAYA
12025 Shiloh Road, Ste 200
Dallas, TX 75228
P 214-349-2216
F 214-349-9495
D 214-349-2216
M 517-462-9343
smaya@cbcg.com

- 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 INCH IRON PIPE FOUND
 - ⊗ = "x" FOUND IN CONCRETE
 - ⊕ = 3/8 INCH IRON ROD FOUND
 - ⊗ = "x" FOUND IN CONCRETE
 - ⊕ = MAG NAIL SET WITH WASHER STAMPED "MA AND RPLS 5513"
 - A.C.S. = 3" ALUMINIUM DISK STAMPED "MA AND RPLS 5513"
 - SET OVER A 1/2 INCH IRON ROD SET

- GENERAL NOTES**
- 1) BEARINGS SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
 - 2) PURPOSE OF PLAT IS TO CREATE 1 LOT, ALL OF LOT 1, BLOCK B, AND ALL OF PARK AREA.
 - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT 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.

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