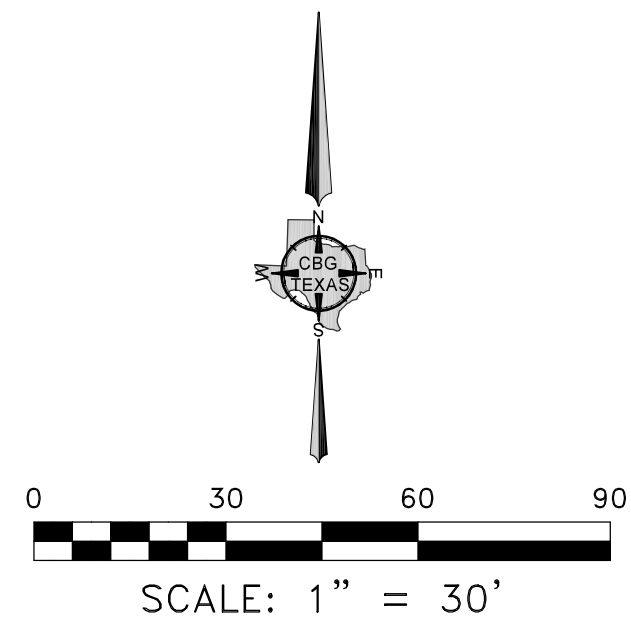


VICINITY MAP
NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Cazares Casas, LLC, Isaias Escobar and Rosario Lozado are the owner of a tract of land situated in the John P. Narboe Survey, Abstract No. 1079, City of Dallas, Dallas County, Texas, and being all of Lot 2, Block 29/4228, Broadmoor Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map Thereof recorded in Volume 2, Page 126, Deed Records, Dallas County, Texas, same being a tract of land conveyed to Cazares Casas, LLC by Warranty Deed recorded in Instrument No. 201600347892, Official Public Records, Dallas County, Texas, same being a tract of land conveyed to Isaias Escobar and Rosario Lozado by Warranty Deed (with Assumption) recorded in Instrument No. 201000106521, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the East right of way line of Britton Avenue (50 foot right of way) and the South right of way line of Illinois Avenue (variable width right of way), said corner being the Northwest corner of said Isaias Escobar and Rosario Lozado tract, said corner being the Northwest corner of Lot 2, Block 29/4228 of said Broadmoor Addition;

THENCE South 89 degrees 47 minutes 49 seconds East along the South right of way line of said Illinois Avenue, a distance of 181.00 feet to an "X" found in concrete for corner, said corner being the West right of way line of a 15 foot alley;

THENCE South 00 degrees 23 minutes 37 seconds East along the West right of way line of said 15 foot alley, a distance of 50.00 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of Lot 3, Block 29/4228 of said Broadmoor Addition;

THENCE North 89 degrees 47 minutes 49 seconds West along the North line of Lot 3, Block 29/4228 of said Broadmoor Addition, a distance of 181.00 feet to a 1/2 inch iron rod found for corner, said corner being along the East right of way line of said Britton Avenue;

THENCE North 00 degrees 23 minutes 37 seconds West along the East right of way line of said Britton Avenue, a distance of 50.00 feet to the POINT OF BEGINNING and containing 9,100 square feet or 0.209 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Cazares Casas, LLC, Isaias Escobar and Rosario Lozado, acting by and through its duly authorized officer, does hereby adopt this plat, designating the herein described property as **CAZARES CASAS 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 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: _____
Cazares Casas, LLC, Owner
Cynthia Chapa, Administrative Assistant

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Cynthia Chapa 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2021.

BY: _____
Isaias Escobar, 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 Isaias Escobar 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2021.

BY: _____
Rosario Lozado, 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 Rosario Lozado 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 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 4/01/2021 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.

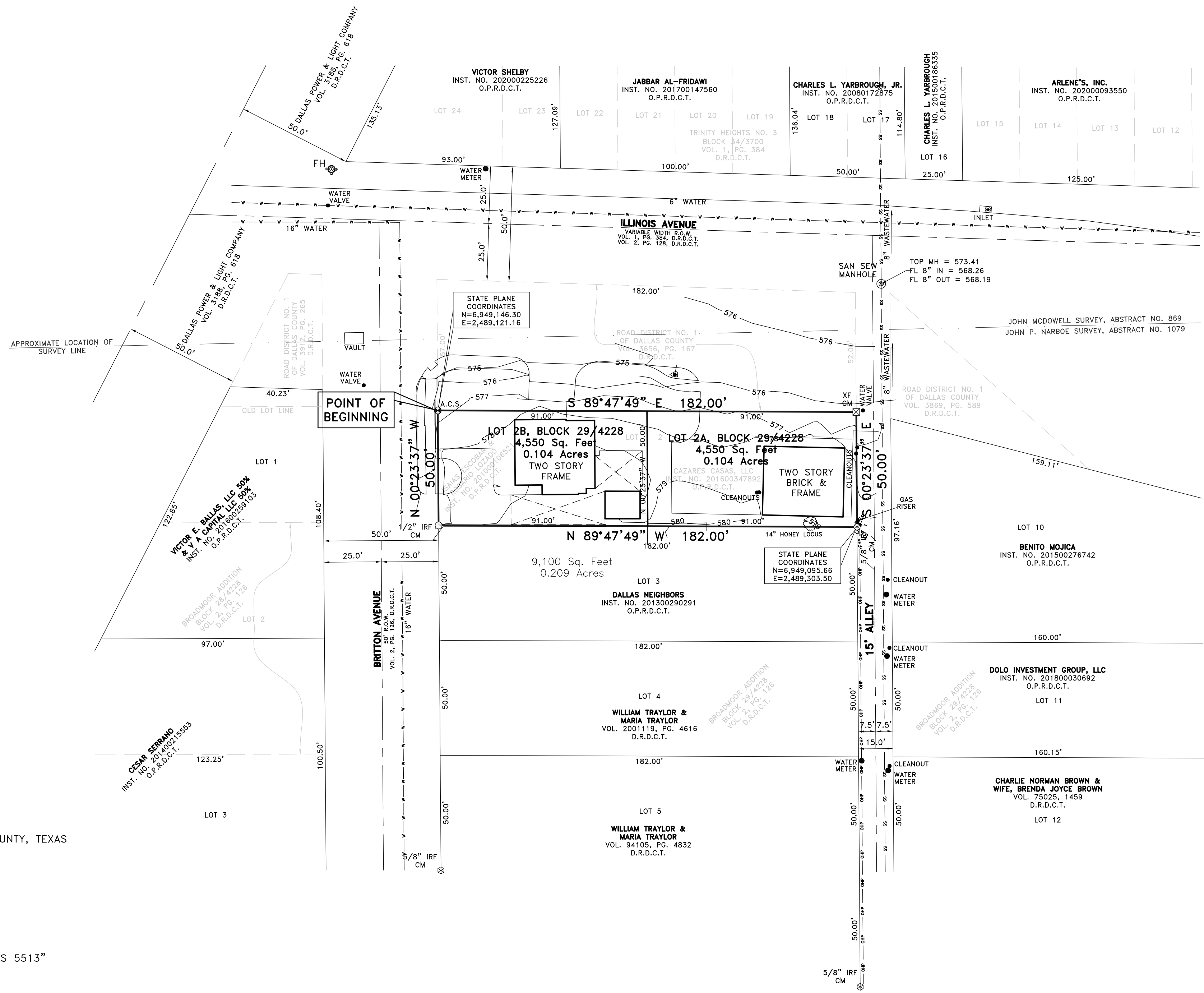
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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
- XF = "X" FOUND IN CONCRETE
- 5/8" IRF = 5/8 INCH IRON ROD FOUND
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- A.C.S. = 3" ALUMINUM DISK STAMPED "CCA 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 2 LOTS OUT OF LOT 2, BLOCK 29/4228 IN BROADMOOR ADDITION, VOLUME 2, PAGE 126, D.R.D.C.T.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION 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.
- 6) ALL BUILDINGS TO REMAIN.

PRELIMINARY PLAT
CAZARES CASAS ADDITION
LOTS 2A AND 2B, BLOCK 29/4228
9,100 SQ.FT. / 0.209 ACRES
BEING A REPLAT OF
LOT 2, BLOCK 29/4228
BROADMOOR ADDITION
JOHN P. NARBOE SURVEY, ABSTRACT NO. 1079
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-675



OWNER: ISAIAS ESCOBAR &
ROSARIO LOZADO
2306 BRITTON DRIVE
DALLAS, TEXAS 75216
PHONE: 214-769-0667

OWNER: CAZARES CASAS, LLC
3122 RACKFORD DRIVE
DALLAS, TEXAS 75211
PHONE: 214-718-6107