

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, HUMBERTO CORREA FLORES AND HUMBERTO FABIAN CORREA, ARE THE SOLE OWNERS OF A TRACT OF LAND BEING PART OF BLOCK 8814, TRACT 90, AND TRACT 3, OF THE HERMAN HEIDER ABSTRACT 541, PG 445, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 1:

BEGINNING AT A POINT IN THE WEST LINE OF SEAGOVILLE ROAD, (AN 80' R.O.W.), SAID POINT BEING A 1/2 INCH IRON ROD SET FOR CORNER;
THENCE SOUTH 36 DEGREES 31 MINUTES 10 SECONDS WEST, WITH THE SOUTH LINE OF LOT 1, A DISTANCE OF 216.54 FEET TO THE SOUTH CORNER OF SAID LOT 1, A 1/2 INCH IRON ROD SET FOR CORNER;
THENCE NORTH 43 DEGREES 18 MINUTES 42 SECONDS WEST WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 154.24 FEET TO A 1/2" IRON ROD SET FOR CORNER;
THENCE NORTH 45 DEGREES 06 MINUTES 50 SECONDS EAST, ALONG THE SOUTH LINE OF BLOCK A/8814, LOT 1, CHURCH OF CHRIST AT SEAGOVILLE AND STARK, AS RECORDED IN INSTRUMENT 20080380247 DD12022008 OF THE OFFICIAL PLAT RECORDS OF DALLAS COUNTY, TEXAS, A DISTANCE OF 207.60 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE WEST LINE OF SAID SEAGOVILLE ROAD;
THENCE SOUTH 45 DEGREES 57 MINUTES 13 SECONDS EAST ALONG SAID WEST LINE OF SEAGOVILLE ROAD, A DISTANCE OF 121.84 FEET TO A 1/2" IRON ROD SET FOR CORNER AND THE POINT OF BEGINNING AND CONTAINING 29,083 SQUARE FEET OR 0.67 ACRES OF LAND MORE OR LESS.

LOT 2:

BEGINNING AT A POINT IN THE WEST LINE OF SEAGOVILLE ROAD, (AN 80' R.O.W.), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED LOT 1, A 1/2" IRON ROD SET FOR CORNER;
THENCE SOUTH 36 DEGREES 31 MINUTES 10 SECONDS WEST, WITH THE SOUTH LINE OF LOT 1, A DISTANCE OF 216.54 FEET TO THE SOUTH CORNER OF SAID LOT 1, A 1/2 INCH IRON ROD SET FOR CORNER;
THENCE NORTH 43 DEGREES 18 MINUTES 42 SECONDS WEST WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 154.24 FEET TO A 1/2" IRON ROD SET FOR CORNER;
THENCE SOUTH 45 DEGREES 06 MINUTES 50 SECONDS WEST A DISTANCE OF 182.55 FEET TO AN "X" FOUND FOR CORNER; SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF PT TRACT 92-A, ACS 0.307 BLOCK 8814 TR 92A, CHOATE ADDITION AS DESCRIBED IN DEED VOLUME 2000197/5959 DD10062000 OF THE OFFICIAL PLAT RECORDS OF DALLAS COUNTY, TEXAS;
THENCE SOUTH 44 DEGREES 56 MINUTES 49 SECONDS EAST A DISTANCE OF 12.92 FEET TO AN "X" FOUND FOR CORNER, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF BLOCK 8814 TR 92B ACS 0.542, AS RECORDED IN VOLUME 20001120/9053 DD10062000 OF THE OFFICIAL PLAT RECORDS OF DALLAS COUNTY, TEXAS;
THENCE SOUTH 44 DEGREES 45 MINUTES 10 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TR 92B, A DISTANCE OF 476.61 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF TR 22 53-3-C, HERMAN HEIDER ABST 541, PG 445, AS RECORDED IN INT201600297126 DD10212016 CO-DC OF THE OFFICIAL PLAT RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING ON THE EAST LINE OF TR 1 ACS 33.3592, HERMAN HEIDER ABST 541, PG 441, AS RECORDED IN INT201700214509 DD07312017 CO-DC OF THE OFFICIAL PLAT RECORDS OF DALLAS COUNTY, TEXAS;
THENCE SOUTH 45 DEGREES 35 MINUTES 51 SECONDS EAST, WITH THE EAST LINE OF SAID TRACT 1 ACS 33.3592, A DISTANCE OF 267.10 FEET TO A 1/2" IRON ROD SET FOR CORNER;
THENCE NORTH 36 DEGREES 31 MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF HEREIN DESCRIBED LOT 2 AND THE NORTH LINE OF TR 3.1 ACS 2.2696 CALC, HERMAN HEIDER ABST 541, PG 445 AS RECORDED IN INT201600305567 DD04212016 OF THE OFFICIAL PLAT RECORDS OF DALLAS COUNTY, TEXAS, A DISTANCE OF 876.10 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID CORNER BEING IN THE WEST LINE OF SEAGOVILLE ROAD;
THENCE NORTH 45 DEGREES 57 MINUTES 13 SECONDS WEST A DISTANCE OF 30.26 TO THE POINT OF BEGINNING AND CONTAINING 152,772 SQUARE FEET OR 3.51 ACRES OF LAND MORE OR LESS,

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HUMBERTO CORREA FLORES & HUMBERTO FABIAN CORREA, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS 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 LOCATIONS 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 _____, 2019.

BY: _____
HUMBERTO CORREA FLORES

HUMBERTO FABIAN CORREA

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS HUMBERTO CORREA FLORES & HUMBERTO FABIAN CORREA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES IN SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

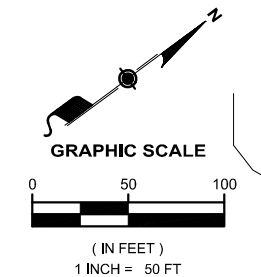
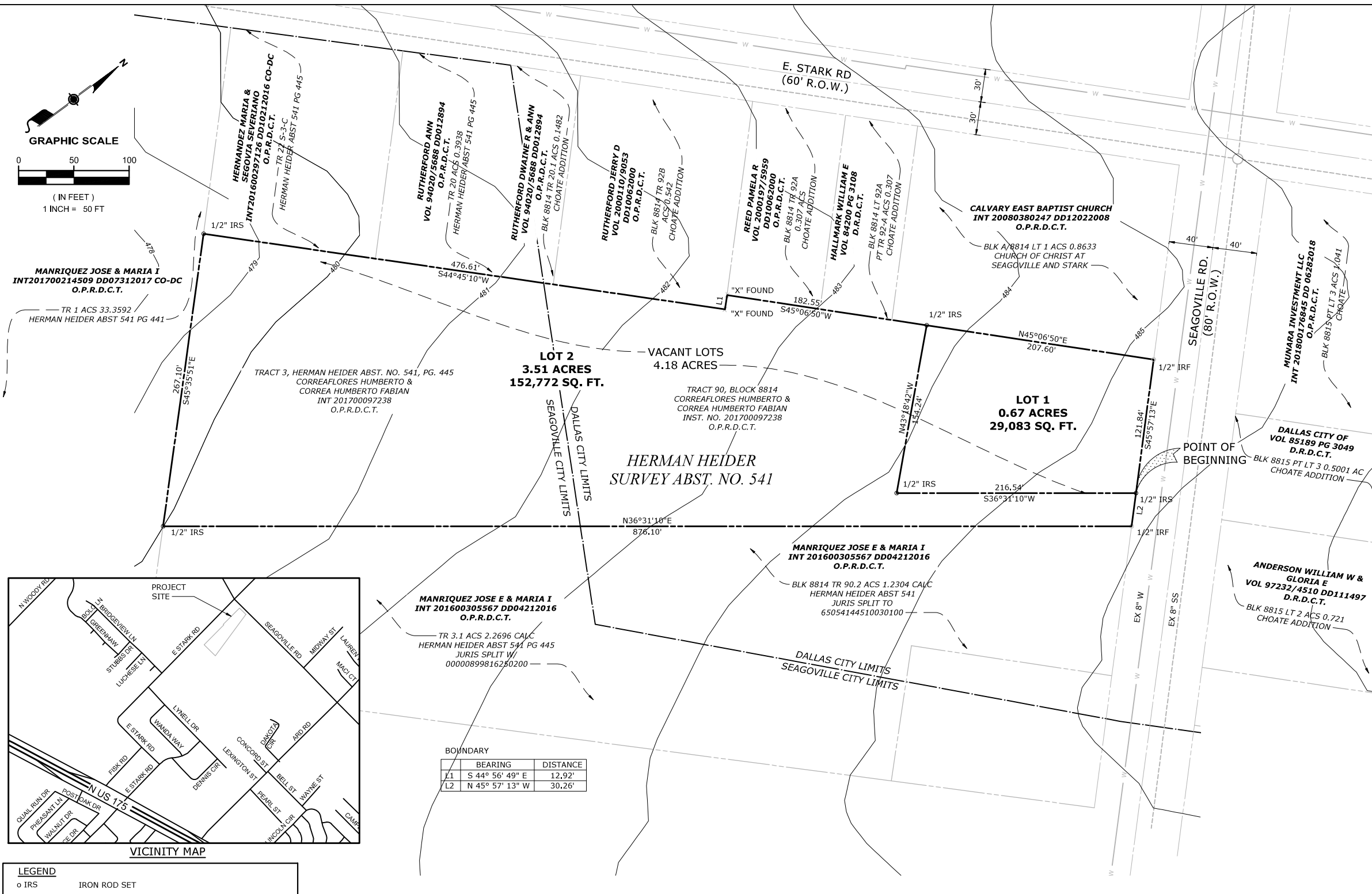
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____

PRELIMINARY PLAT
RANCHO DE LOS CORREAS
LOTS 1 AND 2, BLOCK 8814

BEING A REPLAT OF ALL OF TRACT 90, BLOCK 8814 OUT OF THE HERMAN HEIDER ABSTRACT 541, PG 445, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND TRACT 3, BLOCK 8814 OUT OF THE HERMAN HEIDER ABSTRACT 541, PG 445, CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 189-215

THIS PLAT FILED IN INSTRUMENT NO. _____, DATE _____



MANRIQUEZ JOSE & MARIA I
INT201700214509 DD07312017 CO-DC
O.P.R.D.C.T.

TRACT 3, HERMAN HEIDER ABST. NO. 541, PG. 445
CORREA HUMBERTO & CORREA HUMBERTO FABIAN
INT 201700097238
O.P.R.D.C.T.

LOT 2
3.51 ACRES
152,772 SQ. FT.

VACANT LOTS
4.18 ACRES

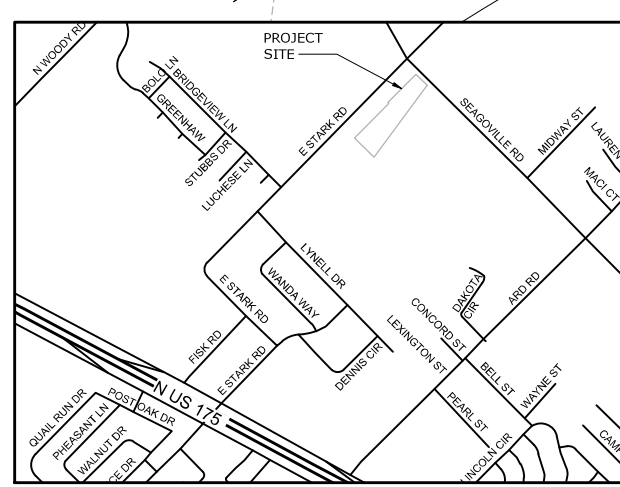
TRACT 90, BLOCK 8814
CORREA HUMBERTO & CORREA HUMBERTO FABIAN
INST. NO. 201700097238
O.P.R.D.C.T.

HERMAN HEIDER
SURVEY ABST. NO. 541

LOT 1
0.67 ACRES
29,083 SQ. FT.

DALLAS CITY OF
VOL 85189 PG 3049
D.R.D.C.T.

ANDERSON WILLIAM W & GLORIA E
VOL 97232/4510 DD111497
D.R.D.C.T.



MANRIQUEZ JOSE E & MARIA I
INT 201600305567 DD04212016
O.P.R.D.C.T.

TR 3.1 ACS 2.2696 CALC
HERMAN HEIDER ABST 541 PG 445
JURIS SPLIT W/
00000899816280200

MANRIQUEZ JOSE E & MARIA I
INT 201600305567 DD04212016
O.P.R.D.C.T.

BLK 8814 TR 90.2 ACS 1.2304 CALC
HERMAN HEIDER ABST 541
JURIS SPLIT TO
65054144510030100

BOUNDARY table with columns BEARING and DISTANCE, containing data for L1 and L2 boundaries.

LEGEND table listing symbols for various features like IRON ROD SET, IRON ROD FOUND, CAPPED IRON ROD SET, CONTROL MONUMENT, RIGHT-OF-WAY, OFFICIAL PUBLIC RECORDS, DEED RECORDS, FENCE LINE, POWER LINE, WATER LINE, and WASTEWATER LINE.

- GENERAL NOTES: 1. BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUST REALIZATION 2011. 2. THE PURPOSE OF THIS PLAT IS TO REPLAT 2 TRACTS TO 2 LOTS, AS SHOWN. 3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL. 4. ANY NEW OR EXISTING STRUCTURE 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. NO EXISTING STRUCTURES ON SITE.

OWNER/DEVELOPER
HUMBERTO CORREA FLORES & HUMBERTO FABIAN CORREA
2403 FENWICK DRIVE
DALLAS, TEXAS 75228-2646

ENGINEER
GINA R. GARCIA, P.E.
DBA PAREDES-GARCIA & ASSOCIATES
104 DOVEHILL CIRCLE
RED OAK, TEXAS 75154
(972) 310-8549

SURVEYOR
ERNEST HEDGCOTH CONSULTING ENGINEERS, INC.
5701-C MIDWAY ROAD
HALTOM CITY, TEXAS 76117
(817) 831-7711
ATTN: ERNEST HEDGCOTH, RPLS

SURVEYOR'S STATEMENT
I, ERNEST HEDGCOTH, 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 THE SIGNED FINAL PLAT.
DATED THIS THE _____ DAY OF _____, 2019.
ERNEST HEDGCOTH
TEXAS REGISTERED PROFESSIONAL LAND SURVEY NO. 2804

RELEASED FOR PRELIMINARY REVIEW, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.