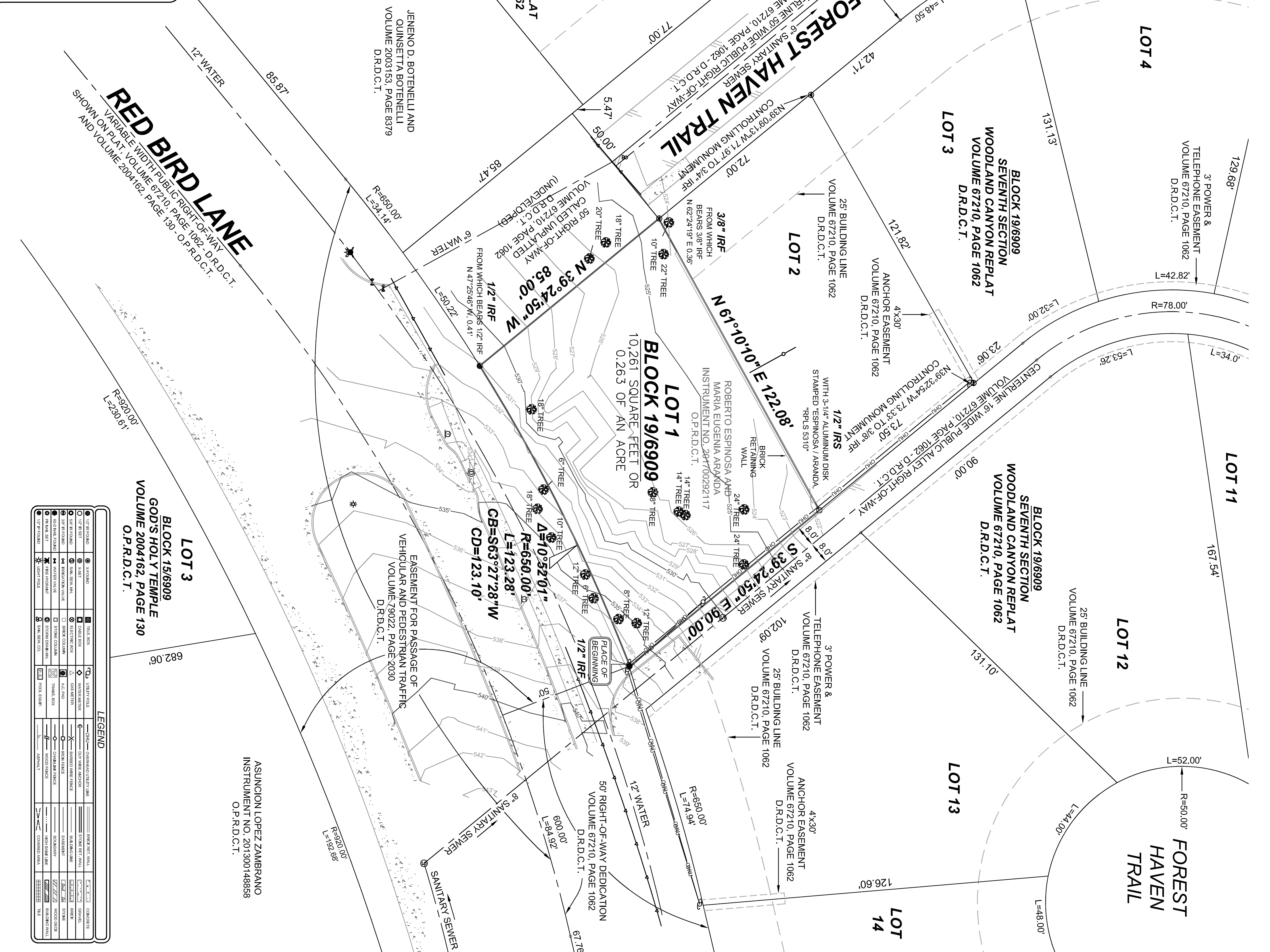


**GENERAL NOTES**

1. ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC STAMPED RPLS 5310. UNLESS OTHERWISE NOTED.
2. ALL COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. BASIS OF BEARING DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS PAYING AND DRAINAGE ENGINEERING SECTION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO DEVELOP ONE (1) PLATTED LOT FROM A TRACT OF LAND.



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Roberto Espinosa and Maria Eugenia Aranda are the sole owners of a tract of land located in the DAVID M. RICKETTS 320 ACRE SURVEY, Abstract No. 1222, City of Dallas, Dallas County, Texas, and being the same tract of land described in General Warranty Deed to Roberto Espinosa and Maria Eugenia Aranda, recorded in Instrument No. 201700292117, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the Northwest line of Red Bird Lane, a variable width public right-of-way, at the most Westerly corner of a 50' wide right-of-way dedication to Red Bird Lane and the intersection of a 16' wide public alley right-of-way, according to the plat, Seventh Section Woodland Canyon Replat, thereof recorded in Volume 67210, Page 1062, Deed Records, Dallas County, Texas, said point being in a curve to the left having a central angle of 10°52'01", a radius of 650.00' and a chord bearing and distance of South 63°27'28" West, 123.10';

Thence Southwesterly, along said Northwest line of said Red Bird Lane and said curve to the left, an arc distance of 123.28' to a 1/2" iron rod found at the intersection of Forest Haven Trail, a 50' wide public right-of-way;

Thence North39°24'50" West, along the Northeast line of said Forest Haven Trail (undeveloped), a distance of 85.00' to a 3/8" iron rod found at the South corner of Lot 2, Block 16/6909 of said Seventh Section Woodland Canyon Replat, from which bears a 3/8" iron rod found for reference at North 82°24'19" East, a distance of 0.38'; Thence North 61°10'10" East, a distance of 122.08' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "ESPINOSA / ARANDA, RPLS 5310" set in the Southwest line of said 16' alley right-of-way, at the East corner of said Lot 2 from which bears a 3/8" iron rod found for reference at N39°32'54"W, a distance of 73.33';

Thence South 39°24'50" East, a distance of 90.00' to the PLACE OF BEGINNING and containing 10.261 square feet of land or 0.263 of an acre of land.

**SURVEYORS 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 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 accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.  
PRELIMINARY, RELEASED 06-12-2019 FOR REVIEW PURPOSES ONLY.  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.  
John S. Turner  
Texas Registered Professional Land Surveyor No. 5310

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 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, \_\_\_\_\_, 2019.  
This \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas \_\_\_\_\_

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That Roberto Espinosa and Maria Eugenia Aranda, do hereby adopt this plat, designating the herein described property as **ESPINOSA / ARANDA**, an addition to the City of Dallas, Dallas County, Texas, and does 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 \_\_\_\_\_, 2019.

Roberto Espinosa, Owner \_\_\_\_\_

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, Roberto Espinosa, 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, \_\_\_\_\_, 2019.

Notary Public in and for The State of Texas \_\_\_\_\_

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

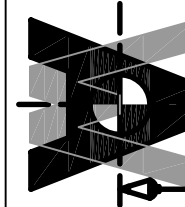
Maria Eugenia Aranda, Owner \_\_\_\_\_

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, Maria Eugenia Aranda, 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, \_\_\_\_\_, 2019.

Notary Public in and for The State of Texas \_\_\_\_\_

**A&W SURVEYORS, INC.**



**Professional Land Surveyors**  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870023, MESQUITE, TX. 75187  
PHONE: (972) 681-4875 FAX: (972) 681-4854  
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 6948 Forest Haven Trail ~  
~ 1538 Cape Cod Drive, Dallas, TX 75216 ~  
~ 214-440-7597 ~  
~ A professional company operating in your best interest ~

**PRELIMINARY PLAT**

**ESPINOSA / ARANDA  
LOT 1, BLOCK 16/6909**

PART OF CITY BLOCK 6909  
10.261 SQUARE FEET OR 0.263 OF AN ACRE OF LAND  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S188-229  
CITY ENGINEER, PLAN FILE NO. 3111-\_\_\_\_