

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jose Contreras, Raul Alexander Contreras, Eudelia Rodriguez, Juvenal Nunes, Maria Nunes, Ruben Sanchez and Perla A. Sanchez, does hereby adopt this plat, designating the herein described property as **PORTER-BROCKBANK ADDITION**, on 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 use 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 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 or 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 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

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

BY: Perla A. Sanchez, 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 Perla A. Sanchez, 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 \_\_\_\_\_, 2019.

Notary Public in and for Dallas County, Texas.

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

BY: Ruben Sanchez, 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 Ruben Sanchez, 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 \_\_\_\_\_, 2019.

Notary Public in and for Dallas County, Texas.

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

BY: Eudelia Rodriguez, 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 Eudelia Rodriguez, 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 \_\_\_\_\_, 2019.

Notary Public in and for Dallas County, Texas.

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE FOUR PLATTED LOTS FROM ONE.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ALL EXISTING STRUCTURES ARE TO REMAIN.
- 5) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 6) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.

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

BY: Juvenal Nunes, 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 Juvenal Nunes, 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 \_\_\_\_\_, 2019.

Notary Public in and for Dallas County, Texas.

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

BY: Maria Nunes, 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 Maria Nunes, 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 \_\_\_\_\_, 2019.

Notary Public in and for Dallas County, Texas.

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

BY: Jose Contreras, 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 Jose Contreras, 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 \_\_\_\_\_, 2019.

Notary Public in and for Dallas County, Texas.

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

BY: Raul Alexander Contreras, 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 Raul Alexander Contreras, 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 \_\_\_\_\_, 2019.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryon Connolly, 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.  
**RELEASED FOR REVIEW ON 06/13/19, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Bryon 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 Bryon Connolly 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Jose Contreras, Raul Alexander Contreras, Eudelia Rodriguez, Juvenal Nunes, Maria Nunes, Ruben Sanchez and Perla A. Sanchez, are all owners of a 50,000 square foot tract of land situated in the James S. Shelby Survey, Abstract No. 1354, City of Dallas, Dallas County, Texas, a portion of said tract being conveyed to said Jose Contreras and Raul Alexander Contreras, by Warranty Deed recorded in Instrument No. 201300065625, Official Public Records, Dallas County, Texas, a portion of said tract also being conveyed to said Eudelia Rodriguez, by Special Warranty Deed recorded in Instrument No. 201600052116, Official Public Records, Dallas County, Texas, a portion of said tract also being conveyed to said Juvenal Nunes and Mari Nunes, by Warranty Deed recorded in instrument No. 201800097501, Official Public Records, Dallas County, Texas, a portion of said tract also being conveyed to said Perla A. Sanchez and Ruben Sanchez, by Warranty Deed Recorded in Volume 2002228, Page 6643, Deed Records, Dallas County, Texas, some being all of Lot 6, Block 1/6451, Revised Plat of Roselawn Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 3, Page 171, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with a 3 inch aluminum disk stamped "PBA" and "RPLS 5513" for corner, said corner being the Northeast corner of Lot 5-A, Block 1/6451, Aldrich Subdivision, an addition to the City of Dallas, Dallas County, Texas, and being in the West Right-of-Way line of Porter Avenue (a 50 foot Right-of-Way, Volume 3, Page 171, Map Records, Dallas County, Texas), from which a chain link fence post found for witness bears South 33 degrees 02 minutes 05 seconds West;

THENCE South 88 degrees 58 minutes 09 seconds West, along the North line of said Lot 5-A, the North Right-of-Way line of a 15 foot Alley (Volume 18, Page 203, Map Records, Dallas County, Texas) and the North line of Lot 5-C, Block 1/6451, of said Aldrich Subdivision, passing a 3/8 inch iron rod found on line for reference at a distance of 142.50 feet, and also passing a 1 inch iron pipe found on line for reference at a distance of 150.00 feet, and continuing a total distance of 500.00 feet to a 1/2 inch iron rod set with a 3 inch aluminum disk stamped "PBA" and "RPLS 5513" for corner, said corner being the Northwest corner of said Lot 5-C, and being in the East Right-of-Way line of Brookbank Drive (a 53.3 foot Right-of-Way, formerly Roselawn Avenue, Volume 3, Page 89, Map Records, Dallas County, Texas);

THENCE North 00 degrees 26 minutes 13 seconds West, along the East Right-of-Way line of said Brookbank Drive, a distance of 100.00 feet to a 1/2 inch iron rod set with a 3 inch aluminum disk stamped "PBA" and "RPLS 5513" for corner, said corner being the Southwest corner of Lot 7, Block 1/6451, aforesaid Revised Plat of Roselawn Addition;

THENCE North 88 degrees 58 minutes 09 seconds East, along the South line of said Lot 7, a distance of 300.00 feet to a 1/2 inch iron rod set with a 3 inch aluminum disk stamped "PBA" and "RPLS 5513" for corner, said corner being the Southeast corner of said Lot 7, and being in the West Right-of-Way line of said Porter Avenue, from which a wood fence post found for witness bears South 08 degrees 56 minutes 13 seconds West, a distance of 0.62 feet;

THENCE South 00 degrees 26 minutes 13 seconds East, along the West Right-of-Way line of said Porter Avenue, a distance of 100.00 feet to the POINT OF BEGINNING, and containing 30,000 square feet or 0.689 acres of land.

OWNER:

PERLA A. SANCHEZ AND  
RUBEN SANCHEZ

526 ROUND TOP BLVD.  
DUNCANVILLE, TEXAS 75116

EUDELIA RODRIGUEZ

JUVENAL NUNES AND  
MARIA NUNES

9716 BROCKBANK  
DALLAS, TEXAS 75220

JOSE CONTRERAS AND  
RAUL ALEXANDER CONTRERAS

DALLAS, TEXAS 75220

PRELIMINARY PLAT

**PORTER-BROCKBANK ADDITION**  
LOTS 6A, 6B, 6C, AND 6D, BLOCK 1/6451  
30,000 SQ.FT. / 0.689 ACRES

BEING A REPLAT OF LOT 6, BLOCK 1/6451  
THE REVISED PLAT OF ROSELAWN ADDITION,  
JAMES S. SHELBY SURVEY, ABSTRACT NO. 1354  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S189-241

PLANNING & SURVEYING

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