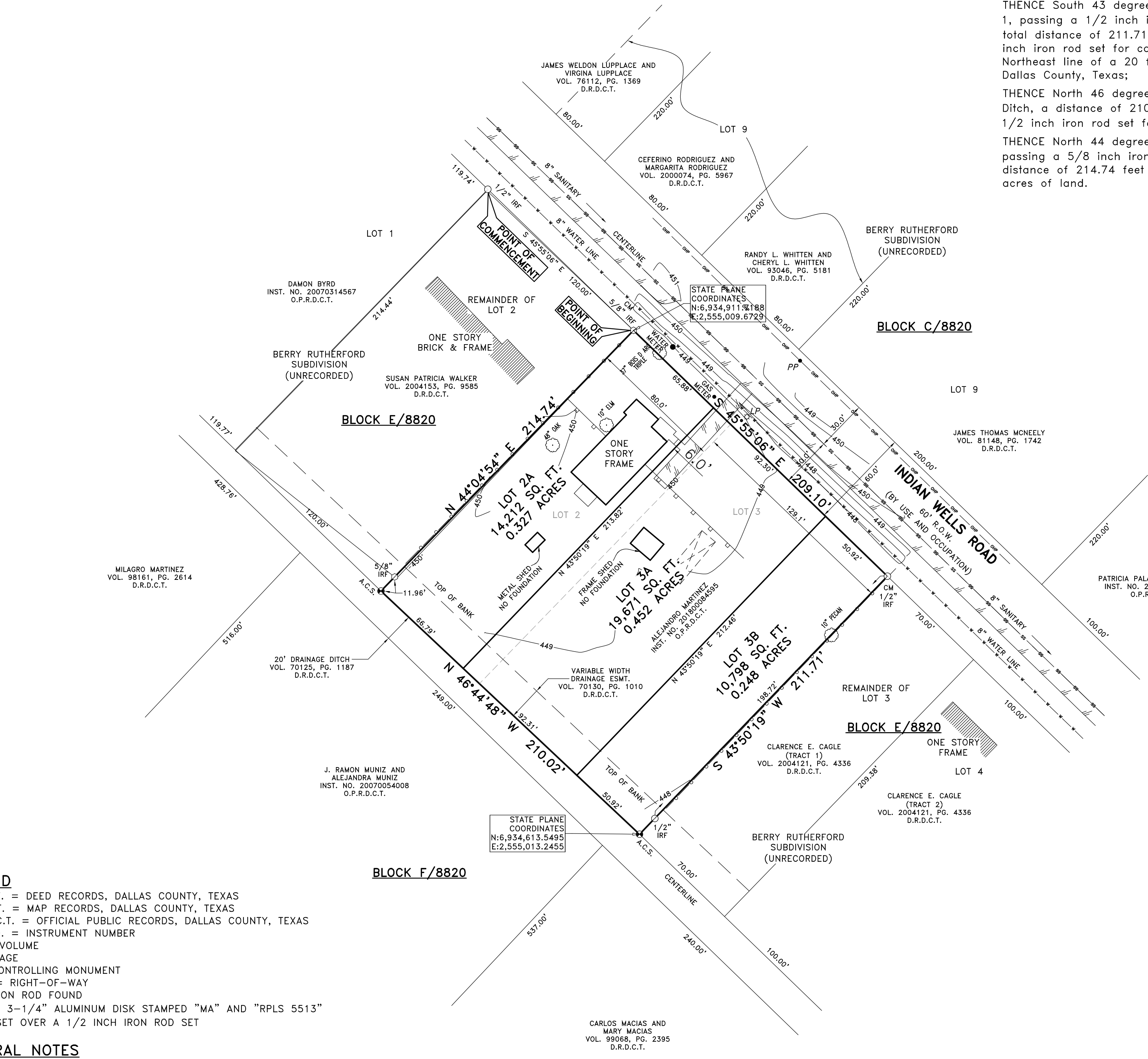


VICINITY MAP
NOT TO SCALE



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
IRF = IRON ROD FOUND
A.C.S. = 3-1/4" ALUMINUM DISK STAMPED "MA" AND "RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET

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 3 LOTS OUT OF LOTS 2 AND 3, BLOCK E/8820, BERRY RUTHERFORD SUBDIVISION, (UNRECORDED SUBDIVISION)
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTIONAL 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 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Alejandro Martinez is the sole owner of a 44,681 square foot tract of land situated in the Robert Kleberg Survey, Abstract No. 716, City of Dallas, Dallas County, Texas, being that tract of land conveyed to said Alejandro Martinez, by Quitclaim Deed, recorded in Instrument No. 201800084595, Official Public Records, Dallas County, Texas, same being a portion of Lots 2 and 3, Block E/8820, and the Berry Rutherford Subdivision, an unrecorded subdivision, and being more particularly described as follows:

COMMENCING from a 1/2 inch iron rod found for corner, being the East corner of that tract of land reserved to Damon Byrd, by deed recorded in Instrument No. 20070314567, Official Public Records, Dallas County, Texas, same being the East corner of Lot 1, Block E/8820, said Berry Rutherford Subdivision, an unrecorded subdivision, and being the North corner of said Lot 2, Block E/8820, said Berry Rutherford Subdivision, an unrecorded subdivision, and also being in the Southwest Right-of-Way line of Indian Wells Road (a 60 foot Right-of-Way);

THENCE South 45 degrees 55 minutes 06 seconds East, along the Southwest Right-of-Way line of said Indian Wells Road, a distance of 120.00 feet to a 5/8 inch iron rod found for corner, being the East corner of said Walker tract, and being the POINT OF BEGINNING;

THENCE South 45 degrees 55 minutes 06 seconds East, along the Southwest Right-of-Way line of said Indian Wells Road, a distance of 209.10 feet to a 1/2 inch iron rod found for corner, being the North corner of that tract of land conveyed to Clarence E. Cagle, Tract 1, by deed recorded in Volume 2004121, Page 4336, Deed Records, Dallas County, Texas;

THENCE South 43 degrees 50 minutes 19 seconds West, along the Northwest line of said Cagle Tract 1, passing a 1/2 inch iron rod found for reference, at a distance of 198.72 feet, and continuing a total distance of 211.71 feet to a 3-1/4" aluminum disk stamped "MA" and "RPLS 5513" over a 1/2 inch iron rod set for corner, being the West corner of said Cagle Tract 1, and being in the Northeast line of a 20 foot Drainage Ditch, recorded in Volume 70125, Page 1187, Deed Records, Dallas County, Texas;

THENCE North 46 degrees 44 minutes 48 seconds West, along the Northeast line of said Drainage Ditch, a distance of 210.02 feet to a 3-1/4" aluminum disk stamped "MA" and "RPLS 5513" over a 1/2 inch iron rod set for corner, being the South corner of aforesaid Walker tract;

THENCE North 44 degrees 04 minutes 54 seconds East, along the Southeast line of said Walker tract, passing a 5/8 inch iron rod found for reference, at a distance of 11.96 feet, and continuing a total distance of 214.74 feet to the POINT OF BEGINNING, and containing 44,681 square feet or 1.026 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Alejandro Martinez, does hereby adopt this plat, designating the herein described property as **MARTINEZ-WELLS 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: _____
Alejandro Martinez, 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 Alejandro Martinez, 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 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 _____, 2021.
RELEASED FOR PRELIMINARY REVIEW ON 05/14/2021. 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

OWNER: ALEJANDRO MARTINEZ
6333 N. JIM MILLER ROAD
DALLAS, TEXAS 75228
469-671-4298



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