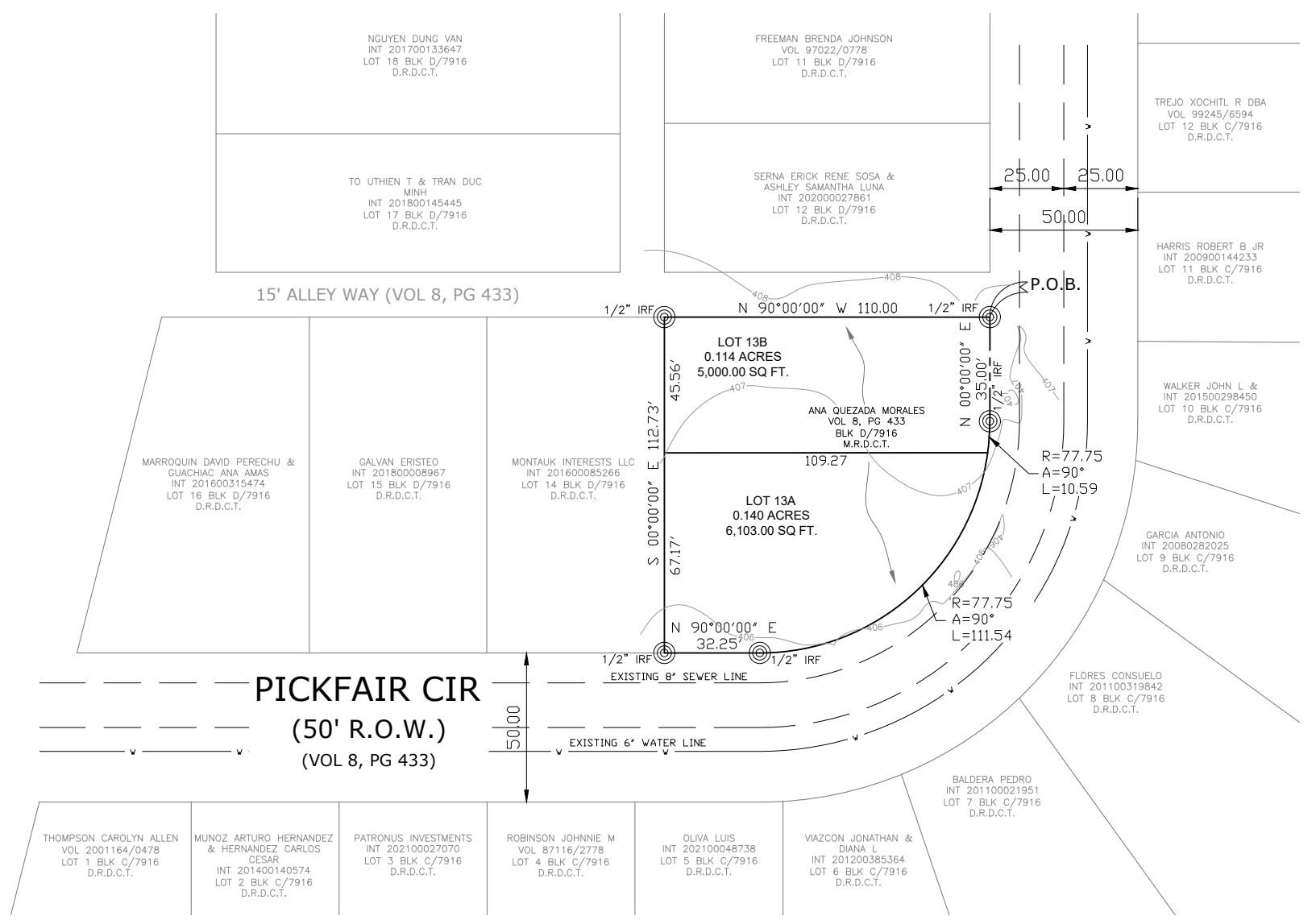


PROJECT SITE VICINITY MAP  
NTS  
MASPSCO NO. 33-V

LEGEND	
R.O.W.	RIGHT-OF-WAY
⊙ IRF	1/2" IRON ROD FOUND
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS

- GENERAL NOTES:**
- BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
  - THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS, AS SHOWN.
  - COORDINATES SHOWN HERON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - ACCORDING TO THE FEMA MAP 48113C0330J, ZONE X, EFFECTIVE AUGUST 23, 2001, THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.
  - NO EXISTING STRUCTURE ON SITE.



**OWNER/DEVELOPER**  
ANA QUEZADA MORALES  
3215 ORADELL LN  
DALLAS, TX 75220  
(214) 358-8595

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

**SURVEYOR**  
MAYO-WRIGHT CONSULTANTS  
123 SHENANDOAH COURT  
FORNEY, TEXAS 75126  
(972) 346 5203  
ATTN: BRIAN C. WRIGHT

**SURVEYOR'S STATEMENT**  
I, BRIAN C. WRIGHT, 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 MONUMENTAL SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC 51A-8.617 (a)(b)(c)(d)(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 \_\_\_\_\_, 2021.

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.

BRIAN C. WRIGHT  
TEXAS REGISTERED PROFESSIONAL LAND SURVEY NO. 10194516

STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS BRIAN C. WRIGHT, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES \_\_\_\_\_.

**OWNERS CERTIFICATE**

STATE OF TEXAS )  
COUNTY OF DALLAS )

WHEREAS, ANA QUEZADA MORALES IS THE SOLE OWNER OF LOT 13, BLOCK D/7916, ARLINGTON PARK ESTATES NO. 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGE 433, MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

**BEGINNING** AT A 1/2-INCH IRON ROD FOUND, SAME BEING THE NORTHEAST CORNER A OF SAID LOT 13, ALONG THE WEST R.O.W. OF PICKFAIR CIRCLE (50' R.O.W.);

**THENCE** NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST R.O.W. LINE OF SAID PICKFAIR CIRCLE (50' R.O.W.), A DISTANCE OF 35.00 FEET TO A 1/2-INCH IRON ROD FOUND, SAME BEING THE BEGINNING OF A CURVE;

**THENCE** ALONG SAID CURVE NORTHWESTERLY AND ALONG THE WEST R.O.W. LINE OF SAID PICKFAIR CIRCLE AN ARCH HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 77.75 FEET, A LENGTH OF 122.137 FEET, TO A 1/2-INCH IRON ROD FOUND;

**THENCE** NORTH 90 DEGREES 00 MINUTES 00 SECONDS ALONG THE NORTH R.O.W. LINE OF SAID PICKFAIR CIRCLE (50' R.O.W.), A DISTANCE OF 32.25 FEET TO THE SOUTH WEST CORNER OF SAID LOT 13, SAME BEING THE SOUTH EAST CORNER OF LOT 14, TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

**THENCE** SOUTH 00 DEGREES 00 MINUTES 00 SECONDS ALONG THE EAST LINE OF LOT 14, A DISTANCE OF 112.73 FEET TO THE NORTH WEST CORNER OF SAID LOT 13, SAME BEING THE NORTHEAST CORNER OF LOT 14, TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

**THENCE** NORTH 90 DEGREES 00 MINUTES 00 SECONDS ALONG THE WEST LINE OF A 15' ALLEY WAY, A DISTANCE OF 110.00 FEET TO THE **POINT OF BEGINNING AND CONTAINING** 11,103.0 SQUARE FEET OR 0.254 ACRES OF LAND

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ANA QUEZADA MORALES, 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 FOR ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSE 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 AVE 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 OR 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 MAINHOLES, 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 \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
ANA QUEZADA MORALES

STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS ANA QUEZADA MORALES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 THE STATE OF TEXAS, MY COMMISSION EXPIRES \_\_\_\_\_.

**PRELIMINARY PLAT**  
**ARLINGTON PARK ESTS**  
**LOT 13A & 13B/BLOCK D/7916**  
BEING A REPLAT OF LOT 13, OUT OF THE ARLINGTON PARK ESTATES, VOLUME 8, PAGE 433, MAP RECORDS CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S201-724

THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_, DATE \_\_\_\_\_