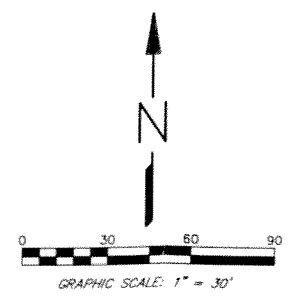
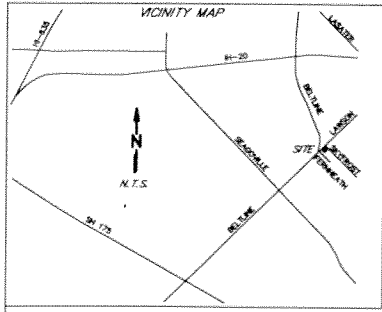


S 189-090



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS:

WHEREAS RUBEN BUSTOS is the owner of Lots 22, 23 and 24, City Block 8818 of W.W. McWHIRTER'S ADDITION (unrecorded), situated in the Abramam Carver Survey, Abstract No. 263, City of Dallas, Dallas County, Texas, and being all of those same tracts of land described in General Warranty Deed to Ruben Bustos, recorded in Instrument Number 201700040297 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the present intersection of the southwest R.O.W. line of Skyfrost Drive (a variable width R.O.W.) with the southeast R.O.W. line of Lawson Road (a variable width R.O.W.);

THENCE S 45°34'51" E, 125.00' along the southwest line of Skyfrost Drive to a 1/2" iron rod found for corner in the northwest line of a 15' wide alley;

THENCE S 45°17'25" W, 198.00' along the northwest line of said alley to a 1/2" iron rod found at the east corner of that same tract of land described in deed to the Estate of Ted R and Lucy M. Dunn, recorded in Volume 4005, Page 20 of the Deed Records of Dallas County, Texas;

THENCE N 45°34'51" E, 125.00' along the northeast line of said Estate of Ted R and Lucy M. Dunn property to a 1/2" iron rod found for corner in the southeast line of Lawson Road;

THENCE N 45°17'25" E, 198.00' along the the southeast line of Lawson Road to the Point of Beginning and containing 24,747 square feet or 0.568 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RUBEN BUSTOS, does hereby adopt this plat, designating the herein described property as BUSTOS LAWSON ROAD 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 \_\_\_\_\_, 2019.

Ruben Bustos Horn, Trustee

STATE OF TEXAS  
COUNTY OF COLLIN:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Ruben Bustos, 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas.

STATE OF TEXAS  
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas.

GENERAL NOTES:  
1. Bearings based on State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983, (1986).  
2. Lot to lot drainage will not be allowed without engineering section approval.  
3. The purpose of this plat is to create a single lot from 3 unrecorded lots.  
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American datum of 1983 on grid coordinate values, no scale and no projection.  
5. No permanent structures on site.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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-9.817 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document."  
SCOTT DAVIS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6111

PRELIMINARY PLAT  
BUSTOS LAWSON ROAD ADDITION  
LOT 22, BLOCK A/8818

AN ADDITION OF LOTS 22, 23, & 24, BLOCK 8818 OF W.W. McWHIRTER'S ADDITION (UNRECORDED), SITUATED IN THE ROBERT KLEBERG SURVEY, ABSTRACT NO. 716, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. 5189-090

OWNER/DEVELOPER  
RUBEN BUSTOS  
13820 GARDEN GROVE DRIVE  
DALLAS, TEXAS 75253  
PH. 214-876-4909  
greenland\_dallas@yahoo.com

DAVIS LAND SURVEYING CO., INC.  
9777 FERGUSON ROAD, SUITE 105  
DALLAS, TEXAS 75228  
DATE: 12/19/18  
JOB NO. 17021

- LEGEND  
R.O.W. RIGHT-OF-WAY  
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. INSTRUMENT  
NO. NUMBER  
VOL. VOLUME  
PG. PAGE  
(CM) CONTROLLING MONUMENT  
FD. FOUND  
LR. IRON ROD  
CB. CABLE PEDESTAL  
WM. WATER METER  
WV. WATER VALVE  
CW. CITY WIRE  
O/H. OVERHEAD  
LP. LIGHT POLE  
GM. GAS METER  
SAN MH. SANITARY SEWER MANHOLE  
STM MH. STORM SEWER MANHOLE  
UCM. UNDERGROUND CABLE MARKER  
PP. POWER POLE  
FH. FIRE HYDRANT  
CD. CLEANOUT  
CONC. CONCRETE  
ASPHALT.

S. BELT LINE ROAD  
(A 100' R.O.W.)

FERNHEATH LANE  
(A 60' R.O.W. - BY USE AND OCCUPATION)

TOMAS SANTIANA  
INST. NO. 20070477772  
O.P.R.D.C.T.

LOT 22, BLOCK A/8818  
24,747 SQUARE FEET OR 0.568 ACRES

CITY BLOCK 8818  
W.W. McWHIRTER'S ADDITION  
(UNRECORDED)

LOT 2, BLOCK 1/8817  
HENDRY VALLEY ADDITION  
INST. 20160008051  
O.P.R.D.C.T.

LOT 1, BLOCK 1/8817  
SKYFROST ADDITION  
VOL. 2004022, PG. 28  
O.P.R.D.C.T.

JOSE A. PESINA  
INST. NO. 2010017468  
O.P.R.D.C.T.

ROBERTO MORALES AND  
MARIA MORALES  
INST. NO. 200602371126  
O.P.R.D.C.T.

KATE WOODS  
INST. NO. 20160292361  
O.P.R.D.C.T.

LAS BRISAS MOBILE HOME COMMUNITY, L.P.  
(F.A.A. HENDRY VALLEY PROPERTIES, INC.)  
VOL. 2002086, PG. 7910 (TRACT 1) O.P.R.D.C.T.

LAS BRISAS MOBILE HOME COMMUNITY, L.P.  
(F.A.A. HENDRY VALLEY PROPERTIES, INC.)  
VOL. 2002086, PG. 7910 (TRACT 1) O.P.R.D.C.T.

(F.A.A. HENDRY VALLEY PROPERTIES, INC.)  
VOL. 2002086, PG. 7910 (TRACT 1) O.P.R.D.C.T.

(F.A.A. HENDRY VALLEY PROPERTIES, INC.)  
VOL. 2002086, PG. 7910 (TRACT 1) O.P.R.D.C.T.