

CITY OF DALLAS STATE OF TEXAS OWNER'S CERTIFICATE

WHEREAS, Ruibal Farms, L.P., a Texas limited Partnership, is the sole owner of a tract of land located in the SOLOMON DIXON SURVEY SURVEY, ABSTRACT NO. 407 and the SWING AND LAWS SURVEY, ABSTRACT NO. 407 and the SWING AND LAWS SURVEY, ABSTRACT NO. 407 and the SWING AND LAWS SURVEY, ABSTRACT NO. 1402, Official City Block 8790, City of Dallas, Dallas County, Texas, and being part of a called 12.360 acre tract of land described in deed to Michael A. Ruibal and wife, Linda W. Ruibal, Edmond D. Ruibal, etal, recorded in Volume 2001073, Page 2946, Deed Records, Dallas County, Texas, and being all of a called 89.759 acre tract of land described in deed to Haymarket Land Corporation, recorded in Volume 95247, Page 3470, Deed Records, Dallas County, Texas, same being described in deed to Ruibal Farms, recorded in Instrument No. 201000331775, Official Public Records, Dallas County, Texas, and being more

Beginning at a 1/2" iron rod with a 3-1/4" corner in the South line of Hazel Crest D Block A/8790 of Alexander Heights Addit to the plat thereof recorded in Volume 23 s Addition, an a ime 23, Page 7 4" aluminum disk stamped "RUIBAL Drive, a 60' wide public right-of-way Jition, an addition in the City of Dalla 23, Page 73, Deed Records, Dallas AL ADDITION, F/8790, 5310" set for ay, at the Northwest corner of Lot 1, allas, Dallas County Texas, according as County, Texas;

Thence South 00°52'02" East, along a West line of said Block A/8790, a with a 3-1/4" aluminum disk stamped "RUIBAL ADDITION, F/8790, 5310 distance of 3765.98' to a 1/2" iron rod)" set for corner;

า 00°22'58" West, along a West line of said Block A/8790, a เ aluminum disk stamped "RUIBAL ADDITION, F/8790, 5310" distance of 724.30' to a 1/2" iron rod set at the Southwest corner of said

Thence South 88°53'02" East, along a South line of said Block A/8790, a distance of 468.24' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "RUIBAL ADDITION, F/8790, 5310" set at the Northwest corner of a tract of land to Mesquite Landfill-TX.LP, recorded in Volume 98105, Page 4698, Deed Records, Dallas County,

Thence South 00°46'06" East, a distance of 2,068.70' to a 1/2" 'RUIBAL ADDITION, F/8790, 5310" set at an interior ell corner " iron rod w r of said Me vith a 3-1/4" aluminum disk stamped esquite Landfill tract;

Southerly Northwest corner t, a distance of 679.82' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped 5310" set for corner in the East line of a tract of land to the Hutcheson Children's 183, Page 3036, Deed Records, Dallas County, Texas,

nce North 00°59'38" East, a heson tract; distance of 105.70' to a 1/2" iron rod for ind at the Northeast corner of said

3/8"

st, a distance of 1,107.04' to a width right-of-way at this point;

Thence Northerly along the East line of said Haymarket Road, , the follow ing eight (8) bearings and distances:

a distance of 294.40' to a 3/8" iron rod found for a distance of 155.08' to a 1/2" iron pipe found for a distance of 53.08' to a 1/2" iron rod found for a distance of 80.23' to a 1/2" iron rod with a 3-1/2" or corner; corner; /4" aluminum disk stamped "RUIBAL corner;

, F/8790, 5310" set for corner;

1º00'16" West, a distance of 123.63' to a 1/2" iron rod found for corner;

1º006'36" West, a distance of 953.11' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped DDITION, F/8790, 5310" set for corner;

1º26'35" West, a distance of 152.90' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped DDITION, F/8790, 5310" set for corner;

1º05'07" West, a distance of 280.19' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped DDITION, F/8790, 5310" set at the Southwest corner of a tract of land described in deed to Donna recorded in Instrument No. 201100097857, Official Public Records, Dallas County, Texas;

Thence South 89°27'09" E "RUIBAL ADDITION, F/87 P. Bohannon, recorded in , a distance of 630.76' to a 5310" set at the Southeast rument No. 201100064254 1/2" iron rod with t corner of a tract4, Official Public F 1/2" iron rod with a 3-1/4" aluminum disk stamped corner of a tract of land described by tax records to th a 3-1/4" aluminum disk stamped xt of land described in deed to Donn Records, Dallas County, Texas;

Thence North 89°27'09" West, a distance Haymarket Road, at the Northwest corner ice North 00°05'07" West, a distance of 675.00' to a BAL ADDITION, F/8790, 5310" set at the Northeast a P. Bohannon; of 630.76' to a 1/2" iron pipe for said Bohannon tax property und for corner in the said East line of

Thence North 00°17'30" West, along said East line, a distance of 136.23 aluminum disk stamped "RUIBAL ADDITION, F/8790, 5310" set for corne conveyed to the City of Dallas, recorded in Instrument No. 20100081914, County, Texas; to a 1/2" iron rod with a 3-1/4" r in the South line of right-of-way Official Public Records, Dallas

Thence North 75°16'14" East, along said right-of-way, a distance of 1,216.52' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "RUIBAL ADDITION, F/8790, 5310" set for corner in the South line of Hazel Crest Drive, a variable width right-of-way;

the PLACE OF BEGINNING and

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Whereas, RUIBAL FARMS, LP, a Texas limited partnership, acting by and through its duly authorized agents, Michael A. Ruibal and Linda W. Ruibal, do hereby adopt this plat, designating the herein described property as *RUIBAL 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 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 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.

WITNESS MY HAND AT DALLAS, TEXAS, this the This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas. day of 20

State of Texas County of Dallas

found for corner in the Easterly line of BEFORE ME, the UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED MICHAEL A. RUIBAL, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Notary Public

GIVEN UNDER MY HAND AT DALLAS, TEXAS,

Owner

State of Texas County of Dallas

BEFORE ME, the UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED LINDA W. RUIBAL, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

SURVEYOR'S STATEMENT

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

State of Texas County of Dallas

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED JOHN S. TURNER, R.P.L.S. NO. 5310, STATE OF TEXAS, KNOWN BY 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

1) Lot to lot drainage approval.

GENERAL NOTES ge will not be allowed without Eng

ring

Section

operty

D.R.D.C.T O.P.R.D.C.T C.M.

Deed Records, Dallas County, Texas Official Public Records, Dallas County, Texas Controlling Monument

ABBREVIATIONS

ANGELFIRE

PHELPS

of land

VOL.

Volume

3) The purpos

2) Any structure new or existing may not extend across

se of this plat is to create two platted lots from tracts

ting fac

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6) Basis of bearing determined by Texas State Plane Coordinate System North Central Zone, North American Datum of 1983 (2011).

SET DISK MAG NAIL 1/2" IRS R-O-W

SET

Page Instrument Number iron rod found 1/2" iron rod capped with a 3-1/4" aluminum disk marked, "Rl 2-inch metal washer stamped "RUIBAL ADDITION, 5310" 1/2" iron rods with a yellow plastic cap stamped "RPLS 5310" right-of-way

370

"RUIBAL

ADDITION, 5310"

INST. NO.

& W SURVEYORS, INC.P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

OTS 1 AND 2, RUIBAL ADDITION **BLOCK F/8790**

PAGE 1 OF

PRELIMINARY PLAT

A TRACT OF LAND IN BLOCK 8790 SOLOMAN DIXON SURVEY, ABSTRACT NO. 407 SWING AND LAWS SURVEY, ABSTRACT NO. 1402

CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S167-067