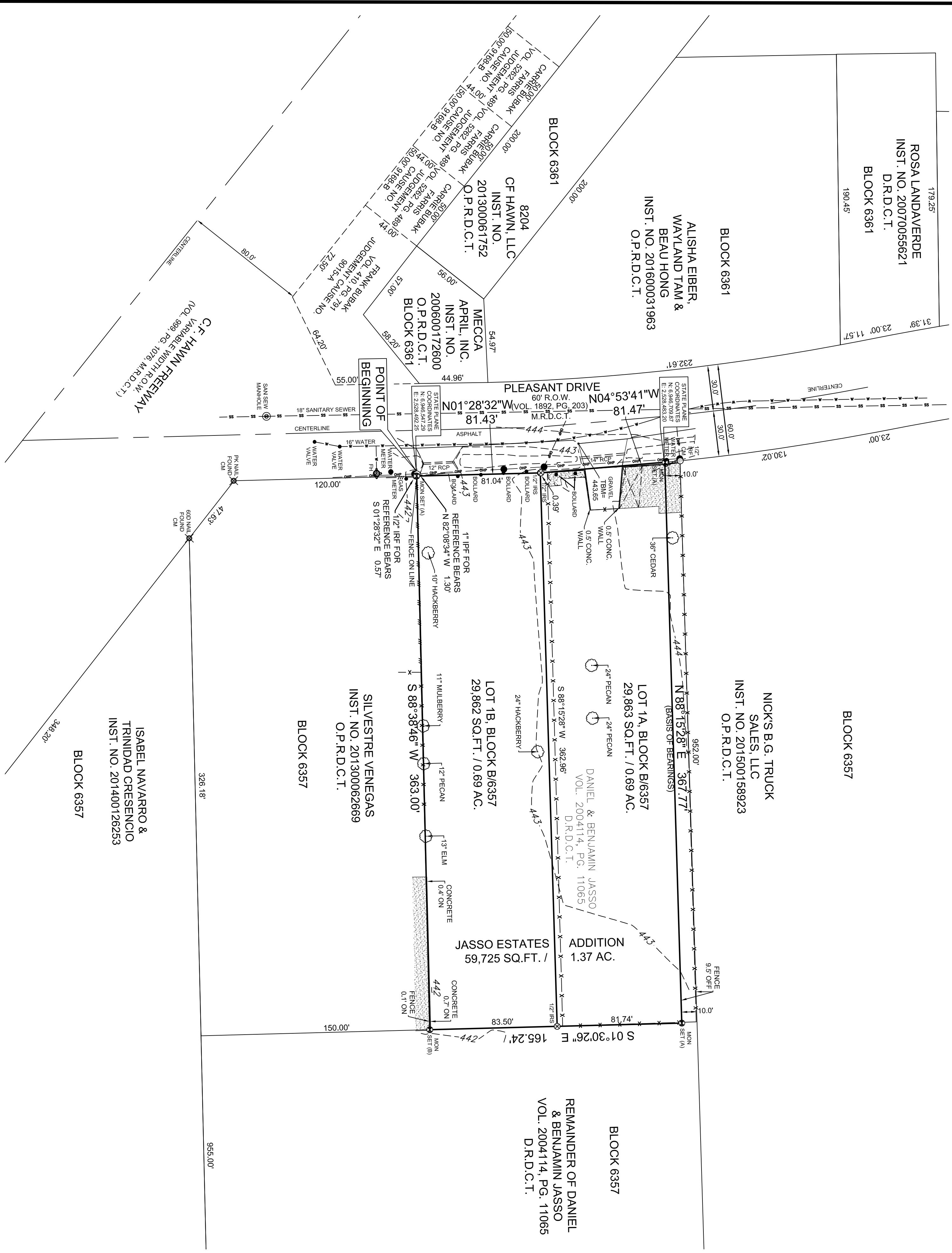


- LEGEND
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
  - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - VOL. PG. INSTRUMENT PAGE
  - INST. NO. INSTRUMENT NUMBER
  - CM CONTROL MONUMENT
  - IFR IRON ROD FOUND
  - MON. (A) SET 3" ALUMINUM DISK STAMPED "JEAN" & "RPLS 5299"
  - MON. (B) SET 2 1/4" BRASS DISK STAMPED "JEAN" & "RPLS 5299"
  - R.O.W. SET OVER A MAG NAIL
  - BL. BUILDING LINE
  - TBM TEMPORARY BENCHMARK



GENERAL NOTES:

- 1) The purpose of this plat is to create 2 lots out of part of 1 large tract.
- 2) Lot-to-lot drainage is not permitted without Engineering Section approval.
- 3) All structures on subject tract to be removed.
- 4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection. (Along the Southeast right-of-way line of Garland Road N 44°26'52" E)
- 5) According to the F.I.R.M. No. 481130C0510 K, the subject property lies in Zone X and does not lie within a flood prone hazard area. However, per F.I.R.M. Map, limit of detailed study is approximately 900 feet South of subject property.
- 6) The maximum number of lots permitted by this plat is 2.
- 7) City of Dallas Benchmarks:  
 No. 58 T-3: A square cut on concrete curb at the Southwest corner of Hillburn Drive and Armonoree Street.  
 (Northing: 6,547,559.839; Easting: 2,525,574.779; Elevation: 438.640)
- No. 58 T-5: A square in concrete base of metal tower on North side of Elam Road and 1001 East of Mayfield Street.  
 (Northing: 6,549,576.821; Easting: 2,523,096.223; Elevation: 444.530)

OWNERS CERTIFICATE

STATE OF TEXAS  
 COUNTY OF DALLAS

WHEREAS, Daniel Jasso and Benjamin Jasso, are the owners of a tract of land situated in the Sarah Perry Survey, Abstract No. 1164, City Block B/6357, being out of a 7.3 acre tract of land conveyed to Daniel Jasso and Benjamin Jasso by Special Warranty Deed with Vendor's Lien recorded in Volume 2004-14, Page 11065, Deed Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

Beginning at 3 inch aluminum disk stamped "JEAN" and "RPLS 5299" capped on a 1/2 inch iron rod set at the most western Southwest corner of said Jasso tract and being the Northwest corner of a tract of land conveyed to Silvestre Venegas, by Deed recorded in Instrument No. 20130002689, Official Public Records, Dallas County, Texas, and lying in the East right-of-way line of Pleasant Drive (60 foot right-of-way);

Thence North 01 degrees 28 minutes 32 seconds West, along the East right-of-way line of said Pleasant Drive, a distance of 81.43 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXSHS" set for corner;

Thence North 04 degrees 53 minutes 41 seconds West, along the East right-of-way line of said Pleasant Drive, a distance of 81.47 feet to a 3 inch aluminum disk stamped "JEAN" and "RPLS 5299" capped on a 1/2 inch iron rod set;

Thence North 88 degrees 15 minutes 28 seconds East, over and across said Jasso tract, a distance of 367.77 feet to a 3 inch aluminum disk stamped "JEAN" and "RPLS 5299" capped on a 1/2 inch iron rod set;

Thence South 01 degrees 30 minutes 26 seconds East, over and across said Jasso tract, a distance of 165.24 feet to a 2 1/4 inch brass disk stamped "JEAN" and "RPLS 5299" capped on a Mag Nail set at the Northeast corner of said Venegas tract;

Thence South 88 degrees 38 minutes 46 seconds West, along the North line of said Venegas tract, a distance of 363.00 feet to the POINT OF BEGINNING and containing 59,725 square feet or 1.37 acre of land.

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, Gary E. Johnson, 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. 19465, as amended), and Texas Local Government Code, Chapter 212. I further affirm that information shown herein was either found or obtained from the Texas Board of Professional Land Surveyors, the State of Texas (a)(b)(c)(d) & (e) and that the digital drawing of the accompanying plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (12/12/2016)**

Gary E. Johnson  
 Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Signature \_\_\_\_\_

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Daniel Jasso and Benjamin Jasso do hereby adopt this plat, designating the herein described tract as **JASSO ESTATES ADDITION**, and do hereby dedicate in fee simple to the City of Dallas, Dallas County, Texas, and do hereby dedicate in fee simple to the public use forever any streets, alleys, and footway management areas shown thereon. The easements shown thereon are hereby dedicated for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police uses, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line 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 dedicated 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or repairing the same. No person shall be permitted to place any structure, fence or other object on the easements without the written consent of the utility. The utility shall be responsible for the maintenance and any maintenance or services required or ordinarily performed by the utility.

Water main and wastewater easements shall also include additional areas of working space for construction and maintenance for the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the man 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, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

Daniel Jasso \_\_\_\_\_

Owner \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Daniel Jasso, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Signature \_\_\_\_\_

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

Benjamin Jasso \_\_\_\_\_

Owner \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Daniel Jasso, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Signature \_\_\_\_\_

OWNER  
 DANIEL & BENJAMIN JASSO  
 2032 UTTICA DRIVE  
 DALLAS, TEXAS 75217

SURVEYOR  
**TEXAS HERITAGE**  
 SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
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 khertr@texas-heritage.com  
 Firm #10169300