



- GENERAL NOTES**
- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS OUT OF A 62,574 SQUARE FOOT TRACT OF LAND.
 - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION 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, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - 6) BENCHMARK IS CITY OF DALLAS WATER DEPARTMENT (FINAL NAME: 70-F-4). ELEV. = 470.52.

- LEGEND**
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.F.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER.
VOL. = VOLUME
P.C. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
○ = 1/2 INCH IRON ROD FOUND
● = 3" ALUMINUM DISK STAMPED "LG AND RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Luis E. Gonzalez Galindo is the sole owner of a tract of land situated in the Robert Kleberg Survey, Abstract 716, Dallas County, Texas, out of City of Dallas Block No. 8818, same being the a tract of land conveyed to Luis E. Gonzalez Galindo by Warranty Deed with Vendor's Lien recorded in Instrument No. 201700088805, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the Southwest right of way line of Skyfrost Drive (50 foot right of way), and being a East corner of a tract of land conveyed to Wanda Lee Renegar by Special Warranty Deed recorded in Volume 2002214, Page 5229, Deed Records, Dallas County, Texas;

THENCE South 45 degrees 48 minutes 47 seconds East along the Southwest line of said Skyfrost Drive, a distance of 110.90 feet to a 3" Aluminum disk stamped "LG AND RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being along the Northwest line of a tract of land conveyed to Russell Alan Ragsdale by Warranty Deed with Vendor's Lien recorded in Instrument No. 201600257067, Official Public Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears North 42 degrees 20 minutes 23 seconds East, 6.67 feet for witness;

THENCE South 44 degrees 27 minutes 10 seconds West along the Northwest line of said Ragsdale tract, a distance of 564.30 feet to a 3" Aluminum disk stamped "LG AND RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being a East corner of Renegar tract, from which a 1/2 inch iron rod found bears South 39 degrees 01 minutes 35 seconds West, 1.47 feet for witness;

THENCE North 45 degrees 45 minutes 21 seconds West along a Northeast line of said Renegar tract, a distance of 110.90 feet to a 1/2 inch iron rod found for corner, said corner being an "all corner of said Renegar tract;

THENCE North 44 degrees 27 minutes 10 seconds East along a Southeast line of said Renegar tract, a distance of 564.19 feet to the POINT OF BEGINNING and containing 62,574 square feet or 1.44 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Luis E. Gonzalez Galindo, does hereby adopt this plat, designating the herein described property as **GONZALEZ GALINDO 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 hereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities, including but not limited to, electric, gas, water, sewer, and telecommunications. The responsibility of the property owner. No buildings, fences, 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 remove the sign of ingress and egress from the property for the purpose of feeding meters and only 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 and pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Dallas. WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2019.

BY: _____
Luis E. Gonzalez Galindo (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 Luis E. Gonzalez Galindo 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 _____, 2019.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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-8.517 (c)(5)(C)(d) & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2019
RELEASED FOR REVIEW 09/05/19 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.

Bryan Connolly
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 Connolly 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 _____, 2019.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT
GONZALEZ GALINDO ADDITION**

LOTS 1 & 2, BLOCK 8818
62,574 SQ.FT. / 1.44 ACRES
BEING A TRACT OF LAND SITUATED IN THE
ROBERT KLEBERG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5189-306

PLANNING & SURVEYING



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SCALE: 1"=40' / DATE: 8-20-19 / JOB NO. 1808350-PLAT / DRAWN BY: TO