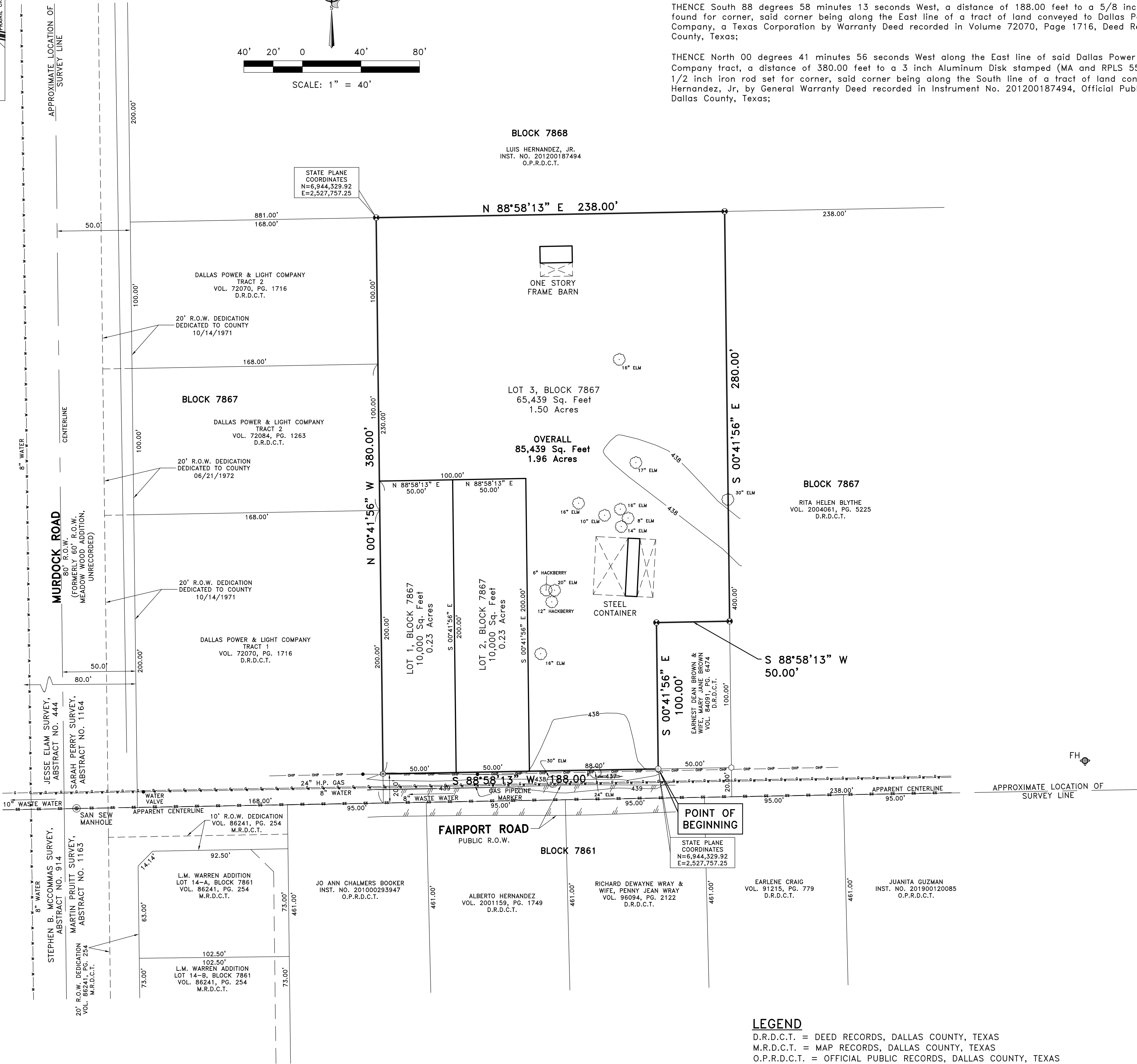


VICINITY MAP
NOT TO SCALE



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 3 LOTS.
- 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) ALL BUILDINGS TO BE REMOVED.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Abigael Maldonado and Aracely Maldonado are the sole owners of a tract of land situated in the Sarah Perry Survey, Abstract No. 1164, being a portion of City Block 7867, City of Dallas, Dallas County, Texas, same being a portion of a tract of land conveyed to Abigael Maldonado and Aracely Maldonado by General Warranty Deed recorded in Instrument No. 20080106776, 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 the Southwest corner of a tract of land conveyed to Earnest Dean Brown and wife, Mary Lane Brown by Warranty Deed with Vendor's Lien recorded in Volume 84091, Page 6474, Deed Records, Dallas County, Texas;

THENCE South 88 degrees 58 minutes 13 seconds West, a distance of 188.00 feet to a 5/8 inch iron rod found for corner, said corner being along the East line of a tract of land conveyed to Dallas Power & Light Company, a Texas Corporation by Warranty Deed recorded in Volume 72070, Page 1716, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 41 minutes 56 seconds West along the East line of said Dallas Power & Light Company tract, a distance of 380.00 feet to a 3 inch Aluminum Disk stamped (MA and RPLS 5513) set over 1/2 inch iron rod set for corner, said corner being along the South line of a tract of land conveyed to Luis Hernandez, Jr, by General Warranty Deed recorded in Instrument No. 201200187494, Official Public Records, Dallas County, Texas;

THENCE North 88 degrees 58 minutes 13 seconds East along the South line of said Luis Hernandez, Jr, tract, a distance of 238.00 feet to a 3 inch Aluminum Disk stamped (MA and RPLS 5513) set over 1/2 inch iron rod set for corner, said corner being the Northwest corner of a tract of land conveyed to Rita Helen Blythe by Deed without Warranty recorded in Volume 2004061, Page 5225, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 41 minutes 56 seconds East along the West line of said Blythe tract, a distance of 280.00 feet to a 3 inch Aluminum Disk stamped (MA and RPLS 5513) set over 1/2 inch iron rod set for corner, said corner being the Northeast corner of said Brown tract;

THENCE South 88 degrees 58 minutes 13 seconds West along the North line of said Brown tract, a distance of 50.00 feet to a 3 inch Aluminum Disk stamped (MA and RPLS 5513) set over 1/2 inch iron rod set for corner, said corner being the Northwest corner of said Brown tract;

THENCE South 00 degrees 41 minutes 56 seconds East along the West line of said Brown tract, a distance of 100.00 feet to the POINT OF BEGINNING and containing 85,439 square feet or 1.96 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Abigael Maldonado and Aracely Maldonado, does hereby adopt this plat, designating the herein described property as **MALDONADO ADDITION** on 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.

BY: _____
Abigael Maldonado (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 Abigael Maldonado 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2019.

BY: _____
Aracely Maldonado (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 Aracely Maldonado 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 Connally, 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.

Dated this the _____ day of _____, 2019.
RELEASED FOR REVIEW 10/10/19 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 Connally
Texas Registered Professional Land Surveyor No. 5513

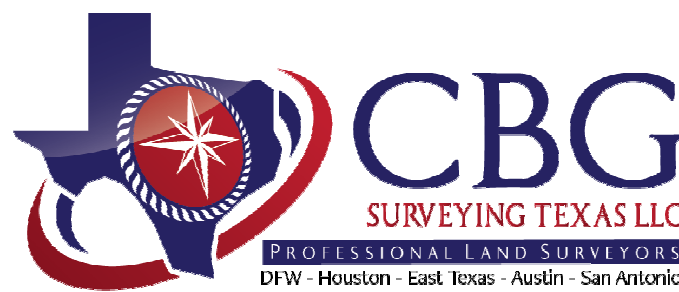
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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
MALDONADO ADDITION
LOTS 1, 2 & 3, BLOCK 7867
85,439 SQ.FT. / 1.96 ACRES
SARAH PERRY SURVEY, ABSTRACT NO. 1164
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-012



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Firm No. 10168800
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OWNER: ABIGAE MALDONADO &
ARACELY MALDONADO
1822 TOBIN TRAIL
GARLAND, TEXAS 75043
214-440-6621

SCALE: 1"=40' / DATE: 9/20/19 / JOB NO. 1914494-PLAT / DRAWN BY: TO