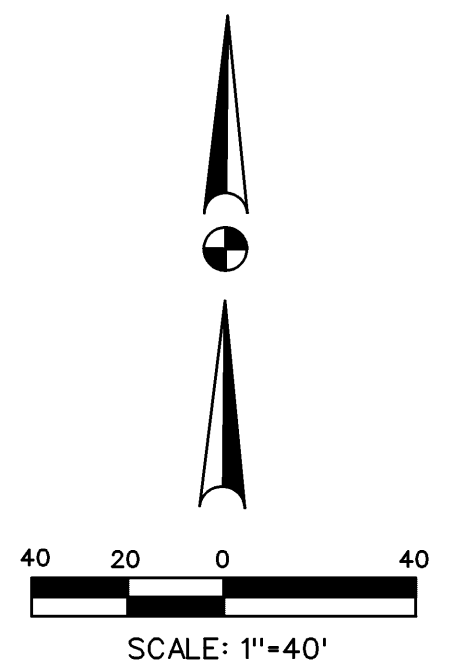


VICINITY MAP
(DALLAS MAPSCO 42-0)
NOT TO SCALE



GENERAL NOTES:

1. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
2. THE PURPOSE OF THIS PLAT IS TO COMBINE 11 LOTS, A PORTION OF 7 LOTS AND PARTS OF AN ABANDONED STREET AND ALLEY INTO ONE 2.5417-ACRE LOT.
3. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
4. NO STRUCTURES ON SITE.

LEGEND:

- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- I.R.S. IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- 3" MDS 3-INCH METAL DISK SET STAMPED "JAYCEE ZARAGOZA PARK LIM & ASSOC RPLS-5322"
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- I.R.F. IRON ROD FOUND
- C.M. CONTROLLING MONUMENT

CURVE DATA

CURVE C1	DELTA = 30° 34' 00" (LT)
	RADIUS = 234.60'
	LENGTH = 125.16'
	CHORD = 123.68'
	C. BEARING = S 29° 55' 46" E

PRELIMINARY PLAT
JAYCEE ZARAGOZA PARK
LOT 24A, BLOCK P/7164

BEING A REPLAT OF
PARTS OF LOTS 16 TROUGH 20, BLOCK Q/7164,
PARTS OF LOTS 14, 27, 28, BLOCK P/7164,
ALL OF LOTS 15 THROUGH 24, 26, BLOCK P/7164
EDWIN REID SURVEY, ABSTRACT NO. 1212
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-009

OWNER:
CITY OF DALLAS
1500 MARILLA STREET
DALLAS, TEXAS 75201-6318
ATTN: WILLIS C. WINTERS
TEL: 214-670-4074
E-MAIL : willis.winters@dallascityhall.com

SURVEYOR:
LIM & ASSOCIATES, inc.
engineering & surveying consultants
TBPE Reg. P-3232, TBPLS Reg. 101236-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75203
Tel. (214) 942-1888 • Fax (214) 942-9881
Email: LimAssoc@aol.com

OWNER'S CERTIFICATE

STATE OF TEXAS |
COUNTY OF DALLAS |

WHEREAS, CITY OF DALLAS, is the Owner of a tract of land out of the Edwin Reid Survey, Abstract No. 1212, City of Dallas, Dallas County, Texas, according to the warranty deed thereof recorded in Volume 602, Page 899, Volume 4793, Page 472, Volume 4953, Page 296, Volume 74126, Page 694, and Volume 2003230, Page 10002 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being parts of Lots 16 through 20 of Block Q/7164, parts of Lot 14, 27, and 28 of Block P/7164, and all Lots 15 through 24, and 26 of Block P/7164, of Joe Erwin Addition No. 3, an addition to the City of Dallas, according to the plat thereof recorded in Volume 10, Page 165 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3-inch metal disk set at the intersection of the northwesterly right-of-way of Bernal Drive (a 100-foot right-of-way, Volume 10, Page 165, M.R.D.C.T.) with the southwesterly right-of-way line of Tumalo Trail (a 100-foot right-of-way, Volume 10, Page 165, M.R.D.C.T.);

THENCE South 44 degrees 43 minutes 40 seconds West, along the northwesterly right-of-way of said Bernal Drive, a distance of 402.65 feet to a 1/2-inch iron rod found at the westerly corner of Lot 23A, Block Q/7164, of Gary's No. 2, an addition to the City of Dallas, according to the plat thereof recorded in Instrument No. 200600427943, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.);

THENCE North 45 degrees 16 minutes 58 seconds West, departing the northwesterly right-of-way line of said Bernal Drive, and along the easterly line of said Lot 23A, a distance of 115.00 feet to a 1/2-inch iron rod found at the most northerly corner of said Lot 23A,

THENCE North 76 degrees 39 minutes 57 seconds West, a distance of 197.04 feet to a 3-inch metal disk set for corner;

THENCE North 13 degrees 20 minutes 03 seconds East, a distance of 190.02 feet to a 3-inch metal disk set for corner;

THENCE South 76 degrees 39 minutes 57 seconds East, a distance of 190.00 feet to a 3-inch metal disk set for corner;

THENCE North 62 degrees 01 minute 23 seconds East, a distance of 190.35 feet to a 3-inch metal disk set for corner;

THENCE North 23 degrees 13 minutes 25 seconds East, a distance of 69.25 feet to a 3-inch metal disk set for corner ;

THENCE North 75 degrees 21 minutes 14 seconds East, a distance of 35.72 feet to a 3-inch metal disk set for corner in the southwesterly right-of-way line of said Tumalo Trail, said point being the beginning of a non-tangent circular curve to the left having a radius of 234.60 feet and chord that bears South 29 degrees 55 minutes 46 seconds East, a distance of 123.68 feet;

THENCE Southeasterly along said curve to the left, along said southwesterly right-of-way line of Tumalo Trail, through central angle of 30 degrees 34 minutes 00 seconds, an arc distance of 125.16 feet to a 3-inch metal disk set for corner;

THENCE South 45 degrees 12 minutes 46 seconds East, continuing along the southwesterly right-of-way line of said Tumalo Trail, a distance of 51.32 feet to the POINT OF BEGINNING and containing 110,715 square feet or 2.5417 acres of land, more or less

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, acting through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as JAYCEE ZARAGOZA PARK, an addition to the City of Dallas, Dallas County, Texas, and does hereby reserve, to the public use forever any streets and alleys 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 and upon 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 anymore. (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 _____, 2018.

By: _____
Name:
Title:

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 _____ 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 _____, 2018.

Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S STATEMENT

I, SIANG W. LIM, 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 _____, 2018.

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.

SIANG W. "DANIEL" LIM
Texas Registered Professional Land Surveyor No. 5322

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 _____ 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 _____, 2018.

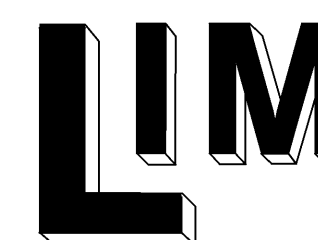
Notary Public in and for the State of Texas
My commission expires:

OWNER:

CITY OF DALLAS
1500 MARILLA STREET
DALLAS, TEXAS 75201-6318
ATTN: WILLIS C. WINTERS
TEL: 214-670-4074

E-MAIL : willis.winters@dallascityhall.com

SURVEYOR:



& ASSOCIATES, inc.
engineering & surveying consultants
TBPE Reg. P-3232, TBPLS Reg. 101236-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75203
Tel. (214) 942-1888 • Fax (214) 942-9881
Email: LimAssoc@aol.com

PRELIMINARY PLAT
JAYCEE ZARAGOZA PARK
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EDWIN REID SURVEY, ABSTRACT NO. 1212
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-009

SHEET 2 OF 2

OCTOBER 4, 2018