

STATE OF TEXAS:
COUNTY OF DALLAS:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Cosme Gallegos and Reyna Gallegos are the owners of all of that same lot, tract or parcel of land in Block A/6772 and in the Abraham Carver Survey, Abstract 263 in the City of Dallas, Texas, and being all of that same tract of land described in Warranty Deed to Cosme Gallegos and Reyna Gallegos, recorded in Instrument Number 20100035385 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the north R.O.W. line of Bruton Road (a 100' R.O.W.) and being N 89°40'16" E, 72.49' from the present intersection of the north line of Bruton Road with the east R.O.W. line of Nantucket Village Drive (a 56' R.O.W.); said point being the southeast corner of Lot 1, Block A/6772 of Nantucket Village North, an addition to the City of Dallas, Texas, recorded in Volume 83158, Page 202 of the Map Records of Dallas County, Texas;

THENCE N 00°20'24" W, 158.38' along the east line of said Lot 1 to a 1/2" iron rod found for corner in the south line of a 15' wide alley;

THENCE N 89°40'16" E, 158.26' along the south line of said alley to a 1/2" iron rod found at the northwest corner of that same tract of land described in deed to Cosme G. & Reyna Gallegos, recorded in Instrument No. 20070355182 of the Deed Records of Dallas County, Texas;

THENCE S 00°20'24" E, 158.38' along the west line of said Gallegos property to a 3/4" iron rod set for corner in the north line of Bruton Road;

THENCE S 89°40'16" W, 158.26' along the north line of Bruton Road to the point of beginning and containing 25,065.22 square feet or 0.5754 acres of land.

That COSME and REYNA, GALLEGOS, do hereby adopt this plat, designating the herein described property as GALLEGOS 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 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 Frisco, Texas, this the \_\_\_\_ day of September, 2016.

Cosme Gallegos, Owner

Reyna Gallegos, Owner

STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Cosme & Reyna Gallegos, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the \_\_\_\_ day of September, 2016.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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.

\*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.\*

SCOTT DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the \_\_\_\_ day of September, 2016.

Notary Public in and for the State of Texas.

GENERAL NOTES:

- 1. REFERENCE BEARING, S 89°40'16" W, FOR THE NORTH LINE OF BRUTON ROAD AS SHOWN ON NANTUCKET VILLAGE NORTH ADDITION, RECORDED IN VOLUME 83158, PAGE 202, M.R.D.C.T.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1 EXISTING PARCEL OF LAND FOR CONVEYANCE PURPOSES.
4. COORDINATE SYSTEM SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. EXISTING STRUCTURE TO REMAIN.
6. BM-A SQUARE IS CUT A T CENTER OF RADIUS ON NORTHWEST CORNER OF THE INTERSECTION CASTLE BAY DRIVE - GULF PALMS DRIVE. ELEV. 502.87

LEGEND

- R.O.W. .... RIGHT-OF-WAY
D.R.D.C.T. .... DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. .... MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. .... OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. .... INSTRUMENT
NO. .... NUMBER
VOL. .... VOLUME
PG. .... PAGE
(CM) .... CONTROLLING MONUMENT
FD. .... FOUND
I.R. .... IRON ROD
I.P. .... IRON PIPE
AD. .... 3" ALUMINUM DISK STAMPED "HORN/RPLS 5111"
SMAG .... SET MAG NAIL
REM. .... REMAINDER
SQ. FT. .... SQUARE FEET

FINAL PLAT
GALLEGOS ADDITION
LOTS 112 AND 113, BLOCK A/6772

AN ADDITION PLAT OF PART OF BLOCK A/6772, SITUATED IN THE ABRAHAM CARVER SURVEY, ABSTRACT NO. 263, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 167-007

OWNER/DEVELOPER

COSME GALLEGOS & REYNA GALLEGOS
10509 BRUTON ROAD
DALLAS, TX 75217

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228

DATE: 9/6/16
JOB NO. 10002A

