

VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Jose H. Morales is the owner of a tract of land situated in the Parker V. Lucas Survey, Abstract No. 1164, in City of Dallas Block 6357, Dallas County, Texas, and being part of Lot 12 and all of Lot 20 of California Ranches, an unrecorded addition, and being that tract of land conveyed to said Jose H. Morales by General Warranty Deed recorded in Instrument No. 20080228644, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic yellow cap stamped "CBG Surveying" found for corner, said corner being the Northeast corner of that tract of land conveyed to Richard Patten, by deed recorded in Instrument No. 20070308720, Official Public Records, Dallas County, Texas, said corner also being the Northeast corner of Lot 21, Block 6357, of said California Ranches, and being in the Southwest Right-of-Way line of San Marino Avenue (50 foot Right-of-Way, formerly Santa Barbara Drive, Volume 2305, Page 287, Deed Records, Dallas County, Texas);

THENCE South 61 degrees 32 minutes 52 seconds East, along the Southwest Right-of-Way line of said San Marino Avenue, a distance of 90.29 feet to a 1/2 inch iron rod with plastic yellow cap stamped "CBG Surveying" found for corner, said corner being the North corner of that tract of land conveyed to Eli Mendoza, by deed recorded in Instrument No. 201200140926, Official Public Records, Dallas County, Texas, and also being the North corner of Lot 19, Block 6357, of said California Ranches;

THENCE South 25 degrees 59 minutes 14 seconds West, along the Northwest line of said Mendoza tract, a distance of 276.56 feet to a Wooden Monument found for corner, said corner being the Southwest corner of said Mendoza tract, and being in the Northeast Right-of-Way line of U.S. Highway No. 175 (variable width Right-of-Way);

THENCE North 71 degrees 01 minutes 28 seconds West, along the Northeast Right-of-Way line of said U.S. Highway No. 175, a distance of 100.00 feet to a Wooden Monument found for corner, said corner being the South corner of aforesaid Patten tract;

THENCE North 27 degrees 45 minutes 28 seconds East, along the Southeast line of said Patten tract, a distance of 292.79 feet to the POINT OF BEGINNING, and containing 26,942 square feet or 0.618 of an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jose H. Morales, does hereby adopt this plat, designating the herein described property as **J. MORALES 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 hereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and 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 efficient use of the easements, and all public utilities shall of 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 of any time of the permitting 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2018.

BY: JOSE H. MORALES
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jose H. Morales, 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 _____, 2018.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryon 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-8-617 (g)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2018.
RELEASED FOR REVIEW ON 10/17/18. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryon 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 Bryon 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 _____, 2018.
Notary Public in and for the State of Texas

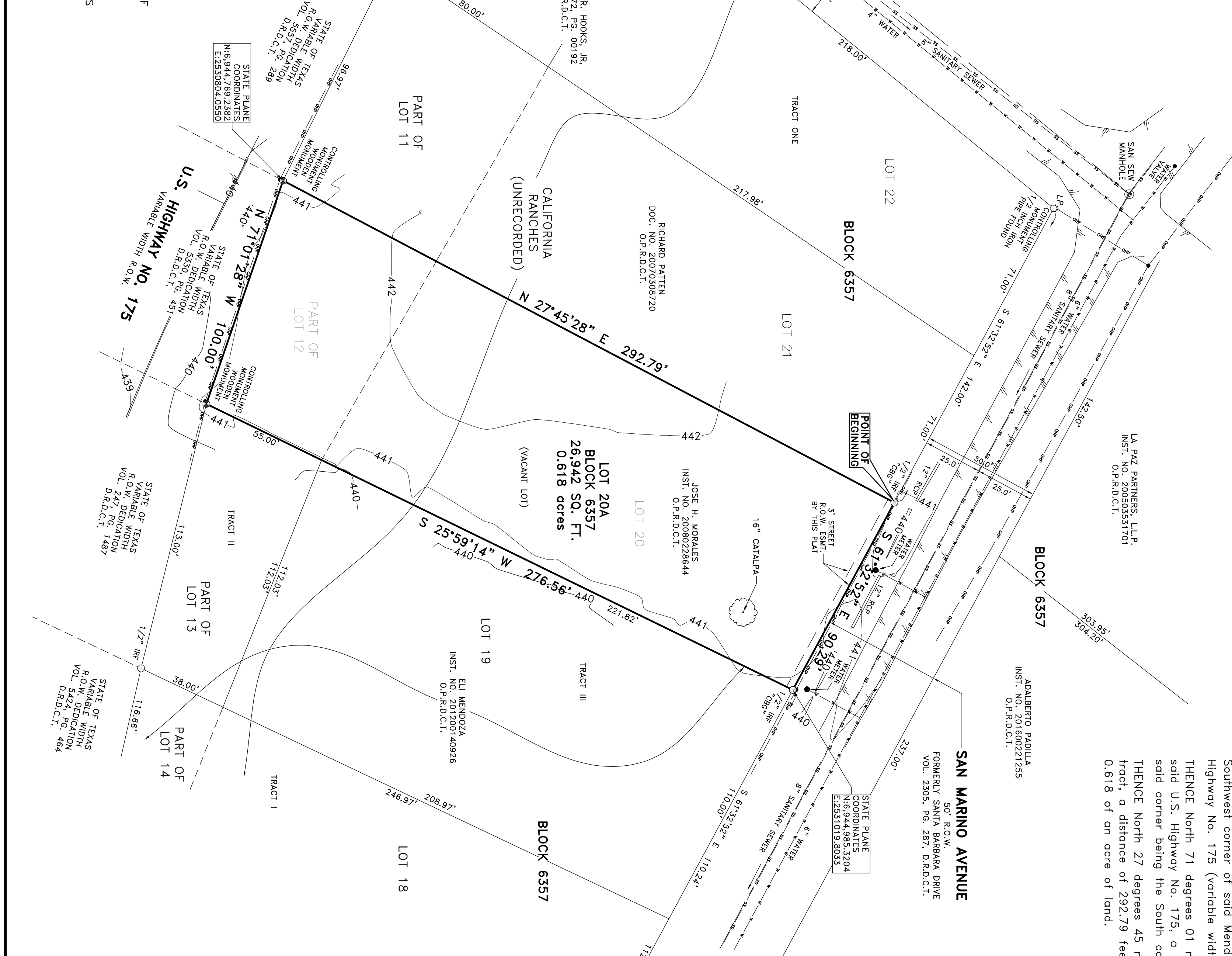
PRELIMINARY PLAT
J. MORALES ADDITION
LOT 20A, BLOCK 6357
26,942 SQ.FT. / 0.618 ACRES
BEING A REPLAT OF
THE REMAINDER OF LOT 12, AND
PARKER SURVEY, ABSTRACT NO. 1164
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-021

OWNER: **JOSE H. MORALES**
5620 PITCH TREE
BLICH SPRINGS, TX 75180



SCALE: 1"=30' / DATE: 10-17-18 / JOB NO.: 1819313 / DRAWN BY: WH

GENERAL NOTES
1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF 0.618 OF AN ACRE OF LAND.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURING NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.



LEGEND
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1" I.P.F. = 1 INCH IRON PIPE FOUND
1/2" I.P.F. = 1/2 INCH IRON PIPE FOUND
1/2" I.R.F. = 1/2 INCH IRON ROD FOUND
"CBG" = CBG CURVETING TEXAS, LLC