



STATE OF TEXAS
COUNTY OF DALLAS

OWNERS CERTIFICATE

WHEREAS Juventino Rosales d/b/a United Recycling and Waste Disposal is the owner of a tract of land situated in the City of Dallas, Dallas County, Texas, in the John B. Richards Survey, Abstract No. 1192 and a part of City of Dallas Block No. 6863, being a survey of the 3.50 acre tract described in a deed from John K. Duhe, Trustee to Juventino Rosales d/b/a United Recycling and Waste Disposal, recorded as clerk's file no. 201300237889 of the Dallas County deed records, being described by metes and bounds as follows: BEGINNING at a 1/2-inch iron pin found at the northwest corner of said 3.50 acre tract; THENCE North 59°28'18" East, with the north line of said 3.50 acre tract, 523.56 feet to a 1/2-inch iron pin found; THENCE North 59°05'14" East, with the north line of said 3.50 acre tract, 30.58 feet to a 1/2-inch iron pin found at the northeast corner of said 3.50 acre tract; THENCE South 30°14'21" East, with the east line of said 3.50 acre tract, 73.22 feet to a 1/2-inch iron pin set at a southeast corner of said 3.50 acre tract; same being at the northeast corner of the right-of-way of Bird Lane recorded in volume 1565, page 136; THENCE South 59°29'30" West, with a south line of said 3.50 acre tract and with the north line of said Bird Lane right-of-way, 30.00 feet to a one inch pipe found at the inside corner of said 3.50 acre tract and the northwest corner of said Bird Lane right-of-way; THENCE South 31°02'17" East, with an east line of said 3.50 acre tract and the west right-of-way line of said Bird Lane, 219.42 feet to a 1/4-inch iron pin found at the south-southeast corner of said 3.50 acre tract; THENCE South 59°30'28" West, with the south line of said 3.50 acre tract, passing a 1/2-inch iron pin found at 1.17 feet and continuing in all, 503.60 feet to a 5/8-inch iron pin found; THENCE North 34°51'33" West, 282.93 feet to the PLACE OF BEGINNING and containing 3.4954 acres.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the Juventino Rosales d/b/a United Recycling and Waste Disposal does hereby adopt this plat, designating the herein described property as ROSALES 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.

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the Floodway Easement Statement recited on this plat, which statement is hereby adopted and accepted.

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 _____, 2016.

By: Juventino Rosales
Owner of United Recycling and Waste Disposal

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 Juventino Rosales 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 _____, 2016.

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

SURVEYOR'S STATEMENT:

I, Bruce Geer, 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. 19465, 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 _____, 2016

PRELIMINARY—THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Bruce Geer
Texas Registered Professional Land Surveyor No. 4117

PRELIMINARY PLAT
ROSALES
ADDITION
LOT 13R, BLOCK 6863
3.4954 ACRES
JOHN B. RICHARDS SURVEY, ABSTRACT NO. 1192
PART OF CITY OF DALLAS BLOCK 6863
DALLAS COUNTY, TEXAS

OWNER & APPLICANT: JUVENTINO ROSALES d/b/a
UNITED RECYCLING & WASTE DISPOSAL
3506 MORNING STAR LANE
FARMERS' BRANCH, TEXAS 75234
ADDRESS OF SITE: 8910, 9001, 9005 & 9009 BIRD LANE
CITY PLAN FILE NO. S 167-012

BRUCE GEER
REGISTERED PROFESSIONAL LAND SURVEYOR
1101 W. UNIVERSITY DRIVE
MCKINNEY, TEXAS 75069
972-562-3959 972-542-5751 FAX

SHEET
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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 Bruce Geer 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 _____, 2016.

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

