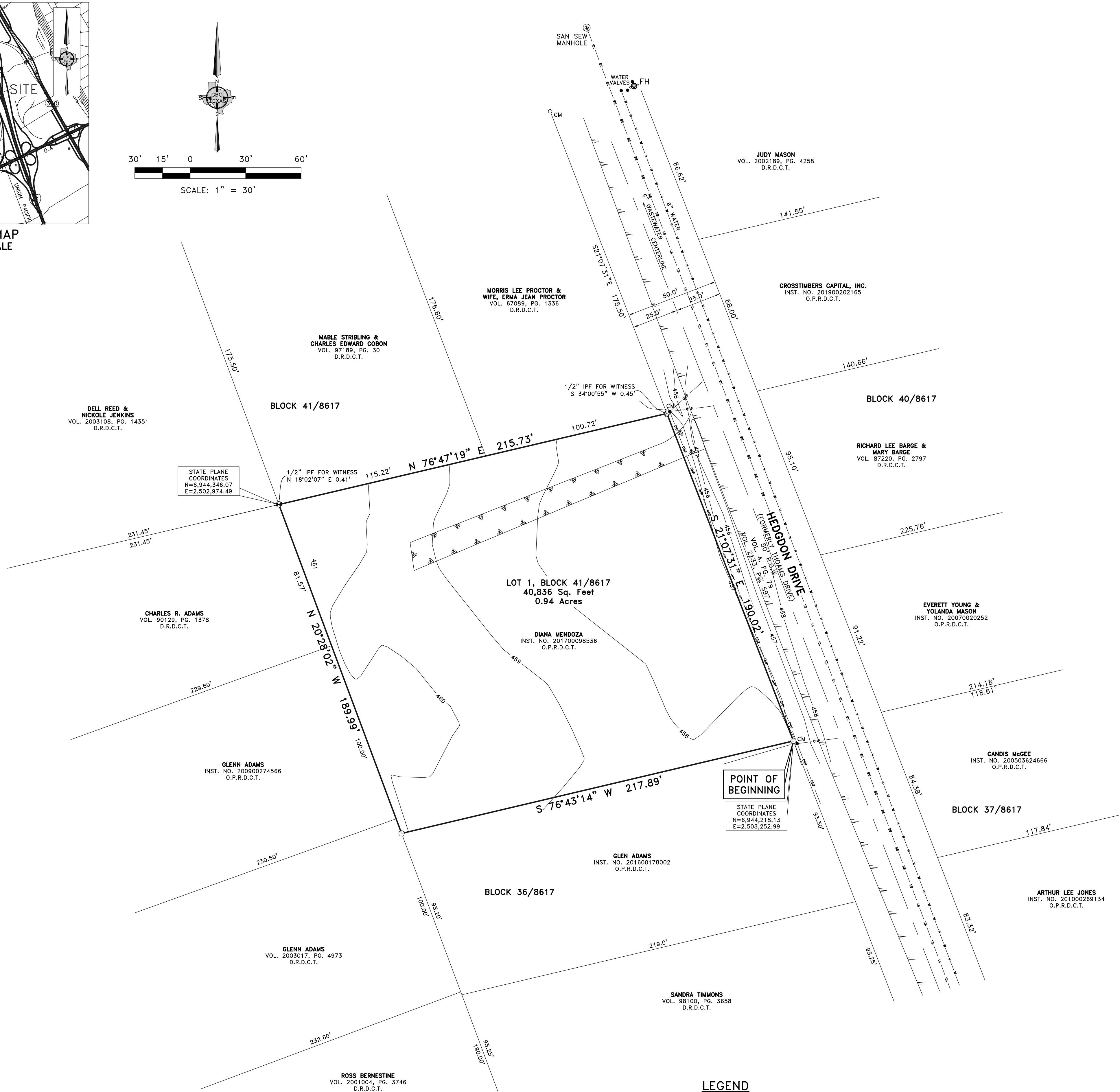
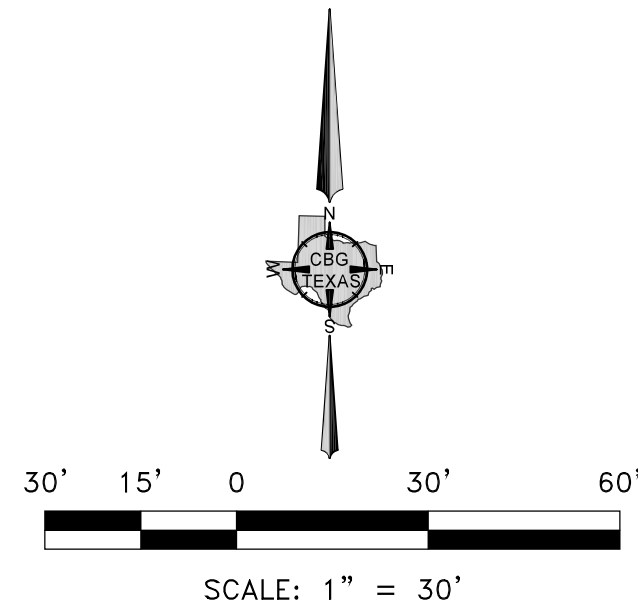


VICINITY MAP  
NOT TO SCALE



**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 1 LOT.
- 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.

**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. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- ⊗ = 3/8 INCH IRON ROD FOUND
- = 1/2 INCH IRON PIPE FOUND
- = 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED
- "CBG SURVEYING" = SET DURING PREVIOUS SURVEY
- INST. NO. = INSTRUMENT NUMBER
- ⊗ = 3" ALUMINUM DISK STAMPED "MA AND RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Diana Mendoza is the sole owner of a tract of land situated in the Lorenzo VanCleave Survey, Abstract No. 1503, City of Dallas, Dallas County, Texas, same being a portion of City Block 41/8617 of Fruitdale Acres, Third Installment, an addition to the City of Dallas, Dallas County, Texas recorded in Volume 80216, Page 1014, Deed Records, Dallas County, Texas, same being a tract of land conveyed to Diana Mendoza by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 201700098536, 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 with yellow plastic stamped "CBG SURVEYING" for corner, said corner being along the West right of way line of Hedgdon Drive (50 foot right of way), said corner being the Northeast corner of a tract of land conveyed to Glen Adams by Special Warranty Deed recorded in Instrument No. 201600178002, Official Public Records, Dallas County, Texas;

THENCE South 76 degrees 43 minutes 14 seconds West along the North line of said Adams (201600178002) tract, a distance of 217.89 feet to a 1/2 inch iron rod found with yellow plastic stamped "CBG SURVEYING" for corner, said corner being along the East line of a tract of land conveyed to Glen Adams by Warranty Deed recorded in Volume 2003017, Page 4973, Deed Records, Dallas County, Texas;

THENCE North 20 degrees 28 minutes 02 seconds West along the East line of said Adams (2003017,4973) tract, a distance of 189.99 feet to a 3 inch Aluminum Disk set over 1/2 inch iron rod stamped "MA AND RPLS 5513" for corner, said corner being the Southwest corner of a tract of land conveyed to Mable Stribling and Charles Edward Cobon by Special Warranty Deed recorded in Volume 97189, Page 30, Deed Records, Dallas County, Texas, from which a 1/2 inch iron pipe found bears, North 18 degrees 02 minutes 07 seconds East, 0.41 feet for witness;

THENCE North 76 degrees 47 minutes 19 seconds East along the South line of said Stribling & Cobon tract, a distance of 215.73 feet to a 3/8 inch iron rod found for corner, said corner being along the West line of Hedgdon Drive, from which a 1/2 inch iron pipe found bears, South 34 degrees 00 minutes 55 seconds West, 0.45 feet for witness;

THENCE South 21 degrees 07 minutes 31 seconds East along the West line of said Hedgdon Drive, a distance of 190.02 feet to the POINT OF BEGINNING and containing 40,836 square feet or 0.94 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Diana Mendoza, does hereby adopt this plat, designating the herein described property as **MENDOZA 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 Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_  
Diana Mendoza (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 Diana Mendoza 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 10/23/19 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  
**MENDOZA ADDITION**  
LOT 1, BLOCK 41/8617  
40,836 SQ.FT. / 0.94 ACRES  
BEING A RE-PLAT OF A PORTION OF BLOCK 41/8617  
FRUITDALE ACRES, THIRD INSTALLMENT ADDITION  
LORENZO VANCELEAVE SURVEY, ABSTRACT NO. 1503  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S190-029

OWNER: DIANA MENDOZA  
3078 NORWALK AVENUE  
DALLAS, TEXAS 75220  
PHONE: 469-951-0225  
FAX: 214-527668

