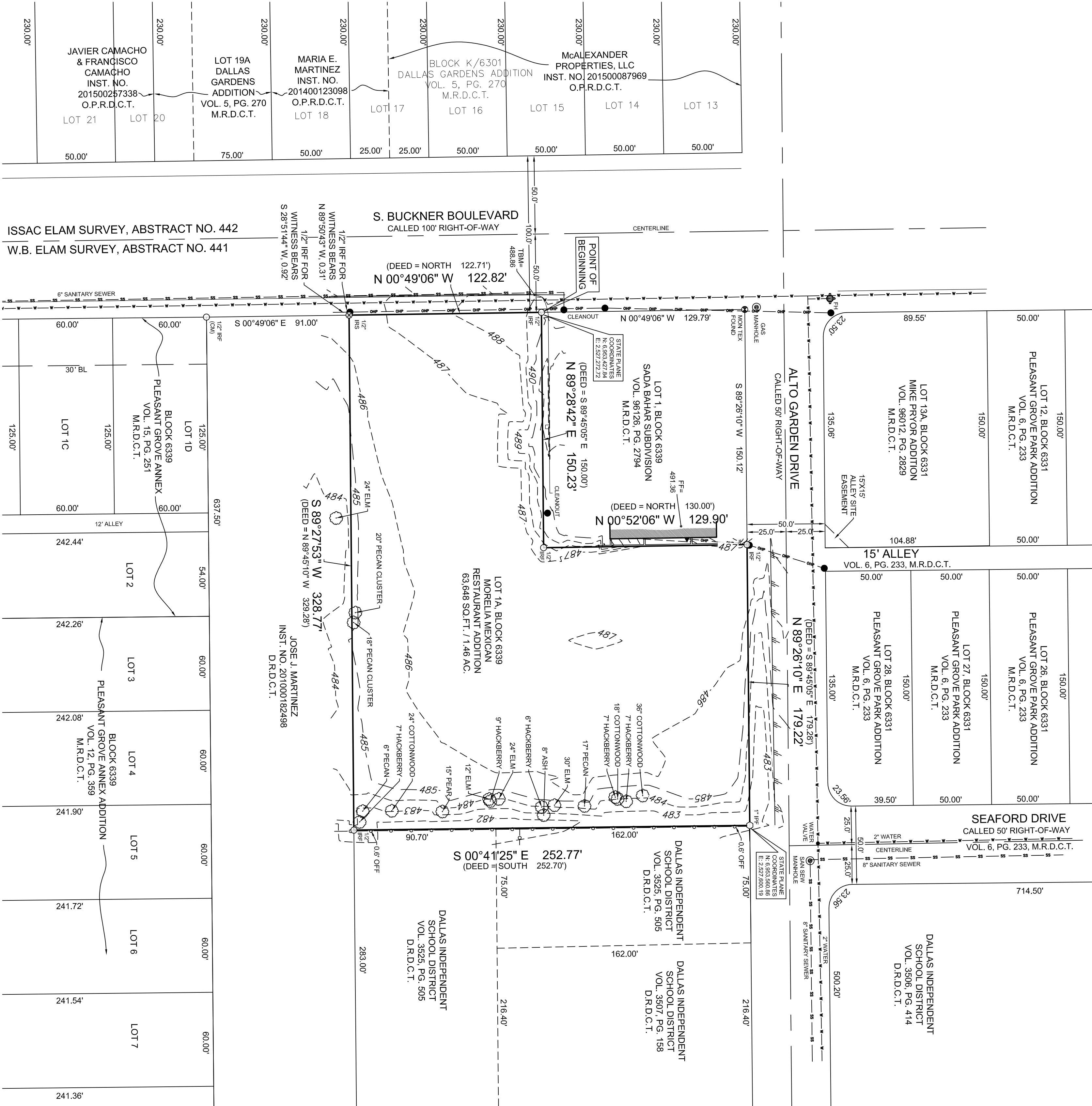
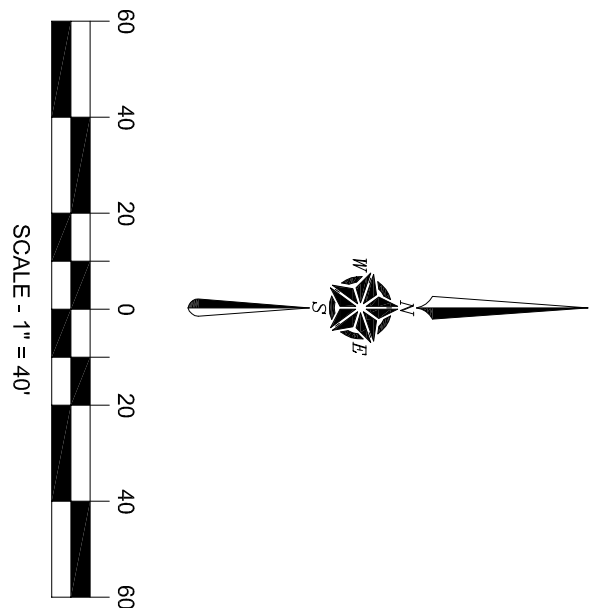


LEGEND

CM  
D.R.D.C.T.  
DEED RECORDS, DALLAS COUNTY, TEXAS  
INSTR. NO.  
VOLUME, PAGE  
SQUARE FEET  
R.O.W.  
MDS  
RIGHT-OF-WAY  
DISK STAMPED MAPRA & RNS 5299  
SECTION CORNER  
TEMPORARY BENCHMARK  
TBM



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Morelia Mexican Restaurant, Inc., a Texas corporation, is the sole owner of a tract of land situated in the W.B. Elam Survey, Abstract No. 441 in the City of Dallas, Dallas County, Texas, and being out of City Block 6339, and being conveyed to Morelia Mexican Restaurant, Inc., a Texas corporation, by General Warranty Deed recorded in Instrument No. 201600165546, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found lying in the East right-of-way line of S. Buckner Boulevard (called 100 foot right-of-way) at the Southwest corner of Lot 1, Block 6339 of Sada Bahar Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the Map hereof recorded in Volume 96126, Page 2794, Map Records, Dallas County, Texas, and being the most western Northwest corner of herein described tract;

Thence North 89 degrees 28 minutes 42 seconds East, along the South line of said Lot 1, Block 6339 of Sada Bahar Subdivision, a distance of 150.23 feet to a 1/2 inch iron rod found at the Southeast corner of said Lot 1, Block 6339 of Sada Bahar Subdivision;

Thence North 00 degrees 52 minutes 06 seconds West, along the East line of said Lot 1, Block 6339 of Sada Bahar Subdivision, a distance of 129.90 feet to a 1/2 inch iron rod found at the Northeast corner of said Lot 1, Block 6339 of Sada Bahar Subdivision and lying in the South right-of-way line of Alto Garden Drive (called 50 foot right-of-way);

Thence North 89 degrees 26 minutes 10 seconds East, along said South right-of-way line of Alto Garden Drive, a distance of 179.22 feet to a 1 inch pipe found at the Northwest corner of a tract of land conveyed to Dallas Independent School District, by Deed recorded in Volume 3525, Page 505, Deed Records, Dallas County, Texas;

Thence South 00 degrees 41 minutes 25 seconds East, along the West line of said Dallas Independent School District tract, a distance of 252.77 feet to a 1/2 inch iron rod found for corner lying in the North line of a tract of land conveyed to Jose J. Martinez, by Deed recorded in Instrument No. 201000162468, Deed Records, Dallas County, Texas;

Thence South 89 degrees 27 minutes 53 seconds West, along said North line of Jose J. Martinez tract, a distance of 328.77 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at the Northwest corner of said Jose J. Martinez tract and lying in said East right-of-way line of S. Buckner Boulevard;

Thence North 00 degrees 49 minutes 06 seconds West, along said East right-of-way line of S. Buckner Boulevard, a distance of 122.82 feet to the POINT OF BEGINNING and containing 63,648 square feet or 1.46 acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Morelia Mexican Restaurant, Inc., a Texas corporation, does hereby adopt this plat, designating the herein described property as **LOT 1A, BLOCK 6339 OF MORELIA MEXICAN RESTAURANT ADDITION** and dedicating the same to the City of Dallas, Dallas County, Texas, and does hereby dedicate to the public for the use and enjoyment of the City of Dallas, Dallas County, Texas, and does hereby dedicate to the public the herein shown improvements, easements, and appurtenances, and the line easements shall be open to the public, the said public utility, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and the 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 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 the 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, the hydrants, sewer 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 indicated.

This plat approved subject to all plating ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

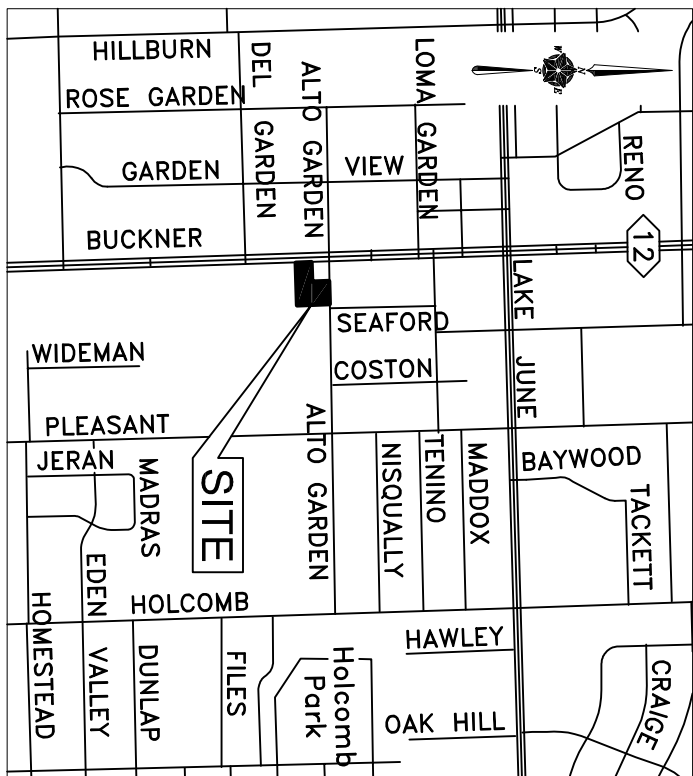
Owner

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, 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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Signature



VICINITY MAP - NOT TO SCALE

SURVEYOR'S STATEMENT

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared by me or under my direct supervision, from recorded deed and other 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-6.817 (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 \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**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. (10/27/2016)**

Gary E. Johnson  
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Signature

GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, (2011).
- 2) The reason for this plat is to make 1 tract into 1 lot.
- 3) No lot to lot drainage will be allowed without City Engineering Section approval.
- 4) Dallas Water Utilities Benchmarks:
  - No. 58-1-S  
A standard water department benchmark on concrete curb, center radius, Northeast corner of Corner Drive and Lake June Road.  
Northing: 6,954,951.501; Easting: 2,527,817.980; Elevation: 487.782
  - No. 58-4-6  
A square cut on concrete curb between storm inlets, located at the Northeast corner of Corner Drive and Lake June Road.  
Northing: 6,954,982.434; Easting: 2,527,810.608; Elevation: 487.966
- 5) According to the F.I.R.M. No. 48113C0510 K, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.

OWNER  
MORELIA MEXICAN RESTAURANT, INC.,  
A TEXAS CORPORATION  
10230 HARRY HINES BOULEVARD  
DALLAS, TEXAS 75220



PRELIMINARY PLAT  
MORELIA MEXICAN  
RESTAURANT ADDITION  
LOT 1A, BLOCK 6339  
OUT OF THE W.B. ELAM SURVEY, ABSTRACT NO. 441  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S167-020