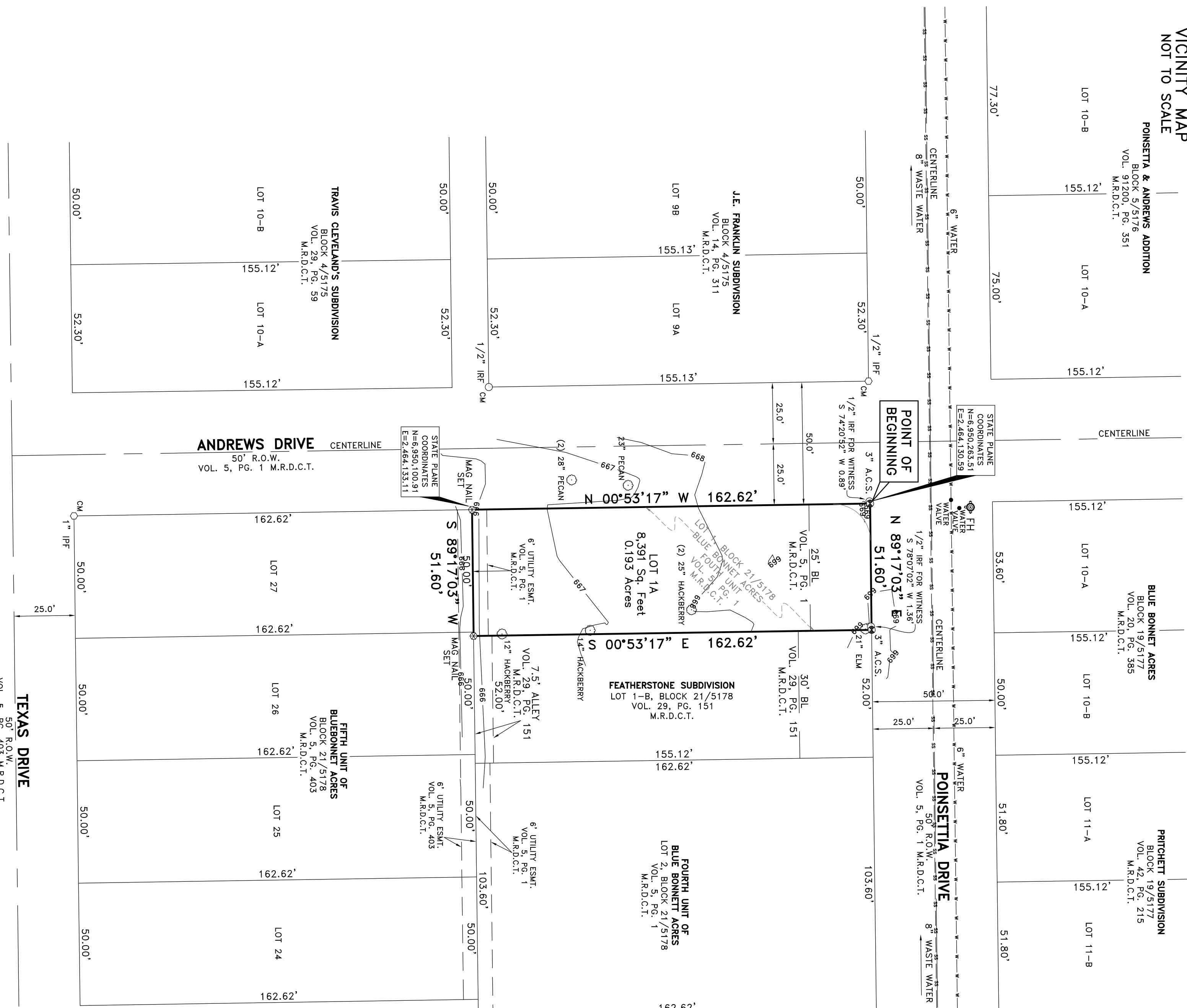
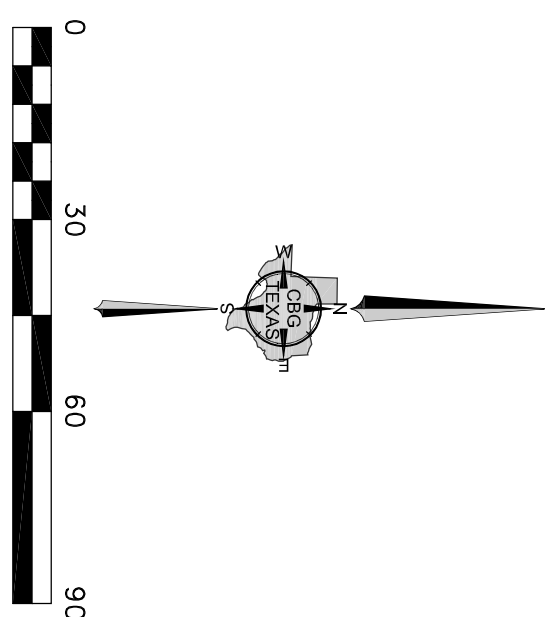


FALLS DRIVE	
DUTTON DRIVE	ANDREWS DRIVE
POINSETTA DRIVE	DRYDEN DRIVE
TEXAS DRIVE	
JUNE DRIVE	
	RIVIERA DRIVE
	ROCKFORD DRIVE



**VICINITY MAP
NOT TO SCALE**

GENERAL NOTES

- 1) BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT 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.
- 6) BENCHMARK IS A CITY OF DALLAS WATER UTILITIES BENCHMARK, FINAL NAME: 53-M-65. ELEVATION = 575.16.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Rosa S. Solis is the sole owner of a tract of land conveyed to Rosa S. Solis by deed recorded in Volume 2003093, Page 2477, Deed Records, Dallas County, Texas, situated in the J. McCommas Survey, Abstract No. 866, and being a portion of Lot 1, Block 21/5178, Fourth Unit of Blue Bonnet Acres, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 5, Page 1, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING of a 3 inch Aluminum Disk set stamped "RSSA & RPLS 5513" for corner, said corner being the intersection of the East right of way line of Andrews Drive (50 foot right of way) and the South right of way line of Poinsetta Drive (50 foot right of way); from which a 1/2 inch iron rod found bears, South 74 degrees 20 minutes 52 seconds West, 0.89 feet for witness:

THENCE North 89 degrees 17 minutes 03 seconds East along the South line of said Poinsetta Drive, a distance of 51.60 feet to a 3 inch Aluminum Disk set stamped "RSSA & RPLS 5513" for corner, said corner being the Northwest corner of Lot 1-B, Block 21/5178, Featherstone Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 29, Page 151, Map Records, Dallas County, Texas;

THENCE South 00 degrees 53 minutes 17 seconds East along the West line of Lot 1-B, Block 21/5178 of said Featherstone Subdivision, a distance of 162.62 feet to a Mag nail set with washer stamped with "RSSA and RPLS 5513" for corner, said corner being the North line of Lot 26, Block 21/5178, Fifth Unit of Bluebonnet Acres, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 5, Page 405, Map Records, Dallas County, Texas.

THENCE South 89 degrees 17 minutes 03 seconds West along the North line of said Fifth Unit of Bluebonnet Acres, a distance of 51.60 feet to a Mag nail set with washer stamped with "RSSA and RPLS 5513" for corner, said corner being along the East line of said Andrews Drive.

THENCE North 00 degrees 53 minutes 17 seconds West along the East line of said Andrews Drive, a distance of 162.62 feet to the **POINT OF BEGINNING** and containing 8,391 square feet or 0.19 acres of land.

OWNER'S DEDICATION

NOW WHEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Rosa S. Solis does hereby adopt this plat, designating the herein described property as **ROSA S. SOLIS 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 hereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police utility, 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 public utility 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 of 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 _____, 2018.

BY: _____
Rosa S. Solis, 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 Rosa S. Solis 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, Bryan 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 (c)(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 OR PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR REPLIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan 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 Bryan 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
ROSA S. SOLIS ADDITION
LOT 1A, BLOCK 21/5178
8,391 SQ.FT. / 0.19 ACRES
BEING A REPLAT OF LOT 1, BLOCK 21/5178,
BLUE BONNET ACRES FOURTH UNIT
J. MCCOMAS SURVEY, ABSTRACT NO. 866
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5189-044

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OWNER: ROSA S. SOLIS
1105 S. COCKRELL HILL, ROAD
DALLAS, TEXAS 75221
214-605-9350

SCALE: 1"=30' / DATE: 10/30/18 / JOB NO. 1820843 / DRAWN BY: TO