

VICINITY MAP
NOT TO SCALE

LEGEND
 D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 IRF - IRON ROD FOUND
 INST. NO. - INSTRUMENT NUMBER
 VOL. - VOLUME
 PG. - PAGE
 C.M. - CONTROLLIN MONUMENT

SURVEYOR'S CERTIFICATE

STATE OF TEXAS)
 COUNTY OF TARRANT)
 That I, Timothy R. Mankin, Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City plan Commission of the City of Dallas.

**PRELIMINARY-FOR REVIEW ONLY
 NOT TO BE RECORDED FOR ANY PURPOSE**

TIMOTHY R. MANKIN, R.P.L.S. 6122

STATE OF TEXAS:
 COUNTY OF TARRANT:

BEFORE me, the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Timothy R. Mankin, 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 and considerations therein expressed.

Given under my hand and seal of the office this the ____ day of _____, 2018.

NOTARY PUBLIC in and for TARRANT COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, Cruz Gutierrez & Reyna Gutierrez are the owners of that certain tract of land situated in City Block 8780, City of Dallas, Dallas County, Texas, and the Artemus Baker Survey, Abstract No. 81, and being all that certain tract of land conveyed to Cruz Gutierrez & Reyna Gutierrez as Tract 1, Tract 2, and Tract 3, by Judgement Nunc Pro Tunc, Cause No. DC-14-12831, recorded under Instrument No. 201500305339, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most southerly corner of said Gutierrez tract, same being the most westerly corner of that certain tract of land conveyed to Vanesa Lyn Alaniz, by deed recorded under Instrument No. 201200239839, said Official Public Records, same being in the northeasterly right-of-way line of Middlefield Road (40 foot right-of-way);

THENCE North 45 deg. 17 min. 24 sec. West, along the common line of said Gutierrez tract and said Middlefield Road, a distance of 378.70 feet to a 1/2 inch iron rod found for the most westerly northwest corner of said Gutierrez tract, same being the south corner of that certain tract of land conveyed to Lorenza Barron, by deed recorded under Instrument Number 201500050443, said Official Public Records;

THENCE along the common line of said Gutierrez tract and said Barron tract as follows:
 North 44 deg. 47 min. 45 sec. East, a distance of 155.33 feet to a 1/2 inch iron rod found for angle point;
 North 44 deg. 47 min. 31 sec. East, a distance of 136.20 feet to a fence corner post found for internal corner, same being the most easterly corner of said Barron tract;
 North 45 deg. 58 min. 59 sec. West, a distance of 141.52 feet to a fence corner post found for corner, same being the most northerly corner of said Barron tract, same being in the southeasterly line of that certain tract of land conveyed to Stephen Roy Childers, by deed recorded in Volume 84142, Page 1298, Deed Records, Dallas County, Texas;

THENCE North 43 deg. 18 min. 22 sec. East, along the common line of said Gutierrez tract and said Childers tract, a distance of 632.30 feet to a point in water for the most northerly corner of said Gutierrez tract, same being the most westerly corner of that certain tract of land conveyed to Omar Diaz, by deed recorded under Instrument No. 201300378791, said Official Public Records;

THENCE South 45 deg. 26 min. 32 sec. East, along the common line of said Gutierrez tract and said Diaz tract, a distance of 647.90 feet to a 1/2 inch iron rod found for the most easterly corner of said Gutierrez tract, same being the most southerly corner of said Diaz tract, same being in the northwesterly line of that certain tract of land conveyed to Omar L. Diaz and wife Candida Sanchez, by deed recorded under Instrument No. 201200222148, said Official Public Records;

THENCE South 45 deg. 33 min. 11 sec. West, along the common line of said Gutierrez tract and said Sanchez tract, passing the most westerly corner of said Sanchez tract, same being the most northerly corner of that certain tract of land conveyed to Jose Velazquez and Blanca Velazquez, by deed recorded under Instrument No. 201100104676, said Official Public Records, and continuing along the common line of said Gutierrez tract and said Velazquez tract, a total distance of 509.08 feet to a 1/2 inch iron rod found for corner, same being the most easterly corner of aforesaid Alaniz tract;

THENCE along the common line of said Gutierrez tract and said Alaniz tract as follows:
 North 41 deg. 37 min. 40 sec. West, a distance of 99.14 feet to a 1/2 inch iron rod found for internal corner, same being the most northerly corner of said Alaniz tract;
 South 45 deg. 33 min. 11 sec. West, a distance of 421.00 feet to the POINT OF BEGINNING and containing 499,763 square feet or 11.473 acres of computed land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, CRUZ & REYNA GUTIERREZ, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **GUTIERREZ MIDDLEFIELD 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 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 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 TO MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN OF 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, TEXAS.

EXECUTED THIS ____ DAY OF _____, 2018.

BY: _____
 NAME: CRUZ GUTIERREZ, OWNER

STATE OF TEXAS:
 COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CRUZ GUTIERREZ, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

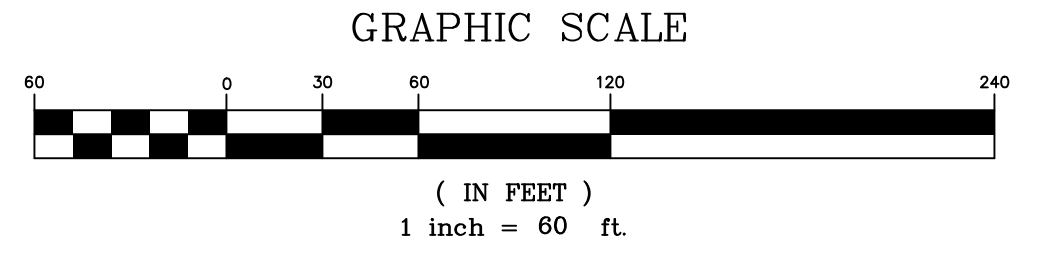
EXECUTED THIS ____ DAY OF _____, 2018.

BY: _____
 NAME: REYNA GUTIERREZ, OWNER

STATE OF TEXAS:
 COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED REYNA GUTIERREZ, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

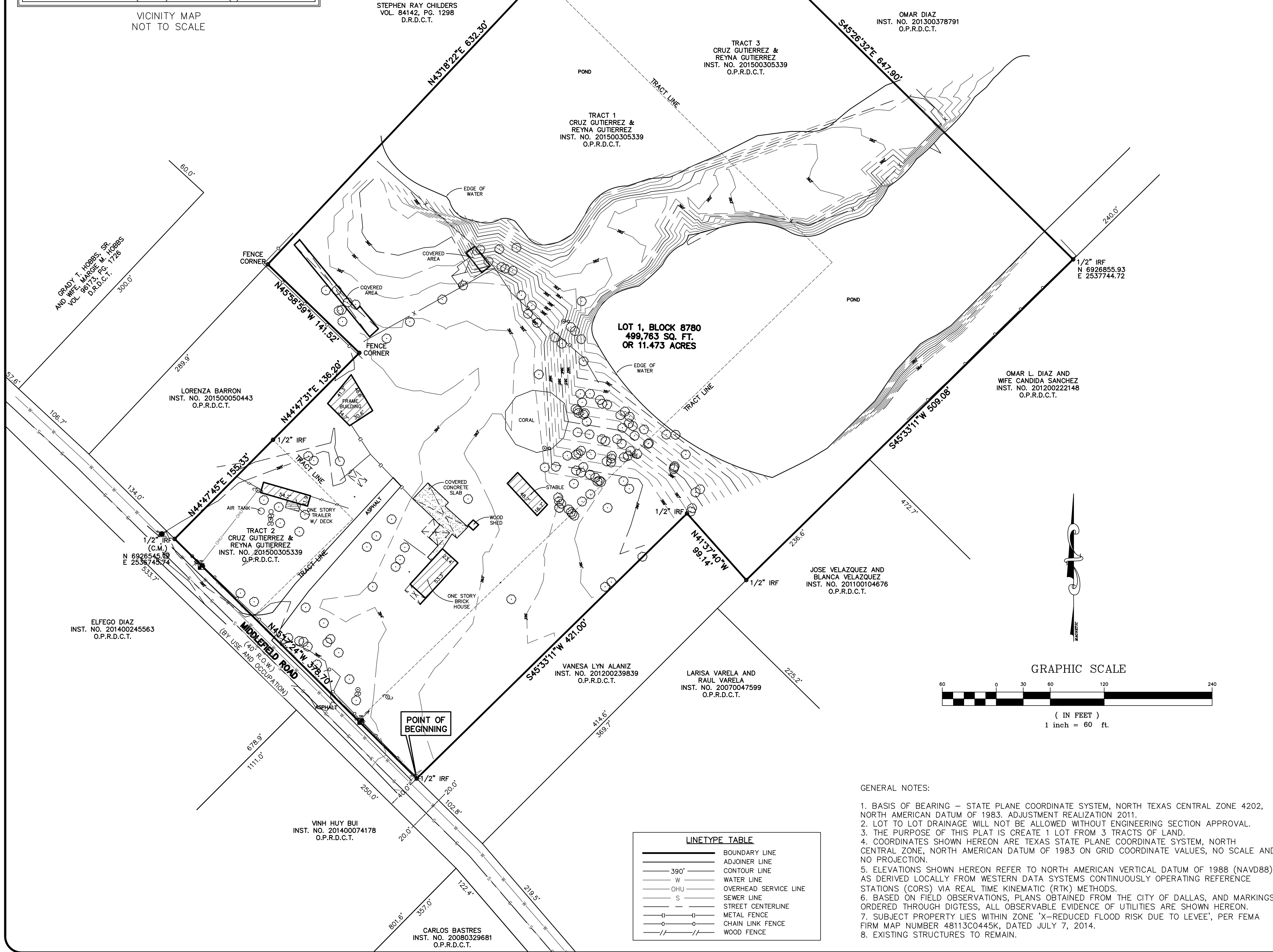
NOTARY PUBLIC IN AND FOR DALLAS COUNTY



GENERAL NOTES:

1. BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS CREATE 1 LOT FROM 3 TRACTS OF LAND.
4. 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.
5. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS DERIVED LOCALLY FROM WESTERN DATA SYSTEMS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) METHODS.
6. BASED ON FIELD OBSERVATIONS, PLANS OBTAINED FROM THE CITY OF DALLAS, AND MARKINGS ORDERED THROUGH DIGTESS, ALL OBSERVABLE EVIDENCE OF UTILITIES ARE SHOWN HEREON.
7. SUBJECT PROPERTY LIES WITHIN ZONE 'X'-REDUCED FLOOD RISK DUE TO LEVEE', PER FEMA FIRM MAP NUMBER 48113C0445K, DATED JULY 7, 2014.
8. EXISTING STRUCTURES TO REMAIN.

LINETYPE TABLE	
—	BOUNDARY LINE
—	ADJOINER LINE
—	CONTOUR LINE
—	WATER LINE
—	OVERHEAD SERVICE LINE
—	SEWER LINE
—	STREET CENTERLINE
—	METAL FENCE
—	CHAIN LINK FENCE
—	WOOD FENCE



PRELIMINARY PLAT
GUTIERREZ MIDDLEFIELD ADDITION

LOT 1, BLOCK 8780

ARTEMUS BAKER SURVEY, ABSTRACT NO. 81
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S189-070
 ENGINEERING FILE NO. _____

OWNER:
 CRUZ & REYNA GUTIERREZ
 4111 MIDDLEFIELD STREET
 DALLAS, TX 75253
 214-502-7699

ENGINEER:
 SHOLA MOROHUNFOLA
 OKM ENGINEERING, INC.
 112 S. MADISON AVENUE
 DALLAS, TX 75208
 214-941-9412

JOB NO.:	P-3196		PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
DATE:	11/12/2018			1
FIELD DATE:	11/01/2018	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
SCALE:	1" = 60'			1
FIELD:	A.R.M.			
DRAWN:	J.B.W.			
CHECKED:	T.R.M.	tman@peisersurveying.com FIRM No. 100999-00 Member Since 1977		