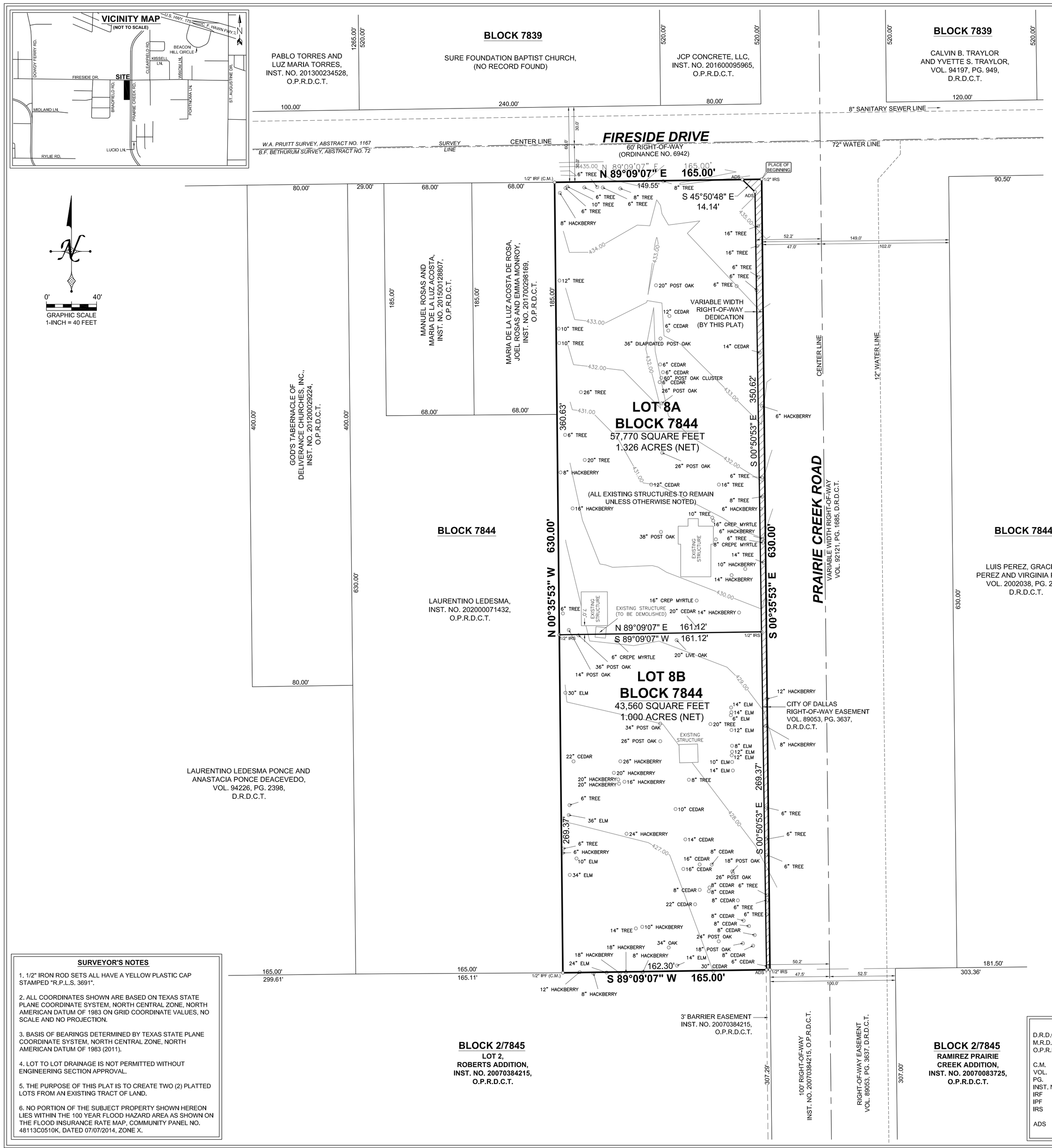

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Efrain Gonzalez, is the sole owner of a tract of land located in the B.F. BETHURUM SURVEY, Abstract No. 72, City of Dallas, Dallas County, Texas, City Block 7844, and being the same tract of land described in Warranty Deed with Vendor's Lien to Efrain Gonzalez, recorded in Instrument No. 201000045307, Official Public Records, Dallas County, Texas, and being more particularly described as follows;

Beginning at a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set at the intersection of the South line of Fireside Drive, with the West line of Prairie Creek Road, same being the Northeast corner of said Gonzalez tract;

Thence South 00 degrees 35 minutes 53 seconds, East, along said West line, a distance of 630.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set at the Northeast corner of Lot 2, Block 2/7845, of Roberts Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20070384215, Official Public Records, Dallas County, Texas, same being the Southeast corner of said Gonzalez tract;

Thence South 89 degrees 09 minutes 07 seconds West, along the North line of said Lot 2, Block 2/7845, a distance of 165.00 feet to a 1/2 inch iron pipe found at the Southeast corner of a tract of land described in deed to Laurentino Ledesma, recorded in Instrument No. 202000071432, Official Public Records, Dallas County, Texas, same being the Southwest corner of said Gonzalez tract;

Thence North 00 degrees 35 minutes 53 seconds West, a distance of 630.00 feet to a 1/2 inch iron rod found in the said South line of Fireside Drive, at the Northeast corner a tract of land described in deed to Maria De La Luz Acista De Rosa, Joel Rosas and Emma Monroy, recorded in Instrument No. 201700298169, Official Public Records, Dallas County, Texas, same being the Northwest corner of said Gonzalez tract;

Thence North 89 degress 09 minutes 07 seconds East, along said South line, a distance of 165.00 feet to the PLACE OF BEGINNING and containing 103,949 square feet or 2.386 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

That I, Barry S. Rhodes, 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.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

PRELIMINARY / NOT FOR RECORDING PURPOSES

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

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 Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

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

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Efrain Gonzalez, does hereby adopt this plat, designating the herein described property as: **LOTS 8A AND 8B, BLOCK 7844, GONZALEZ PRAIRIE ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forevever 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 systems 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).

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

Witness my hand at _____, Texas, This _____ day of _____, 20___.

_____
Name: Efrain Gonzalez
Title: Owner

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 Efrain Gonzalez, 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 purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

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

VENDOR'S LIEN

The lien holder or mortgage concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien Holder:
[Bank/Mortgagee]

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF DALLAS
This instrument was acknowledged before me on _____ by _____, as _____, of _____, a _____, on behalf of the _____.

_____
Notary Public in and for The State of Texas

SURVEYOR'S NOTES

1. 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691".

2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

3. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

4. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.

5. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM AN EXISTING TRACT OF LAND.

6. NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0510K, DATED 07/07/2014, ZONE X.

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"
ADS	3-1/4" ALUMINUM DISC STAMPED "GONZALEZ PRAIRIE ADDITION, RPLS 3691"

PROPERTY ADDRESS:
8830 FIRESIDE DR., DALLAS, TEXAS 75217
OWNER: EFRAIN GONZALEZ
ADDRESS: 8830 FIRESIDE DR., DALLAS, TX 75217
PHONE: 972-697-1558

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TX 75043
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202206784 PREPARATION DATE: 09/15/2022 DRAWN BY: TD

PRELIMINARY PLAT
LOTS 8A AND 8B, BLOCK 7844
GONZALEZ PRAIRIE ADDITION

2.386 ACRES (GROSS) - 2.326 ACRES (NET)
CITY BLOCK 7844, OUT OF THE
B.F. BETHURUM SURVEY, ABSTRACT NO. 72,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-025
ENGINEERING FILE NO. ____-_____