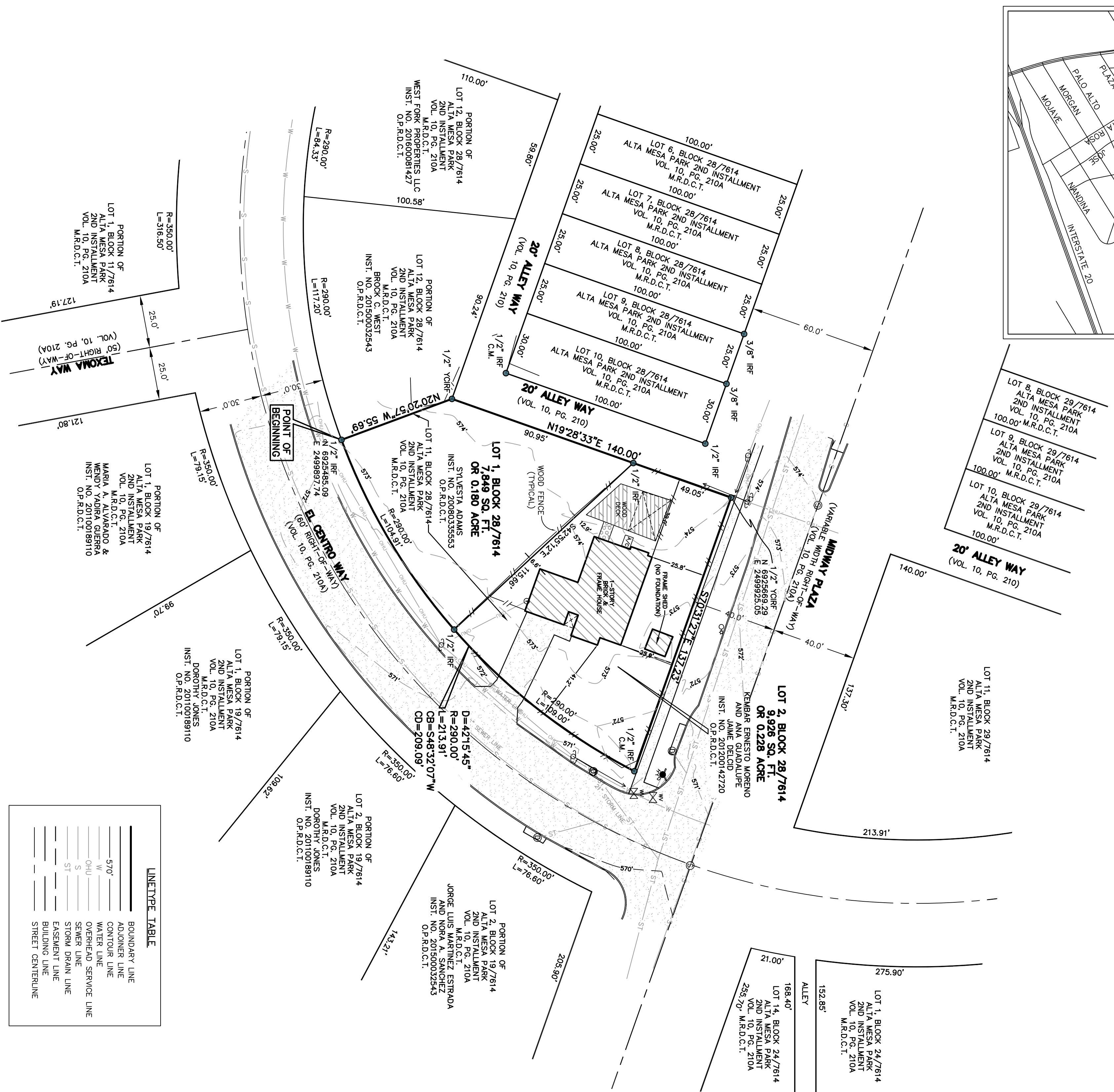


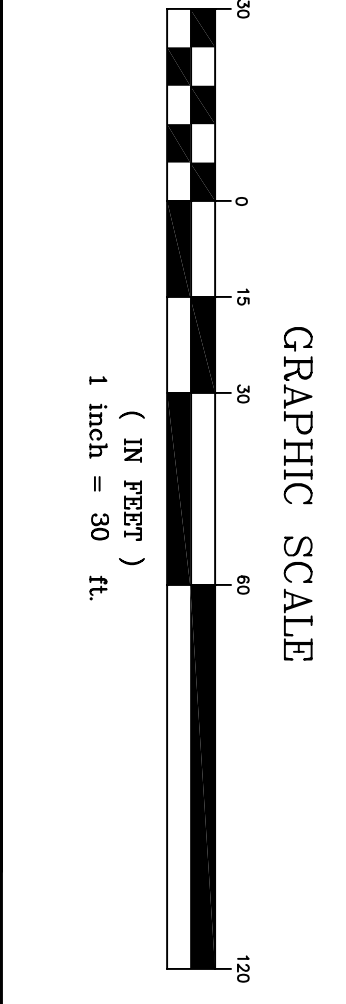
- NOTES:
1. IRR - Iron Rod Found
 2. YCIR - Iron Rod Found with Yellow Cap
 3. O.R.D.C.T. - Map Records, Dallas County, Texas
 4. O.R.D.C.T. - Map Records, Tarrant County, Texas
 5. Basis of Bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).
 6. Purpose of Plat - To create two lots from an existing lot.
 7. Lot-to-lot drainage is not permitted without Engineering Section approval.
 8. Structures to remain.
 9. No trees on site.



LINE/TYPE TABLE

---	BOUNDARY LINE
---	ADJACENT LINE
---	CONTOUR LINE
---	WATER LINE
---	OVERHEAD SERVICE LINE
---	SEWER LINE
---	STORM DRAIN LINE
---	BUILDING LINE
---	STREET CENTRELINE

- LEGEND**
- GAS METER
 - IRR CONTROL VALVE
 - TELEPHONE PEDestal
 - DOWN CITY
 - S.S. MANHOLE
 - CLEAN OUT
 - WATER MANHOLE
 - FIRE HYDRANT
 - FUEL PORT/LE
 - TRANSFORMER PAD
 - ELECTRIC METER
 - STORM DRAIN MANHOLE
 - WATER MANHOLE
 - TRAFFIC SIGNAL POLE
 - TELEPHONE MANHOLE
 - 5/8" MANHOLE
 - VAULT
 - HANDICAP SPACE
 - SIGN
 - LIGHT POLE
 - TYPICAL FENCE
 - BOLLARD
 - COVERED AREA
 - A.C. PAD



OWNER'S CERTIFICATE

Whereas, Sylvesta Adams, Kembar Ernesto Moreno, and Ana Guadalupe Jaime Delcid are the owners of that certain lot situated in the Levi Dixon Survey, Abstract No. 380, City of Dallas, Dallas County, Texas, and being all of that certain tract of land conveyed to Sylvesta Adams, by Special Warranty Deed recorded under Instrument Number 200800335553, Official Public Records, Dallas County, Texas, and being all of that certain tract of land conveyed to Kembar Ernesto Moreno and Ana Guadalupe Jaime Delcid, by Special Warranty Deed recorded under Instrument Number 201200142720, said Official Public Records, some being all of Lot 11, Block 28/7614, Alta Mesa Park 2nd Installation, on addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 10, Page 210A, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGGINNING at a 1/2 inch from rod found for the southwest corner of said Adams tract, some being the southeast corner of Lot 12, solid Block 28/7614, Alta Mesa Park 2nd Installation, some being in the north right-of-way line of El Centro Way (a 60' right-of-way, per Volume 10, Page 210A)

THENCE North 20 deg. 20 min. 57 sec. West along the common line of said Lot 11, and said Lot 12, a distance of 55.69 feet to a 1/2 inch yellow capped iron rod found for the northwest corner of said Lot 11, some being the northwest corner of said Adams tract, some being the northeast corner of said Lot 12, same being the south corner of a 20' Alley Way (per Volume 10, Page 210A);

THENCE North 19 deg. 28 min. 33 sec. East, along the common line of said Lot 11, and said 20' Alley Way, passing at a distance of 90.95 feet to a 1/2 inch iron rod found for the north corner of said Adams tract, some being the west corner of dorosold Moreno and Delcid tract, and continuing along the common line of said Lot 11, said 20' Alley Way, and said Moreno and Delcid tract, a total distance of 140.00 feet to a 1/2 inch iron rod found with yellow cap for the northwest corner of said Lot 11, same being the intersection of the east line of said 20' Alley Way with the south right-of-way line of Midway Plaza (a variable width right-of-way, 80' at this point);

THENCE South 70 deg. 31 min. 27 sec. East, along the common line of said Lot 11, and the south right-of-way line of said Midway Plaza, a distance of 137.23 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 11, some being the intersection of the south right-of-way line of said Midway Plaza with the northwest right-of-way line of dorosold El Centro Way, some being the beginning of a non-tangent curve to the right having a radius of 290.00 feet, a delta angle of 42 deg. 15 min. 45 sec., and a chord bearing and distance of South 48 deg. 32 min. 07 sec. West, 209.09 feet;

THENCE in a westerly direction, along the common line of said Lot 11, and the northwest right-of-way line of said El Centro Way, and along said non-tangent curve to the right, an arc distance of 213.91 feet to the POINT OF BEGINNING and containing 17,779 square feet or 0.408 acre of computed land, more or less.

OWNER'S DEDICATION

NOW HEREBY, KNOW ALL MEN BY THESE PRESENTS, THAT, **SYLVESTA ADAMS, KEMBAR ERNESTO MORENO AND ANA GUADALUPE JAIME DELCID** DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **SYLVESTA ADAMS ADDITION**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DOES 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 TREE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, AND THE PERSONS RESPONSIBLE FOR THE MAINTENANCE OF THE SAME SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND BUILDING OWNERS. THESE EASEMENTS 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 FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, 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: SYLVESTA ADAMS (OWNER OF LOT 1)

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 SYLVESTA ADAMS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND SHE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY 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: KEMBAR ERNESTO MORENO (OWNER OF LOT 2)

STATE OF _____:
COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KEMBAR ERNESTO MORENO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY 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 _____ COUNTY

EXECUTED THIS ____ DAY OF _____, 2018.

BY: _____
NAME: ANA GUADALUPE JAIME DELCID (OWNER OF LOT 2)

STATE OF _____:
COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ANA GUADALUPE JAIME DELCID, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND SHE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY 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 _____ COUNTY

PRELIMINARY PLAT
SYLVESTA ADAMS ADDITION
LOTS 1 AND 2, BLOCK 28/7614

A REPLAT OF LOT 11, BLOCK 28/7614
ALTA MESA PARK 2ND INSTALLMENT
LEVI DIXON SURVEY, ABSTRACT NO. 380
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5178-072

OWNER LOT 1:
SYLVESTA ADAMS
229 S. LITTLE LINE ROAD
SUITE 304
DESOLO, TX 75115

OWNER LOT 2:
KEMBAR ERNESTO MORENO AND ANA GUADALUPE JAIME DELCID
PH.D., P.E. P.H.-O.R.
112 S. MADISON AVENUE
DALLAS, TX 75208
214-941-9412

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

DATE: 10/26/2017
JOB NO.: 17-091
FIELD DATE: 09/28/2017
SCALE: 1" = 30'
DRAWN: J.W.M.
CHECKED: T.M.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)

FOR MORE INFORMATION
CONTACT US AT
www.peisersurveying.com

MEMBER SINCE 1977