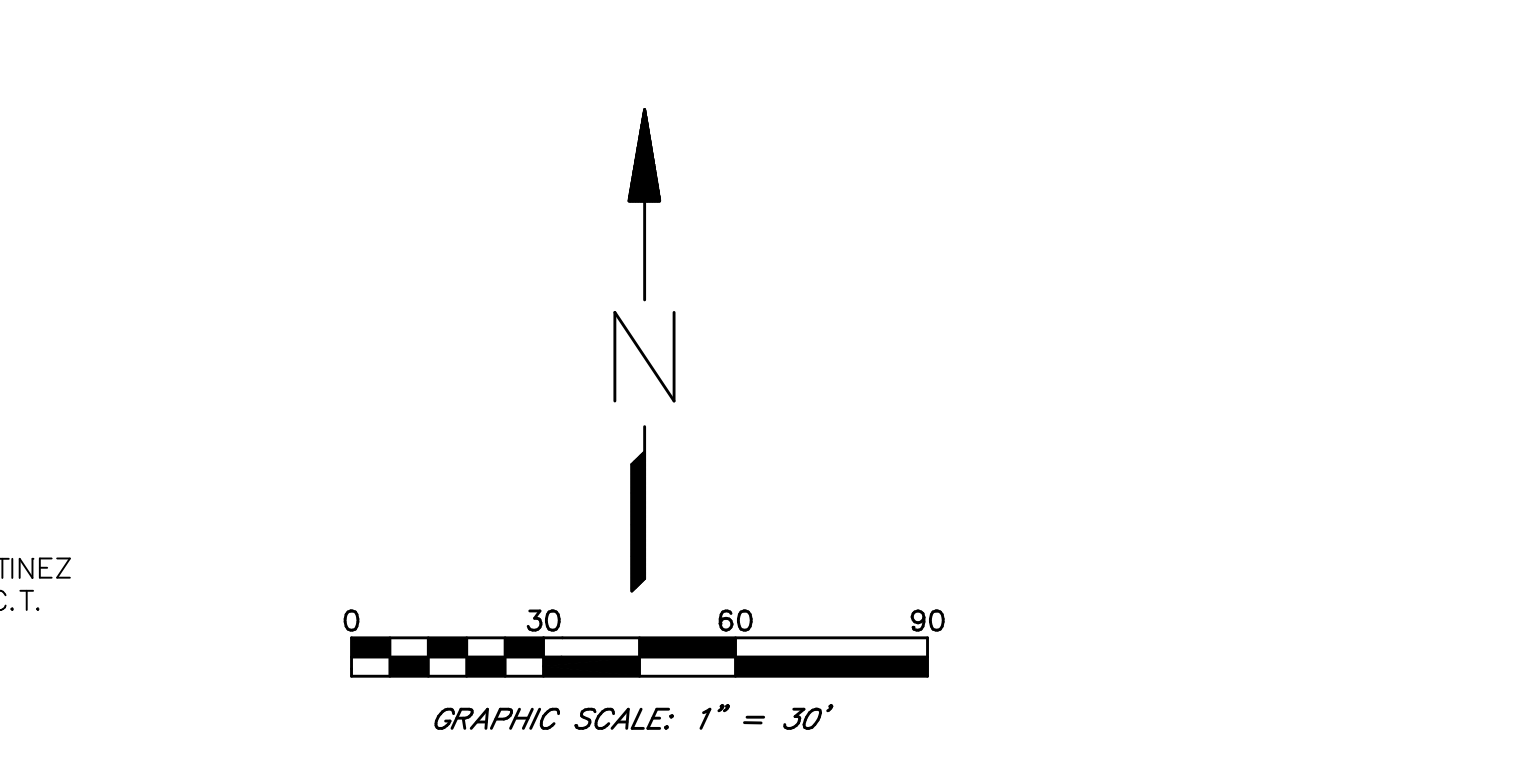


**LEGEND**  
 R.O.W. .... RIGHT-OF-WAY  
 D.R.D.C.T. .... DEED RECORDS, DALLAS COUNTY, TEXAS  
 M.R.D.C.T. .... MAP RECORDS, DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. .... OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 INST. .... INSTRUMENT NO. .... NUMBER  
 VOL. .... VOLUME  
 PG. .... PAGE  
 (CM) .... CONTROLLING MONUMENT  
 FD. .... FOUND  
 I.R. .... IRON ROD  
 SIR .... SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 5111"  
 SQ. FT. .... SQUARE FEET

**OWNER'S CERTIFICATE**  
 STATE OF TEXAS:  
 COUNTY OF DALLAS:  
 WHEREAS Gabriel Arriaga, Manuela Arriaga and Nansi Flores are the owners of that certain lot, tract or parcel of land situated in the W.M. PRUITT SURVEY, ABSTRACT NO. 1161, and being that same tract of land described in General Warranty Deed to Gabriel Arriaga, Manuela Arriaga and Nansi Flores, recorded in Instrument 201500288591 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:  
 BEGINNING at a 1/2" iron rod found for corner in the east R.O.W. Line of Blanton Street (a 50' R.O.W.) and being the southwest corner of Block A/6202 of Bruton Terrace No. 16, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 264, Page 1254 of the Map Records of Dallas County, Texas, and lying in the south line of a 10' wide Alley;  
 THENCE EAST, 175.83' along the south line of said 10' Alley to a 1/2" iron rod found for corner;  
 THENCE S 13°44'00" E, 318.79' parallel to the east lie of Blanton Street to a 1/2" iron rod found for corner;  
 THENCE WEST, 175.83' parallel to the south line of said 10' alley to 1/2" iron rod found for corner in the east line of Blanton Street;  
 THENCE N 13°44'00" W, 318.79' along the east line of Blanton Street to the Point of Beginning and containing 54,450 square feet or 1.250 acres of land.



**SURVEYOR'S STATEMENT:**  
 I, SCOTT DAVIS, 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.  
 RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.  
**SCOTT DAVIS**  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:  
 COUNTY OF DALLAS:  
 BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.  
 GIVEN under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2018.  
 \_\_\_\_\_  
 Notary Public in and for the State of Texas.

**OWNER'S DEDICATION**  
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That GABRIEL ARRIAGA, MANUELA ARRIAGA and NANSI FLORES, does hereby adopt this plat, designating the herein described property as **FLORES ESTATES**, 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 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 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.

\_\_\_\_\_  
 Gabriel Arriaga, Owner  
 \_\_\_\_\_  
 Manuela Arriaga, Owner  
 \_\_\_\_\_  
 Nansi Flores, Owner

STATE OF TEXAS:  
 COUNTY OF DALLAS:  
 BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Gabriel Arriaga, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that 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 the State of Texas.

STATE OF TEXAS:  
 COUNTY OF DALLAS:  
 BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Manuela Arriaga, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that 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 the State of Texas.

STATE OF TEXAS:  
 COUNTY OF DALLAS:  
 BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Nansi Flores, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that 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 the State of Texas.

- GENERAL NOTES:**
1. REFERENCE BEARING, N 13°44'00" W, FOR THE NORTHEAST LINE OF BLANTON STREET PER BRUTON TERRACE NO. 9 ADDITION, RECORDED IN VOLUME 40, PAGE 201, M.R.D.C.T.
  2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  3. THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS FROM A 1.250 ACRE TRACT.
  4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  5. AWNING STRUCTURE TO REMAIN.

**PRELIMINARY PLAT**  
**FLORES ESTATES**  
 LOTS 1, 2 & 3, BLOCK 6191  
 OF 1.25 ACRES OF LAND SITUATED IN THE W.M. PRUITT SURVEY, ABSTRACT NO. 1161, CITY OF DALLAS, DALLAS COUNTY, TEXAS.  
 CITY PLAN FILE NO. S 178-093

**OWNER**  
 GABRIEL ARRIAGA,  
 MANUELA ARRIAGA &  
 NANSI FLORES  
 7026 WOODARD AVE.  
 DALLAS, TX 75227

**DAVIS LAND SURVEYING CO., INC.**  
 9777 FERGUSON ROAD, SUITE 105  
 DALLAS, TEXAS 75228

DATE: 1/18/18  
 JOB NO. 17114  
 FIRM NO. 1009600