

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, Oscar Omar Quirino-Contreras, is the owner of a 3.729 acre (162,416 square foot) tract of land situated in the N.B. Harwood Survey Abstract No. 612, Dallas County, Texas and in Block 6048, Official Numbers of the City of Dallas, Texas; said tract being all of a certain tract of land described in Warranty Deed to Oscar Omar Quirino-Contreras recorded in Instrument No. 201700038365 of the Official Public Records of Dallas County, Texas; said 3.729 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found in the south right-of-way line of Ledbetter Drive (State Highway Loop 12)(variable width right-of-way) and the west right-of-way line of North Polk Street (variable width right-of-way) and being the northeast corner of said Quirino-Contreras tract;

THENCE, in a southerly direction along the said west line of North Polk Street and the east line of said Quirino-Contreras tract, the following three (3) calls:

South 01 degree, 04 minutes, 59 seconds East, a distance of 48.88 feet to a 1/2-inch iron rod found for the beginning of a tangent curve to the left;

Along said tangent curve to the left, having a central angle of 12 degrees, 00 minutes, 07 seconds, a radius of 1,958.86 feet, a chord bearing and distance of South 06 degrees, 58 minutes, 29 seconds East, 409.58 feet, an arc distance of 410.33 feet to a 1/2-inch iron rod found for the beginning of a reverse curve to the right;

Along said reverse curve to the right, having a central angle of 05 degrees, 39 minutes, 47 seconds, a radius of 1,959.58 feet, a chord bearing and distance of South 10 degrees, 09 minutes, 20 seconds East, 193.60 feet, an arc distance of 193.68 feet to an "+"-cut in concrete found at the intersection of the said west line of North Polk Street and the north right-of-way line of Cedar Falls Drive (60-foot wide right-of-way); said point being the southeast corner of said Quirino-Contreras tract;

THENCE, in a northwesterly direction, along the said north and east line of Cedar Falls Drive and the south and west line of said Quirino-Contreras tract, the following three (3) calls:

South 89 degrees, 06 minutes, 23 seconds West, a distance of 102.40 feet to a 1/2-inch iron rod found for the beginning of a tangent curve to the right;

Along said tangent curve to the right, having a central angle of 89 degrees, 58 minutes, 16 seconds, a radius of 210.00 feet, a chord bearing and distance of North 45 degrees, 58 minutes, 06 seconds West, 296.91 feet, an arc distance of 329.76 feet to a railroad spike found for the end of said curve;

North 00 degrees, 57 minutes, 14 seconds West, a distance of 440.86 feet to a 3-inch aluminum disk stamped with "PACHECO KOCH-MAJ-PRK" set for the intersection of the said south line of Ledbetter Drive and the said east line of Cedar Falls Drive; said point being the northwest corner of said Quirino-Contreras tract;

THENCE, South 89 degrees, 31 minutes, 59 seconds East, along the said south line of Ledbetter Drive and the north line of said Quirino-Contreras tract, a distance of 150.62 feet to a 1/2-inch iron rod found for an angle point;

THENCE, North 88 degrees, 55 minutes, 23 seconds East, along the said south line of Ledbetter Drive and the said north line of the Quirino-Contreras tract, a distance of 87.79 feet to the POINT OF BEGINNING;

CONTAINING, 162,416 square feet or 3.729 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Oscar Omar Quirino-Contreras, does hereby adopt this plat, designating the herein described property as **MAJESTIC PARK**, 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 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).

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: Oscar Omar Quirino-Contreras

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Oscar Omar Quirino-Contreras, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Jonathan E. Cooper, 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.

Dated this the ____th day of January, 2018.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 1/19/18.

Jonathan E. Cooper
Registered Professional Land Surveyor
No. 5369

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018.

Notary Public in and for the State of Texas

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- Lot-to-lot drainage will not be permitted without engineering section approval.
- The purpose of this plat is to create ten (10) Lots from one (1) previously unplatted tract.
- Coordinates shown are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.
- All interior lot corners will be monumented per City of Dallas Monumentation Ordinance Section 51A-8.617

TREE TABLE			
POINT NO.	DESCRIPTION	POINT NO.	DESCRIPTION
1169	15" MULTI-TRUNK HACKBERRY	1441	10" MULTI-TRUNK CEDAR ELM
1334	8" HACKBERRY	1442	12" CEDAR ELM
1335	26" MULTI-TRUNK	1443	8" MULTI-TRUNK CEDAR ELM
1344	24" MULTI-TRUNK HACKBERRY	1444	8" CEDAR ELM
1347	24" MULTI-TRUNK HACKBERRY	1445	8" CEDAR ELM
1368	20" MULTI-TRUNK ELM	1446	8" MULTI-TRUNK CEDAR ELM
1370	14" COTTONWOOD	1447	10" CEDAR ELM
1372	14" COTTONWOOD	1448	8" CEDAR ELM
1374	16" COTTONWOOD	1449	8" CEDAR ELM
1375	8" ELM	1450	10" MULTI-TRUNK HACKBERRY
1376	12" ELM	1451	14" MULTI-TRUNK HACKBERRY
1377	10" COTTONWOOD	1452	22" CEDAR ELM
1378	26" COTTONWOOD	1454	10" MULTI-TRUNK CEDAR ELM
1379	40" MULTI-TRUNK ELM	1498	8" ASH
1380	12" ELM	1499	8" ASH
1381	12" ASH	1536	16" CEDAR ELM
1393	8" MULTI-TRUNK OAK	1584	12" MULTI-TRUNK RED OAK
1394	8" ELM	1621	10" RED OAK
1400	24" HACKBERRY	1622	12" MULTI-TRUNK RED OAK
1421	18" DEAD TREE	1623	14" CEDAR
1422	10" CEDAR ELM	1624	10" MULTI-TRUNK RED OAK
1423	8" MULTI-TRUNK CEDAR ELM	1625	12" RED OAK
1424	8" CEDAR ELM	1626	12" RED OAK
1425	10" HACKBERRY	1632	8" RED OAK
1426	14" MULTI-TRUNK CEDAR ELM	1633	8" MULTI-TRUNK RED OAK
1427	8" CEDAR ELM	1634	18" CEDAR
1428	10" MULTI-TRUNK CEDAR ELM	1655	8" MULTI-TRUNK IRON WOOD
1429	8" HACKBERRY	1656	16" CEDAR ELM
1430	18" MULTI-TRUNK HACKBERRY	1658	20" MULTI-TRUNK ASH
1431	10" HACKBERRY	1659	8" CEDAR
1432	38" MULTI-TRUNK CEDAR ELM	1720	20" ELM
1433	10" MULTI-TRUNK HACKBERRY	1723	8" CEDAR
1434	10" MULTI-TRUNK HACKBERRY	1730	18" DEAD TREE
1435	12" MULTI-TRUNK HACKBERRY	1731	8" CHINABERRY
1436	12" MULTI-TRUNK HACKBERRY	1732	14" CHINABERRY
1437	10" MULTI-TRUNK HACKBERRY	1739	14" CEDAR
1438	12" MULTI-TRUNK HACKBERRY	1740	8" RED OAK
1439	8" HACKBERRY	1747	18" CEDAR
1440	8" HACKBERRY		

SURVEYOR / ENGINEER:
PACHECO KOCH LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JONATHAN E. COOPER

OWNER:
OSCAR OMAR QUIRINO-CONTRERAS
4700 E. SIDE AVENUE, APT. 222
DALLAS, TX 75226
PH: 214-710-4167
CONTACT: OSCAR OMAR QUIRINO-CONTRERAS

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY CM	CHECKED BY JEC	SCALE N/A	DATE 01/19/2018	JOB NUMBER 3982-17.210
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PRELIMINARY PLAT
MAJESTIC PARK
LOTS 1-4, BLOCK A/6048 & LOTS 1-6, BLOCK B/6048
BEING PART OF CITY OF DALLAS
OFFICIAL BLOCK NO. 6048
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
N.B. HARWOOD SURVEY, ABSTRACT NO. 612,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-088
SHEET 2 OF 2

PRELIMINARY PLAT - MAJESTIC PARK

COOPER 11:34 AM
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