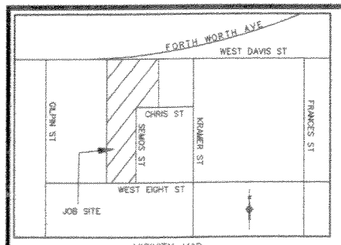
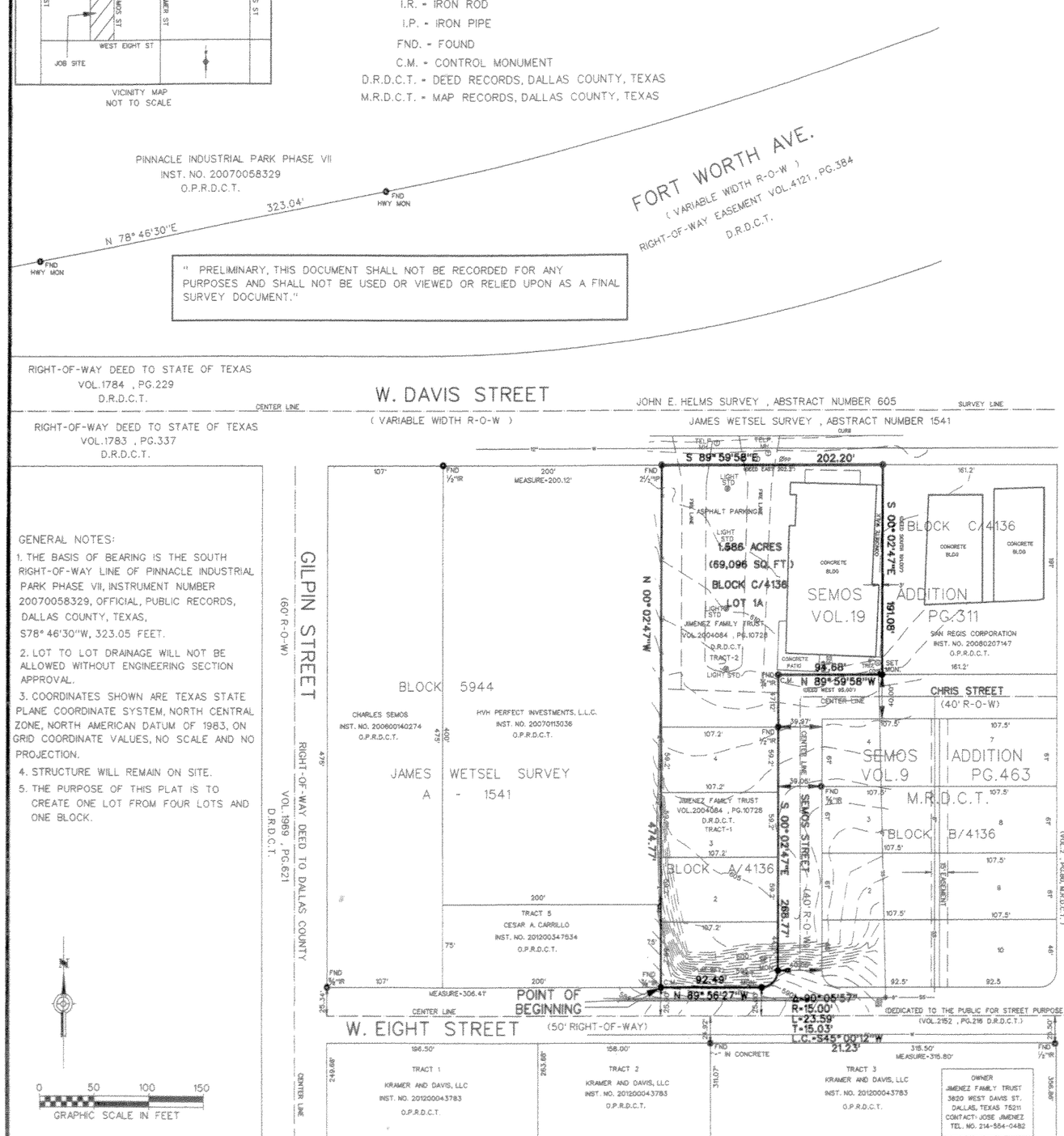


VICINITY MAP
NOT TO SCALE

LEGEND:

O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MON - 3 INCH METAL CAP STAMPED "JS" AND "MCS" .
"MCS" - MCSURVEYING INC.
"JS" - JOMENEZ SEMOS
I.R. - IRON ROD
I.P. - IRON PIPE
FND. - FOUND
C.M. - CONTROL MONUMENT
D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS

" PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."



GENERAL NOTES:

1. THE BASIS OF BEARING IS THE SOUTH RIGHT-OF-WAY LINE OF PINNACLE INDUSTRIAL PARK PHASE VII, INSTRUMENT NUMBER 20070058329, OFFICIAL, PUBLIC RECORDS, DALLAS COUNTY, TEXAS, S78° 46'30"W, 323.05 FEET.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. 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.
4. STRUCTURE WILL REMAIN ON SITE.
5. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM FOUR LOTS AND ONE BLOCK.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JIMENEZ FAMILY TRUST, acting by and through its duly authorized agent, JOSE JIMENEZ, does here by adopt this plat designating the herein described property as **JIMENEZ SEMOS 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 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, Texas.

WITNESS, my hand at Dallas, Texas, this _____ day of_____ , 2016.

_____
JOSE JIMENEZ

STATE OF TEXAS :
COUNTY OF DALLAS :

BEFORE ME, the undersigned, a Notary Public in and for said county and State on this day personally appeared

JOSE JIMENEZ

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 _____ 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

Whereas Jimenez Family Trust IS THE SOLE OWNER OF A 1.586 ACRE TRACT OF LAND, SITUATED IN THE JAMES WETSEL SURVEY, ABSTRACT NUMBER 1541, DALLAS COUNTY, TEXAS, BEING ALL OF CITY BLOCK A/4136, LOTS 1 THROUGH 4 AND A PORTION OF CITY BLOCK C/4136, THE RESUBDIVISION OF SEMOS ADDITION, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN MAP VOLUME 19, PAGE 311, MAP RECORDS, DALLAS COUNTY, TEXAS AND SEMOS ADDITION, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN MAP VOLUME 9, PAGE 463, MAP RECORDS, DALLAS COUNTY, TEXAS AND BEING A PORTION OF TRACT 1 AND ALL OF TRACT 2 AS DESCRIBED BY DEED TO JIMENEZ FAMILY TRUST, RECORDED IN A GENERAL WARRANTY DEED, VOLUME 2004084, PAGE 10728, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID CITY BLOCK A/4136, THE SOUTHEAST CORNER OF CESAR A. CARRILLO TRACT 5, AS RECORDED IN INSTRUMENT NUMBER 201200347534, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING A 3/8 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF WEST EIGHT STREET (50' RIGHT-OF-WAY):

THENCE N00° 02'47"W, 474.77 FEET ALONG THE WEST LINE OF SAID SEMOS ADDITION TO A 2 1/2 : INCH IRON PIPE FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF DAVIS STREET (100' RIGHT-OF-WAY), BEING THE NORTHEAST CORNER OF HVH PERFECT INVESTMENTS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY TRACT AND BEING THE NORTHWEST CORNER OF SAID SEMOS ADDITION:

THENCE S89° 59'58"E, 202.20 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID DAVIS STREET TO A FOUND 5/8 INCH IRON ROD, THE NORTHEAST CORNER OF SAID JIMENEZ FAMILY TRUST TRACT AND THE NORTHWEST CORNER OF SAN REGIS CORPORATION TRACT, AS RECORDED IN INSTRUMENT NUMBER 20080207147, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS:

THENCE S00° 02'47"E, 191.08 FEET ALONG THE COMMON LINE BETWEEN SAID JIMENEZ FAMILY TRUST AND SAN REGIS CORPORATION TO A SET MONUMENT IN THE NORTH RIGHT-OF-WAY LINE OF CHRIS STREET (40' RIGHT-OF-WAY):

THENCE S89° 59'58"W, 94.68 FEET ALONG SAID RIGHT-OF-WAY LINE TO A 3/8 INCH IRON ROD FOUND AT THE CORNER OF SEMOS STREET (40' RIGHT-OF-WAY):

THENCE S00° 02'47"E, 268.77 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SEMOS STREET AND THE EAST LINE OF SAD CITY BLOCK A/4136 TO A MONUMENT, THE BEGINNING OF A CURVE TO THE RIGHT:

THENCE, ALONG SAID CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90° 05'57", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.59 FEET AND A LONG CHORD THAT BEARS S45° 00'12"W, 21.23 FEET TO A MONUMENT SET IN THE NORTH RIGHT-OF-WAY LINE OF SAID EIGHT STREET:

THENCE N89° 56'27"W, 92.49 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 1.586 ACRES (69,096 SQ. FT.) OF LAND, MORE OR LESS.

"SURVEYOR'S STATEMENT:

I, W.D. COX, 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____DAY OF_____, 2016

_____
W.D. COX
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4837"

STATE OF TEXAS :
COUNTY OF DALLAS :

BEFORE ME, the undersigned, a Notary Public in and for said county and State on this day personally appeared

W.D. COX

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 _____, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FINAL PLAT OF JIMENEZ SEMOS ADDITION LOT 1A, BLOCK C/4136

BEING A REPLAT OF BLOCK A/4136, LOTS 1 THROUGH 4 AND A PORTION OF BLOCK C/4136, SEMOS ADDITION, SITUATED IN THE JAMES WETSELL SURVEY, ABSTRACT NUMBER 1541, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY FILE NUMBER: S 156-080

REVISIONS	
DATE	
PROJECT NO.	
DRAWN BY	
APPROVED BY	
DATE	

MC SURVEYING
4347 S HAMPTON RD # 200
DALLAS, TEXAS, 75232
(817)296-4658

SHEET
OF SHEETS