

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS We, HILDA GARCIA and husband, DAVID GARCIA, are the owners of a tract of land situated in the W. M. Crow Survey, Abstract No. 298, Dallas County, Texas, and being Lot 1, Block H/6961 of the Los Socios Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 2002206, Page 134 Deed Records, Dallas County, Texas, and also being all of that certain tract of land described in General Warranty Deed to HILDA GARCIA and husband, DAVID GARCIA, recorded in Instrument Number 201300107327 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron pipe found for corner on the east right-of-way line of Los Angeles Boulevard (60 foot right-of-way) and being the northeast corner of said Lot 1, Block H/6961 and being a southwest corner of a tract of land to Dallas Power and Light Company recorded in Volume 2012, Page 156 Deed Records, Dallas County, Texas;

THENCE South 71 degrees 55 minutes 11 seconds East, along the common line of said Lot 1, Block H/6961 and said Dallas Power and Light Company tract, a distance of 643.81 feet to a 2 inch metallic disc found for corner, and being the northeast corner of said Lot 1, Block H/6961 and a southeast corner of said Dallas Power and Light Company tract, also being on the west right-of-way line of Lampass Avenue (50 foot right-of-way);

THENCE South 01 degrees 01 minutes 24 seconds West, along the west right-of-way line of said Lampass Avenue, a distance of 64.25 feet to a 3 1/4 inch metallic disc stamped "E & RPLS 5299" set for corner, being the most easterly southeast corner of said Lot 1, Block H/6961 and also being the most easterly northeast corner of Lot 2, H/6961 of said Los Socios Addition;

THENCE North 85 degrees 42 minutes 09 seconds West, departing the west right-of-way line of said Lampass Avenue and following a common line of said Lot 1, Block H/6961 and Lot 2, Block H/6961, a distance of 343.98 feet to a 1/2 inch iron rod found for an interior ell corner of said Lot 2, Block H/6961;

THENCE North 00 degrees 59 minutes 34 Seconds West, continuing along the common line of said Lot 1, Block H/6961 and said Lot 2, Block H/6961 a distance of 41.36 feet to a 1/2 inch iron rod with plastic yellow cap (illegible) found for corner of Lot 2, Block H/6961;

THENCE North 61 degrees 05 minutes 27 Seconds West, continuing along the common line of said Lot 1, Block H/6961 and said Lot 2, Block H/6961, a distance of 133.99 feet to a 3 1/4 inch metallic disc stamped "E & RPLS 5299" set for corner;

THENCE North 81 degrees 18 minutes 46 Seconds West, continuing along the common line of said Lot 1, Block H/6961 and said Lot 2, Block H/6961, a distance of 151.94 feet to a 3 1/4 inch metallic disc stamped "E & RPLS 5299" set for corner in the east right-of-way line of said Los Angeles Boulevard same being the most western northwest corner of said Lot 2, Block H/6961;

Thence North 01 degrees 01 minutes 05 seconds West, along the east line of said Los Angeles Boulevard, a distance of 109.22 feet to the Point of Beginning and containing 62,429.78 square feet or 1.433 acres of land.

SURVEYORS STATEMENT

I, Gary E. Johnson, 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 nonumentation 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 _____, 2019.

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. (11/04/2019)

Gary E. Johnson

Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Signature _____

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We HILDA GARCIA and husband, DAVID GARCIA, do hereby adopt this plat, designating the herein described property as **LA ESPERANZA**, 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 roadway 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 of 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 the 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 THIS _____ DAY OF _____, 2019.

Hilda Garcia
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Hilda Garcia, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Signature _____

WITNESS MY HAND THIS _____ DAY OF _____, 2019.

David Garcia

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared David Garcia, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Signature _____

OWNER
HILDA GARCIA and husband,
DAVID GARCIA
3406 LOS ANGELES BLVD,
DALLAS, TEXAS 75233-2418

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

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Firm #10169300



PRELIMINARY PLAT
LA ESPERANZA
LOT 1A & LOT 1B, BLOCK H/6961
REPLAT OF LOT 1, BLOCK H/6961,
LOS SOCIOS ADDITION
W. M. CROW SURVEY, ABSTRACT NO. 298
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-053

DATE: 10/16/19 / JOB # 1901992-1 / SCALE - 1"=40' / KO