

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS We, JESUS SIGALA and HILDA 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 2, 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 20020206, Page 134 Deed Records, Dallas County, Texas, and also being all of that certain tract of land described in Warranty Deed to JESUS SIGALA and HILDA GARCIA, recorded in Instrument Number 200210709602 of the Official Public Records of Dallas County, Texas, and being more particularly described by meters and bounds as follows:

BEGINNING at a 3 1/4 inch metallic disc stamped "SIGALA & RPLS 5299" set for corner on the east right-of-way line of Los Angeles Boulevard (60 foot right-of-way) and being the northwest corner of said Lot 2, Block H/6961 and being the southwest corner of Lot 1, Block H/6961 of said Los Socios Addition;

THENCE South 81 degrees 18 minutes 46 seconds East, 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 "SIGALA & RPLS 5299" set for corner;

THENCE South 61 degrees 05 minutes 27 seconds East, 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 1/2 inch iron rod with yellow plastic cap (illegible) found for an ell corner;

THENCE South 00 degrees 59 minutes 34 seconds East, 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 found for an inner ell corner;

THENCE South 85 degrees 42 minutes 09 seconds East, continuing along the common line of said Lot 1, Block H/6961 and said Lot 2, Block H/6961, a distance of 343.98 feet to a 3 1/4 inch metallic disc stamped "SIGALA & RPLS 5299" set for corner and being the northeast corner of said Lot 2, Block H/6961 and the southeast corner of said Lot 1, Block H/6961, also being on the west right-of-way line of Lampassas Avenue (50 foot right-of-way);

THENCE South 01 degrees 04 minutes 57 seconds East, along the west right-of-way line of said Lampassas Avenue, a distance of 64.39 feet to a 3 1/4 inch metallic disc stamped "SIGALA & RPLS 5299" set for corner, being the southeast corner of said Lot 2, Block H/6961 and also being the northeast corner of a tract of land described in Warranty Deed to Andres Navarez and wife Juana Navarez recorded in Instrument Number 200305008085 of the Official Public Records of Dallas County, Texas, said corner also being the northeast corner of Rectangle No. 26, Oak Cliff Ranches an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 5, Page 434 Map Records, Dallas County, Texas;

THENCE South 88 degrees 35 minutes 32 seconds West, departing the west right-of-way line of said Lampassas Avenue and following a common line of said Lot 2, Block H/6961 and Navarez tract, a distance of 458.18 feet to a 3 1/4 inch metallic disc stamped "SIGALA & RPLS 5299" set for an outer ell corner of said Lot 2, Block H/6961 and being the southeast corner of a tract of land described in Warranty Deed with Vendor's Lien to Martha Director Rios, a married woman recorded in Volume 99088, Page 4150 of the Deed Records of Dallas County, Texas;

THENCE North 01 degrees 09 minutes 03 Seconds West, departing the north line of said Navarez tract and along the common line of said Lot 2, Block H/6961 and said Rios tract, a distance of 125.00 feet to a 3 1/4 inch metallic disc stamped "SIGALA & RPLS 5299" set for the northeast corner of said Rios tract and an inner ell corner of Lot 2, Block H/6961;

THENCE South 88 degrees 35 minutes 32 Seconds West, continuing along the common line of said Lot 2, Block H/6961 and said Rios tract, a distance of 150.00 feet to a 1/2 inch iron rod found for corner in the east right-of-way line of said Los Angeles Boulevard same being the northwest corner of said Rios tract;

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 62,405.23 square feet or 1.432 acres of land.

**SURVEYOR'S 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 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 the 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. (11/25/2019)**

Gary E. Johnson  
Texas Registered Professional Land Surveyor No. 52299

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 JESUS SIGALA and HILDA GARCIA, do hereby adopt this plat, designating the herein described property as **SIGALA**, 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 pitting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

Jesus Sigala  
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 Jesus Sigala, 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.

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 \_\_\_\_\_

**SURVEYOR**  
**SIGALA**

**PRELIMINARY PLAT**

LOT 2A & LOT 2B, BLOCK H/6961  
REPLAT OF LOT 2, BLOCK H/6961,  
LOS SOCIOS ADDITION  
W. M. CROW SURVEY, ABSTRACT NO. 298  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S190-064

**OWNER**  
JESUS SIGALA AND  
HILDA GARCIA  
3406 LOS ANGELES BLVD,  
DALLAS, TEXAS 75233-2418

**TEXAS HERITAGE**  
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300

DATE: 11/25/19 / JOB # 1902341-1 / SCALE - 1"=40' / KO  
PAGE 2 OF 2