



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Gerardo Ramirez is the sole owner of a tract of land situated in the Cornelius Cox Survey, Abstract No. 283, Dallas County, Texas, and being all of Lot 10 & 11, Block 6285 of The Old South Plantations, and addition to the City of Dallas, Dallas County, Texas according to the Plat thereof recorded in Volume 5, Page 365, Map Records, Dallas County, Texas, and being a portion of a tract of land conveyed to Gerardo Ramirez by General Warranty Deed recorded in Instrument Number 201500090611, Official Public Records, 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, said corner being in the East line of Block 6285, of The Old South Plantations (Resubdivision), an addition in the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 29, Page 11, Map Records, Dallas County, Texas:

THE NORTHERN 89 DEGREES 26 MINUTES 23 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 20-B, A DISTANCE OF 100.00 FEET TO A 3 INCH ALUMINUM DISK SET STAMPED "F&A & RPLS 55137" SET OVER A 1/2 INCH IRON ROD SET FOR CORNER, SAID CORNER BEING ON THE SOUTH LINE OF SAID LOT 20-B, AND BEING THE NORTHWEST CORNER OF LOT 12, BLOCK 6285, OF SAID THE OLD SOUTH PLANTATIONS.

THENCE South 00 degrees 44 minutes 37 seconds East, along the West line of said Lot 12, a distance of 267.50 feet to a 1/2 inch iron found for corner, said corner being the Southwest corner of said Lot 12 and the North line of CF Hawn Freeway-US-175 Frontage Road (Variable width right-of-way);

THEENCE North 7 degrees 20 minutes 37 seconds West, along the North line of said CF Hawn Freeway-US-175 Frontage Road, passing a 1 inch iron rod found at a distance of 55.3 feet, and continuing for a total distance of 90.20 feet to a 5/8 inch iron rod found for corner, said corner being on the North line of said CF Hawn Freeway-US-175 Frontage Road;

THENCE North 5/2 degrees 04 minutes 37 seconds West, continuing along the North line of said CF Hawn Freeway-US-175 Frontage Road, a distance of 19.1 feet to a 3/4 inch from said corner for corner, said corner being in the East line of said The Old South Parkway and the North line of said CF Hawn Freeway-US-175 Frontage Road;

THENCE North 00 degrees 44 minutes 37 seconds West, along the East line of said Old South Parkway, a distance of 225.92 feet to the POINT OF BEGINNING and containing 24,955 square feet or 0.573 acres of land.

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW CAP
IRS YC	3 INCH ALUMINUM DISK SET STAMPED "RFA & RPLS 5513" SET OVER A 1/2
MON	IRON ROD SET
ESMT.	EASEMENT
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
FND.	FOUND
SQ.FT.	SQUARE FEET
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
P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAN IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK IS A SQUARE SET IN CONCRETE CURB CENTER OF RADUS WEST CORNER OF GRANDQUARER MEDIAN AT JUNIOR STREET AND DEALY STREET. (ELEV.=731.88)

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Gertrude Ramirez, does hereby adopt this plat, designating the herein described property as **OLD SOUTH PARKWAY 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 utilities for each particular use. The 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, or the easements, and all public utilities shall at all times have the full right of ingress and egress to or from there, and 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 and from the property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater assessments shall also include additional area of working space for construction and maintenance of the systems. Additional assessment 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 assessments/sewer granted shall be determined by their locations 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 _____, 2017.

BY: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears _____, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2017.

Notary Public in and for Dallas County, Texas

SURVEYOR'S STATEMENT:

1. Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plot was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plot substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveyors. I am duly sworn and have no knowledge of any other person who has prepared or caused to be prepared this plot, or any portion thereof, in violation of the Texas Professional Land Surveyor Code of Ethics, the Texas Professional Land Surveyor Code, Chapter 212, of the Texas Government Code, or the Texas Professional Land Surveyor Code of Ethics, or any portion thereof, or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-6.17 (c)(5)(b)(c) & (e), and that the digital drawing file accompanying this plot is a precise representation of this signed Final Plot.

Dated this day of , 2017,
RELEASED FOR REVIEW 02/16/2017 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.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

OWNER: GERARDO RAMIREZ
621 SOUTHGATE LANE
DALLAS, TEXAS 75217
214-753-9303



SCALE: 1"=30' / DATE: FEBRUARY 9, 2017 / JOB NO. 1514309 / DRAWN BY: YF