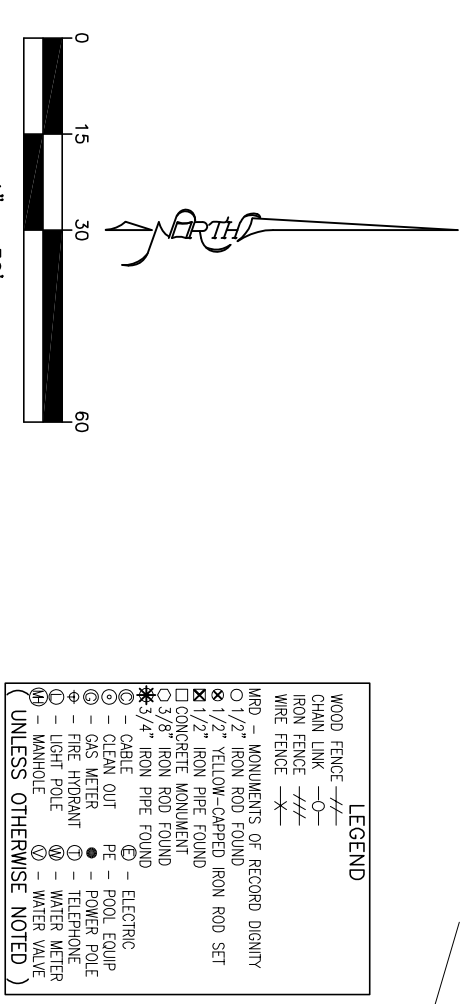
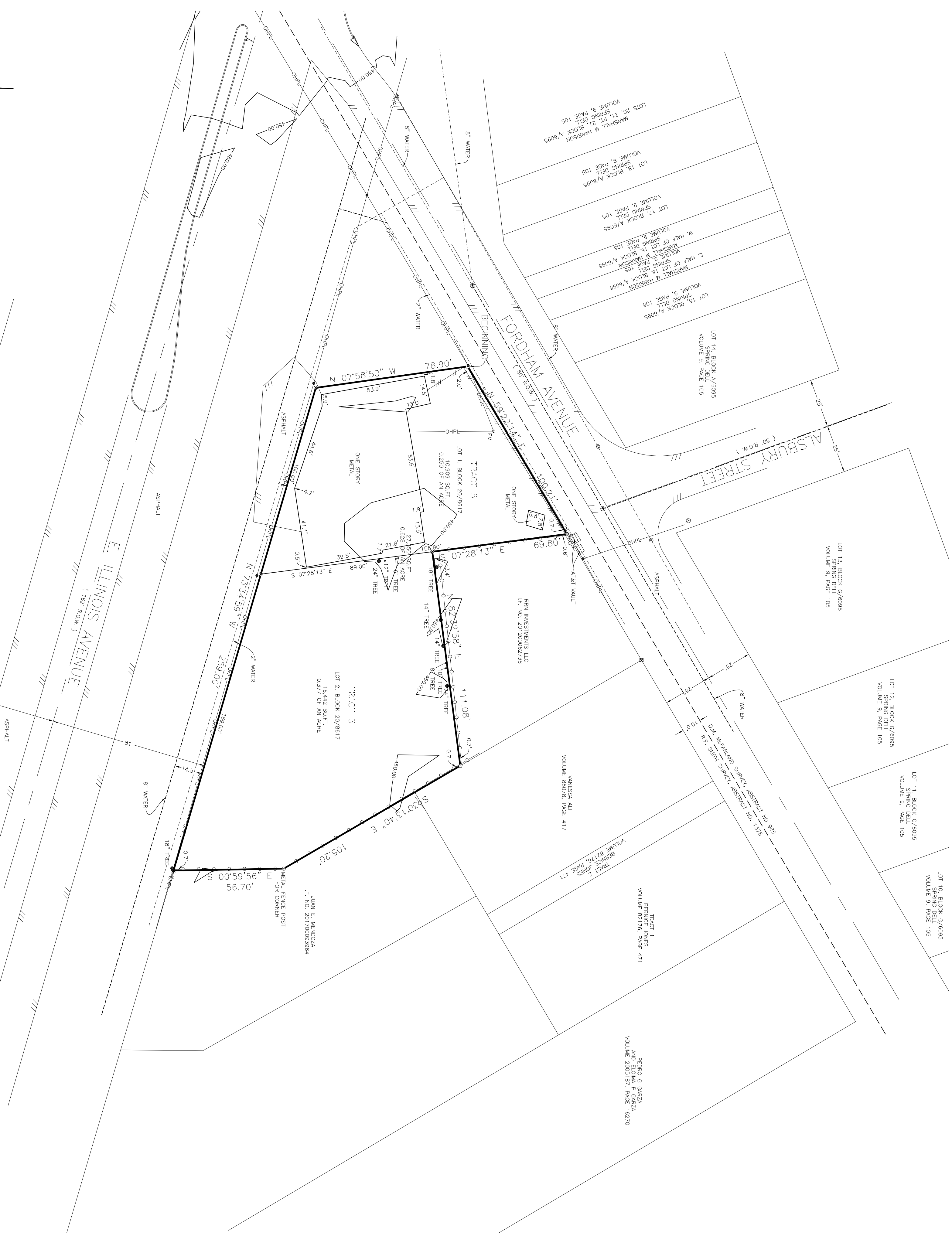


BENCHMARK 1804  
STANDARD CORNER IN CENTER OF CONCRETE STORM SEWER INLET,  
SOUTHWEST CORNER OF INTERSECTION OF ILLINOIS AVENUE AND  
BEAUCHAMP AVENUE.  
ELEVATION = 475.28  
N 65.07722 137  
E 2500336.809  
BENCHMARK 1804  
STANDARD WOBM IN CENTER OF CONCRETE STORM SEWER INLET,  
NORTHWEST CORNER OF INTERSECTION OF ILLINOIS AVENUE AND  
HUMPHREY AVENUE  
ELEVATION = 459.61  
N 69.47713 236  
E 2501401.722



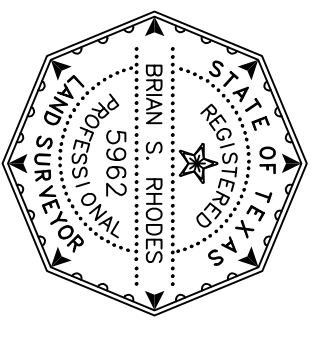
**OWNERS CERTIFICATE**  
STATE OF TEXAS,  
COUNTY OF DALLAS:  
WHEREAS, Juan Garcia Mendaza and Paula Garcia Hernandez, are the owners of all that tract of land situated in the city of Dallas, Dallas County, Texas, Tract 3 and Tract 5, of Block 20/8617 in the city of Dallas, Dallas County, Texas, being all of a tract of land described in deed to Han H. Chang and Kyong Soek Chang, as recorded in Volume 2001311, Page 3240, of the Deed Records of Dallas County, Texas; and a tract of land described in deed to Juan Garcia Mendaza and Paula Garcia Hernandez, as recorded in instrument file No. 201300299083, of the Official Public Records of Dallas County, Texas, as shown herein and being more particularly described by metes and bounds as follows:  
BEGINNING at a found concrete monument for corner on the Southeast right of way line of Fordham Avenue, being the Northwest corner of said Block 20/8617, the Northwest corner of said Chong tract;

THENCE North 59 degrees 22 minutes 14 seconds East, along said Fordham Avenue, a distance of 100.21 feet to a found 1/2 inch iron rod for corner, being the Northwest corner of a tract of land described in deed to RHN Investments, LLC, as recorded in instrument file No. 201200082736, of the Official Public Records of Dallas County, Texas;  
THENCE South 07 degrees 28 minutes 13 seconds East, along the West line of said RHN Investments tract, a distance of 69.80 feet to a set 1/2 inch yellow-capped iron rod for corner, being the Northwest corner of said Mendaza/Hernandez tract;

THENCE North 82 degrees 32 minutes 58 seconds East, along the South line of said RHN Investments tract, a distance of 111.08 feet to a found 3/8 inch iron rod for corner on the Southwest line of a tract of land described in deed to Vanessa Ali, as recorded in Volume 88078, Page 417, of the Deed Records of Dallas County, Texas;  
THENCE South 30 degrees 13 minutes 40 seconds East, a distance of 105.20 feet to a metal fence post for corner, being a re-entrant corner on the West side of a tract of land described in deed to Juan E. Mendaza, as recorded in instrument file No. 201700093964, of the Official Public Records of Dallas County, Texas;  
THENCE North 82 degrees 32 minutes 58 seconds East, a distance of 56.70 feet to a found 3/4 inch iron pipe for corner on the North right of way line of E. Illinois Avenue, being the Southwest corner of said Mendaza tract, the Southeast corner of said Mendaza/Hernandez tract;

THENCE North 73 degrees 34 minutes 59 seconds West, along said E. Illinois Avenue, a distance of 259.00 feet to a set 1/2 inch yellow-capped iron rod for corner,  
THENCE North 07 degrees 58 minutes 50 seconds West, a distance of 78.90 feet to a found 3/4 inch iron pipe for corner on the North right of way line of E. Illinois Avenue and containing 27,350 square feet or 0.628 of an acre of land.

**SURVEYOR'S CERTIFICATE:**  
COUNTY OF DALLAS:  
STATE OF TEXAS:  
That I, Brian S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision in accordance with the platting rules and regulations of the city of Cedar Hill, Texas.



Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 and consideration therein expressed, in the capacity therein stated.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas  
My commission expires \_\_\_\_\_

CITY PLAN FILE NO. S189-142

**OWNERS DEDICATION**  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That Juan Garcia Mendaza and wife, Paula Garcia Hernandez, do hereby adopt this plat, designating the herein described property as Lot 1 and 2, Block 20/8617, Fruitdale Acres, No. 1, 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 hereon. The easements shown hereon 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 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 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 \_\_\_\_\_, 2019  
By: \_\_\_\_\_  
Juan Garcia Mendaza and wife, Paula Garcia Hernandez

STATE OF TEXAS:  
COUNTY OF DALLAS:  
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 and consideration therein expressed, in the capacity therein stated.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas  
My commission expires \_\_\_\_\_  
CITY PLAN FILE NO. S189-142

**PRELIMINARY PLAT**  
LOT 1, AND 2, BLOCK 20/8617  
FRUITDALE ACRES, NO. 1  
27,350 SQ.FT. - 0.628 OF AN ACRE  
R.F. SURVEY, ABSTRACT NO. 1376  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
OWNER: JUAN GARCIA MENDOZA AND PAULA GARCIA HERNANDEZ  
5621 WANDERVORT DRIVE, DALLAS, TX 75216  
SURVEYOR: BRIAN S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR  
1529 EAST INTERSTATE 30, GARLAND, TX 75043 - (972) 475-5940  
DATE 2-15-2019  
DRAWN BY: MSO - PRODUCT NO. 103270  
ENGINEERING FILE NO.  
SHEET 1 OF 1

