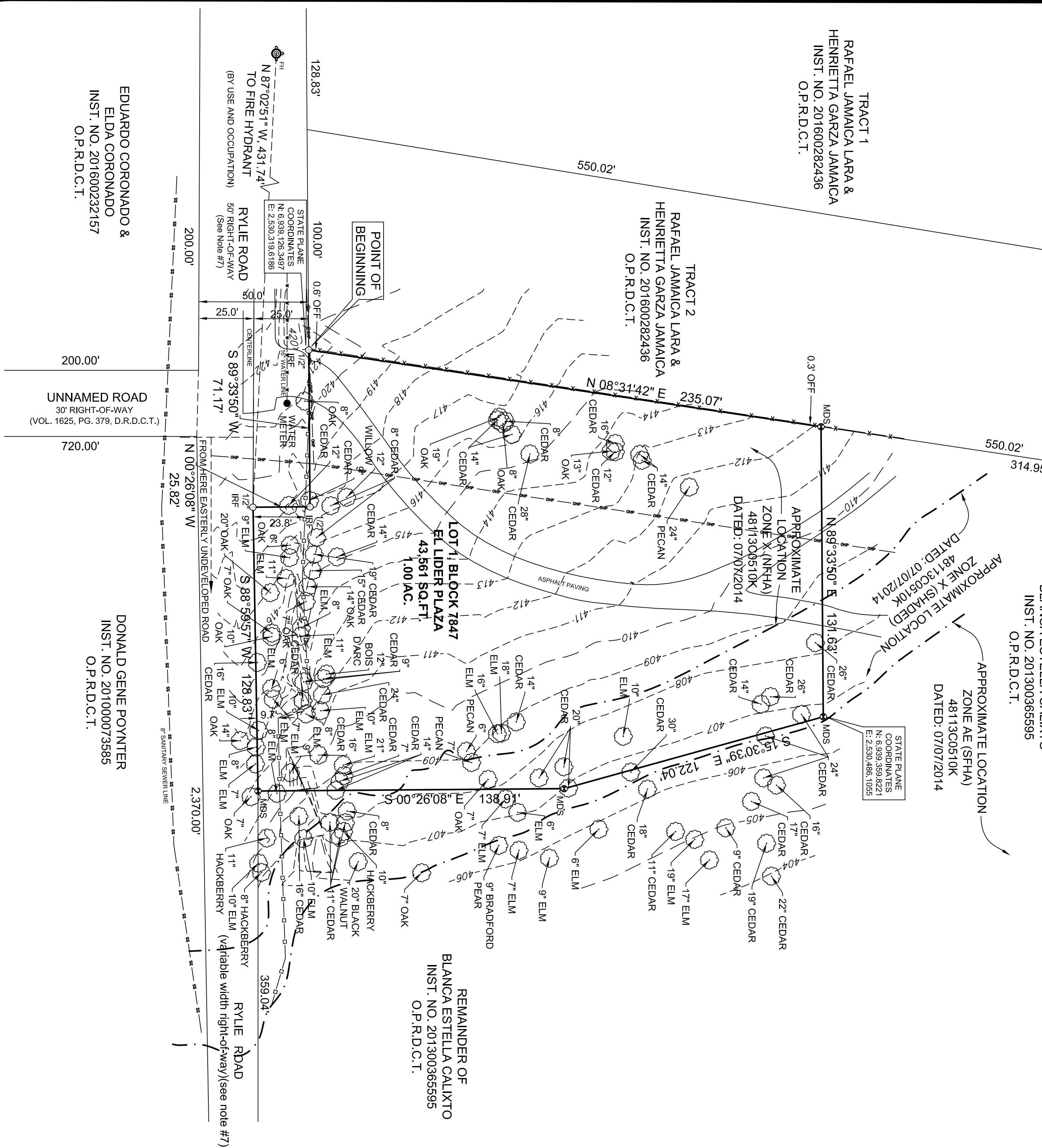


LEGEND

CONTROLLING MONUMENT
 COUNTY, TEXAS
 OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 MAP RECORDS, DALLAS COUNTY, TEXAS
 INSTRUMENT NUMBER
 VOLUME PAGE
 SURVEY DATE
 RIGHT-OF-WAY
 ROW
 MMS
 3 INCH METALLIC DISK STAMPED "ELP" & "RPL'S 5390"
 SET FOR CORNER
 IRON ROD FOUND
 IRON ROD FOUND



EDUARDO CORONADO &
 ELIDA CORONADO
 INST. NO. 201600232157
 O.P.R.D.C.T.

DONALD GENE POYNTER
 INST. NO. 201000073585
 O.P.R.D.C.T.

TRACT 1
 RAFAEL JAMAICA LARA &
 HENRIETTA GARZA JAMAICA
 INST. NO. 201600282436
 O.P.R.D.C.T.

TRACT 2
 RAFAEL JAMAICA LARA &
 HENRIETTA GARZA JAMAICA
 INST. NO. 201600282436
 O.P.R.D.C.T.

REMAINDER OF
 BLANCA ESTELLA CALIXTO
 INST. NO. 201300363595
 O.P.R.D.C.T.

REMAINDER OF
 BLANCA ESTELLA CALIXTO
 INST. NO. 201300363595
 O.P.R.D.C.T.

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, Blanca Estrella Calixto, is the sole owner of a tract of land situated in the Benjamin F. Bethurum 320 Acre Survey, Abstract No. 72, City of Dallas, Dallas County, Texas, and being the same tract of land conveyed to Blanca Estrella Calixto, by General Warranty Deed with Vendor's Lien recorded in Instrument No. 201300363595, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found lying in the North right-of-way line of Rylee Road (50 foot right-of-way) at the Southeast corner of a tract of land conveyed to Rafael Jamaica Lara and Henrietta Garza Jamaica, by Deed recorded in Instrument No. 201600282436, Official Public Records, Dallas County, Texas and being the Southwest corner of the herein described tract;

Thence North 08 degrees 42 seconds East, along the East line of said Lara tract, a distance of 235.07 feet to a 3 inch aluminum disk stamped "ELP" set on a 1/2 inch iron rod;

Thence over and across the remainder of Blanca Estrella Calixto tract, the following bearings and distances:

North 89 degrees 33 minutes 50 seconds East, a distance of 131.63 feet to a 3 inch aluminum disk stamped "ELP" set on a 1/2 inch iron rod;

South 15 degrees 30 minutes 39 seconds East, a distance of 122.04 feet to a 3 inch aluminum disk stamped "ELP" set on a 1/2 inch iron rod;

South 00 degrees 26 minutes 08 seconds East, a distance of 138.91 feet to a 3 inch aluminum disk stamped "ELP" set on a 1/2 inch iron rod lying on the North line of a tract of land conveyed to Donald Gene Poynter, by Deed recorded in Instrument No. 201000073585, Official Public Records, Dallas County, Texas;

Thence South 88 degrees 59 minutes 57 seconds West, along said North line of Poynter tract, a distance of 128.83 feet to a 1/2 inch iron rod found lying in the East right-of-way line of said Rylee Road;

Thence North 00 degrees 26 minutes 08 seconds West, along said East right-of-way line of Rylee Road, a distance of 25.82 feet to a 1/2 inch iron rod found lying in said North right-of-way line of Rylee Road;

Thence South 89 degrees 33 minutes 50 seconds West, along said North right-of-way line of Rylee Road, a distance of 71.17 feet to the POINT OF BEGINNING and containing 43,561 square feet or 1.00 acre of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Blanca Estrella Calixto, does hereby adopt this plat, designating the herein described property as **EL LIDER PLAZA** an addition to the City of Dallas, Dallas County, Texas and does 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 the 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 the 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 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 at Dallas, Texas, this _____ day of _____, 2018.

Blanca Estrella Calixto
 Owner

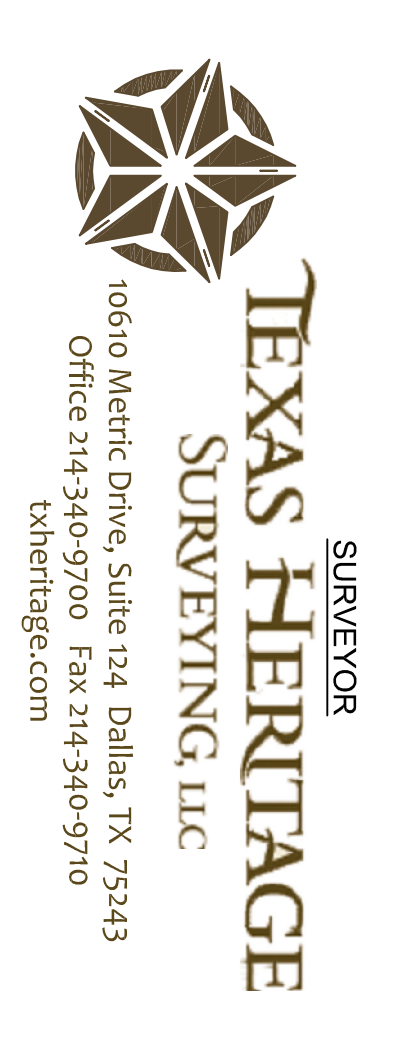
STATE OF TEXAS
 COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

OWNER
 BLANCA ESTELLA CALIXTO,
 3601 EDGEWATER
 ROWLETT, TEXAS 75088



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

SURVEYORS STATEMENT

I, Raul D. Reyes, 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. 514-8.617 (a)(b)(c)(d) & (e), and that the digital drawing with the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2018.

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. (03/23/2018)

Raul D. Reyes
 Texas Registered Professional Land Surveyor No. 5390

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 Raul D. Reyes, 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 and in the capacity therein stated and as the act and deed herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983, (2011).
- 2) The purpose of this plat is to create one lot out of a larger tract of land.
- 3) Lot-to-lot drainage is not permitted without Engineering Section approval.
- 4) 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.
- 5) Dallas Water Utilities Benchmarks:
 68-D-15: Standard Water Department Benchmark, in Southwest end of a 30' x 92' concrete bridge on Frieside Drive and Profile Creek and 0.2 mile East of Dowdy Ferry Road.
 Northing: 6,941,174.624; Easting: 2,529,934.453; Elevation: 409.04'
- 69-A-1: A square is cut in the center of North concrete headwall to a 36" x 32" pipe culvert under Frieside Drive and 471' East of Bradfield Road.
 Northing: 6,941,765.346; Easting: 2,531,912.029; Elevation: 436.360'
- 6) According to the F.I.R.M. No. 48113C0910K, the subject property lies in Zone AE and does lie within a Flood Phone Hazard Area. Except as shown.
- 7) Subject property has frontage to Rylee Road as shown hereon and depicted on City of Dallas Plat Books and Dallas Central Appraisal District Property Map. East portion of Rylee Road as shown, appears to be undeveloped.

PRELIMINARY PLAT
 LOT 1, BLOCK 7847
 EL LIDER PLAZA
 BENJAMIN F. BETHURUM 320 ACRE SURVEY, ABSTRACT NO. 72
 CITY OF DALLAS BLOCK 7847,
 DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S178-165
 ENGINEERING PLAN NO. _____