



LEGEND

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
 INST. INSTRUMENT
 NO. NUMBER
 (CM) CONTROLLING MONUMENT
 FD. FOUND
 I.R. IRON ROD
 I.P. IRON PIPE
 TYP. TYPICAL
 TEL. TELEPHONE PEDESTAL
 C/L CHAIN LINK
 B/W BARBED WIRE
 BLDG. BUILDING
 WM WATER METER
 WV WATER VALVE
 GW GUY WIRE
 O/H OVERHEAD
 LP LIGHT POLE
 GM GAS METER
 SAM MH SANITARY SEWER MANHOLE
 STM MH STORM SEWER MANHOLE
 UGCM UNDERGROUND CABLE MARKER
 PP POWER POLE
 FH FIRE HYDRANT
 CO CLEANOUT
 T TRANSFORMER
 CONC. CONCRETE
 ASPHALT

OWNER'S CERTIFICATE

STATE OF TEXAS:
 COUNTY OF DALLAS:

WHEREAS Manuel Estrada and Olegario Estrada are the owners of all of Lots 6 & 7, Block 17/8342 of ARCADIA PARK, an addition to the City of Dallas, Texas, recorded in Volume 1, Page 377 of the Map Records of Dallas County, Texas, and being situated in the Enoch Horton Survey, Abstract No. 613, and being all of that same tract of land described in Warranty Deed with Vendor's Lien to Manuel Estrada, recorded in Volume 95136, Page 4458 of the Deed Records of Dallas County, Texas, and that same tract of land described in Warranty Deed to Olegario Estrada, recorded in Instrument No. 20070192342 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 3/4" iron rod found at the northwest corner of Lot 6, Block 17/8342 of said Arcadia Park addition, and being the present intersection of the southwest R.O.W. line of W. Jefferson Boulevard (a variable width R.O.W.) with the east R.O.W. line of Bagley Street (a 50' R.O.W.);

THENCE S 67°29'47" E, 189.42' along the southwest line of W. Jefferson Boulevard to a 3/4" iron rod found at the north corner of Lot 1, Block 17/8342 of said addition;

THENCE S 00°00'00" E, 79.50' along the west line of Lot 1 and the east line of Lots 6 and 7, Block 17/8342 of said addition to a 5/8" iron rod found at the northeast corner of Lot 8 of said addition;

THENCE WEST, 175.00' along the north line of Lot 8 and the the south line of Lot 7 of said addition to a 5/8" iron rod found for corner in the east line of Bagley Street;

THENCE NORTH, 152.00' along the east line of Bagley Street to the Point of Beginning and containing 20,256 square feet or 0.4650 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MANUEL ESTRADA and OLEGARIO ESTRADA, do hereby adopt this plat, designating the herein described property as **ESTRADA 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 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 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 _____, 2017.

Manuel Estrada, Owner
 Olegario Estrada, Owner

STATE OF TEXAS:
 COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Manuel Estrada and Olegario Estrada, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they 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 the State of Texas.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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 file accompanying this plat is a precise representation of this Signed Final Plat.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

SCOTT DAVIS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:
 COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.

GIVEN under my hand and seal of office, this the ____ day of _____, 2017.

Notary Public in and for the State of Texas.

- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 2 LOTS.
 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 3. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 4. BEARINGS ARE ASSUMED.
 5. NO STRUCTURES ON SITE.

PRELIMINARY PLAT
OLE ESTRADA ADDITION
 LOT 6A, BLOCK 17/8342

LOTS 6 AND 7, BLOCK 17/8342 OF ARCADIA PARK, SITUATED IN THE ENOCH HORTON SURVEY, ABSTRACT NO. 613, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 167-147

OWNER
 MANUEL & OLEGARIO ESTRADA
 114 S. BAGLEY ST.
 DALLAS, TX 75211

DAVIS LAND SURVEYING CO., INC.
 9777 FERGUSON ROAD, SUITE 105 dslc@bcbj.com
 DALLAS, TEXAS 75228 214-321-0569

DATE: 02/17/2017
 JOB NO. 08080C