

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

Whereas, Lopez Realty Limited Liability Company, a Texas limited liability company, is the owner of a tract of land situated in the J.S. Shelby Survey, Abstract No. 1354, Dallas County, Texas, being all of Lot 6, the south 6 feet or Lot 7, the east 27.50 feet of Lot 33 and the south 6 feet of the east 27.50 feet of Lot 32, Block 2/6451 of Roselawn Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 3, Page 171, Map Records, Dallas County, Texas and being the same tract of land as conveyed to Lopez Realty Limited Liability Company, a Texas limited liability company by deed recorded in Instrument No. 201700080219, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found with yellow cap stamped "BISON CREEK" on the south line of Lot 33 and the north line of Lot 34, of said Block 2/6451, for the southwest corner of said Lopez tract, the northwest corner of a tract of land conveyed to the Korean Senior Citizen's Association of Dallas, by deed recorded in Volume 93200, Page 684, Deed Records, Dallas County, Texas, the northeast corner of a 0.37 acre tract of land conveyed to Little Fisherman, Co. by deed recorded in Instrument No. 201100178555, Official Public Records, Dallas County, Texas and for the southeast corner of a 0.438 acre tract of land conveyed to 9722 Real Estate Holdings, LP by deed recorded in Instrument No. 20060044001, Official Public Records, Dallas County, Texas;

Thence, North 00°20'10" West, along the west line of said Lopez tract and the east line of said 0.438 acre tract, a distance of 104.78 feet to an "X" cut found in concrete on the south line of a tract of land conveyed to 9722 Real Estate Holdings, LP by deed recorded in Instrument No. 20060044002, Official Public Records, Dallas County, Texas, for the northeast corner of said Lopez tract and the northeast corner of said 0.438 acre tract;

Thence, North 89°15'00" East, along the north line of said Lopez tract, the south line of said 9722 Real Estate Holdings, LP tract, at a distance of 27.50 feet passing the southeast corner of said 9722 Real Estate Holdings, LP tract and the southwest corner of Lot 7A, Block 2/6451 of Ramiro and Elizabeth Lopez Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Instrument No. 200900121413, Official Public Records, Dallas County, Texas, and continuing along the north line of said Lopez tract and the south line of said Lot 7A, a distance of 234.25 feet to a 1/2" iron pin found on the west right-of-way line of Brockbank Drive (66' R.O.W.) and for the northeast corner of said Lopez tract;

Thence, South 00°34'20" East, along the east line of said Lopez tract and the west right-of-way line of Brockbank Drive (66' R.O.W.), a distance of 104.78 feet to a 1/2" iron pin found for the southeast corner of said Lopez tract and the northeast corner of said Korean Senior Citizen's Association of Dallas tract;

Thence, South 89°15'00" West, along the south line of said Lopez tract and the north line of said Korean Senior Citizen's Association of Dallas tract, a distance of 234.68 feet to the Point of Beginning and containing 24,566 square feet or 0.564 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Lopez Realty Limited Liability Company, a Texas limited liability company, does hereby adopt this plat, designating the herein described property as RICARDO'S ADDITION, 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 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, this the _____ day of _____, 2018.

BY: _____
Lopez Realty Limited Liability Company,
a Texas limited liability company
By: Armando Lopez

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Armando Lopez, 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 consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2018.

Notary Public for and in the State of Texas

REPLAT

ROSELAWN ADDITION

LOT 6A, BLOCK 2/6451

Being a replat of Lot 6 and part of
Lots 7, 32 and 33, Block 2/6451
of Roselawn Addition, Vol. 3, Page 171
Map Records, Dallas County, Texas
City of Dallas, Dallas County, Texas
City Plan File No. S178-138

SURVEYOR'S STATEMENT

I, James Bart Carroll, 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.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2018.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, 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 purpose and considerations therein expressed.

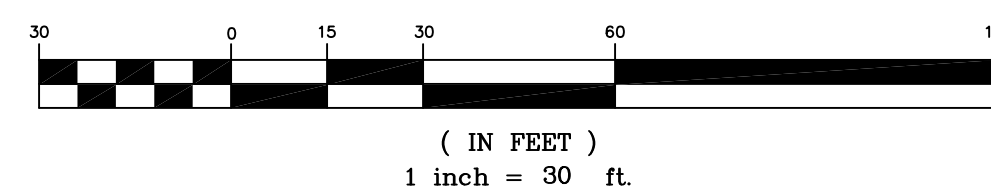
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2018.

Notary Public for the State of Texas

GENERAL NOTES:

- Purpose of this replat is to create one lot as deeded from four platted lots.
- Bearings based on the west line of deed recorded in Instrument No. 201700080219, Official Public Records, Dallas County, Texas.
- Lot-to-Lot drainage is not permitted without Engineering Section Approval.
- Any structure new or existing may not extend across new property lines.
- Topography taken from NCTCOG elevation contours.

GRAPHIC SCALE



OWNER:
Lopez Realty Limited Liability Company,
a Texas limited liability company
9727 Brockbank Drive
Dallas, Texas 75220
PHONE: 214-353-9538

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| CARROLL CONSULTING GROUP, INC. | | | |
| P.O. BOX 11 | | PHONE: (972) 742-4411 | |
| LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200 | | | |
| JOB No. | SCALE: | DATE | DRAWN BY: |
| 2407-17 | 1"=30' | FEBRUARY 20, 2018 | CP |