

PRELIMINARY PLAT

OWNER'S CERTIFICATE

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Sostenes Sanchez, is the owner of a 2.012 acre tract of land out of the E. Horton Survey, Abstract No. 613 in Dallas County, Texas and being all of Lots 1 through 4, Block G, of Mountain Lake Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 8, Page 385 of the Map Records of Dallas County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the southeast corner of the herein described tract, for the southwest corner of Lot 10, Block G of said addition;

THENCE South 89 deg. 17 min. 52 sec. West along the south line of this tract a distance of 244.58 feet to a set capped 5/8 inch iron rod stamped "LIS" in the east right-of-way line of South Army Avenue (60 foot R.O.W.);

THENCE North 00 deg. 35 min. 20 sec. West along the common line of this tract and the said right-of-way, a distance of 58.99 feet to a set capped 5/8 inch iron rod stamped "LIS" in the beginning of a curve to the right having a radius of 955.00 feet and a chord bearing North 09 deg. 54 min. 37 sec. East and a chord distance of 348.07 feet;

THENCE along said curve to the right and a distance of 350.02 feet to a set capped 5/8 inch iron rod stamped "LIS" at the southwest corner of Lot 5, Block G of said addition;

THENCE South 76 deg. 28 min. 17 sec. East along the common line of this tract and the said Lot 5, a distance of 205.97 feet to a set capped 5/8 inch iron rod stamped "LIS" found in the west line of Lot 8, Block GH of said addition;

THENCE South 11 deg. 32 min. 13 sec. West along the common line of this tract and the said Lot 8, a distance of 84.02 feet to a set capped 5/8 inch iron rod stamped "LIS" at the northwest corner of Lot 9, Block G of said addition;

THENCE South 00 deg. 31 min. 23 sec. East along the common line of this tract and of Lots 9 and 10 of said addition, a distance of 268.54 feet to the POINT OF BEGINNING and containing 2.012 acres of land more less.

SURVEYOR'S NOTES

1. Bearings for this plat are based on the plat recorded in Volume 8, Page 35 of the Map Records of Dallas County.

2. No structures are located on site.

2. The purpose of this plat is to create 8 lots from 4 lots..

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/she executed the same for the purposes and consideration therein expressed. GIVEN UNDER MY HAND and seal of office this _____ day of _____, 2016, A.D.

Notary Public

STATE OF TEXAS §
COUNTY OF DALLAS §

I, Sostenes Sanchez, am the owner of the property roughly located at Army Avenue, Dallas, Texas. I am making application to plat this property for the general purpose of splitting 4 lots into 8 lots. To accomplish this purpose, I must employ the services of a knowledgeable professional surveyor licensed in the State of Texas. The surveyor will be responsible to certify, with their professional surveyor seal, on the owner's behalf and to the City's satisfaction that the submitted plat meets the referenced State and City standards and requirements for platting. Therefore, I have hired the services of LIS Survey Technologies 1 understand that a plat establishes a legal building site and is generally required before a building permit or certificate of occupancy can be issued. I understand that platting generally occurs in two main steps, first the submittal of a Preliminary Plat, and second the recording of an approved Final Plat at the County Recording office. Once a Preliminary Plat is submitted and accepted by the City for review, it must be acted upon by the City Plan Commission (CPC) within 30 days. Generally, the CPC will approve a preliminary plat with a list of conditions that must be met prior to the approval of a Final Plat for recording. Up to five years may be allowed to meet the conditions of a major Final Plat approval and two years for a minor. I UNDERSTAND THAT THE PRELIMINARY PLAT APPROVAL CONDITIONS MAY REQUIRE ME TO PROVIDE AND CONSTRUCT ADEQUATE WATER, WASTEWATER, FIRE SUPPRESSION, ACCESS, PAVING AND DRAINAGE IMPROVEMENTS TO SAFELY SERVE THE PROPERTY. Furthermore, I understand that I will not be able to obtain a Building Permit or a Certificate of Occupancy until these improvements are complete and accepted by the City. I understand that a surety in the form of a bond or cash deposit will be required by the City to release a Final Plat for recording prior to the acceptance of any required improvements.

SURVEYOR'S STATEMENT

II, Michael Myers, am a registered professional land surveyor (RPLS) in the State of Texas and have been hired to provide land surveying and platting services for the property described above. The scope of my services includes familiarity with the referenced State and Local Platting Regulations and Development Codes, the City of Dallas Survey Checklist, and knowledge of how to research County and City records, including deeds and easements. I understand that the quality of my plat submittal(s) will directly impact the amount of time required for City staff to review my work. I understand that the City is a review agency only and that I am the one responsible for researching, documenting, and creating the plat. I understand that the City will copy all comments and reviews of my work to the owner listed above. I understand that if I substantially fail to comply with the City's checklist then the City will return my submittal without completing a review and will expect me to comply with the checklist before resubmitting the plat for review which may delay the plat review process. I understand that City Staff will be available to reasonably assist with any questions I may have.

Our signatures below attest that we have read and understand the referenced City Code Section 51A-8 regarding Plat Regulations and are in mutual agreement with this Platting Memo of Understanding.

Owner signature and date

Surveyor signature and date

Owner printed name

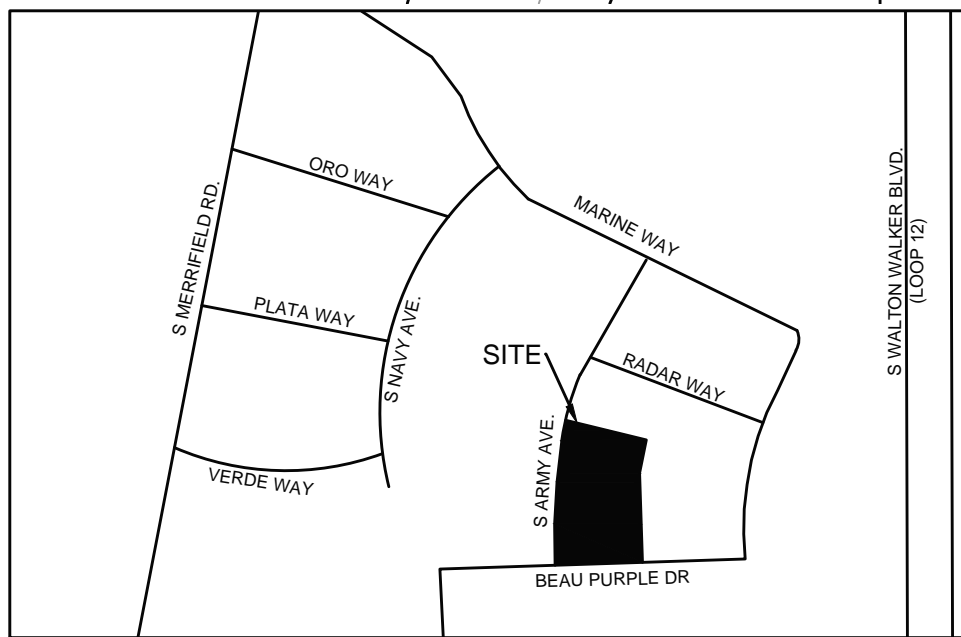
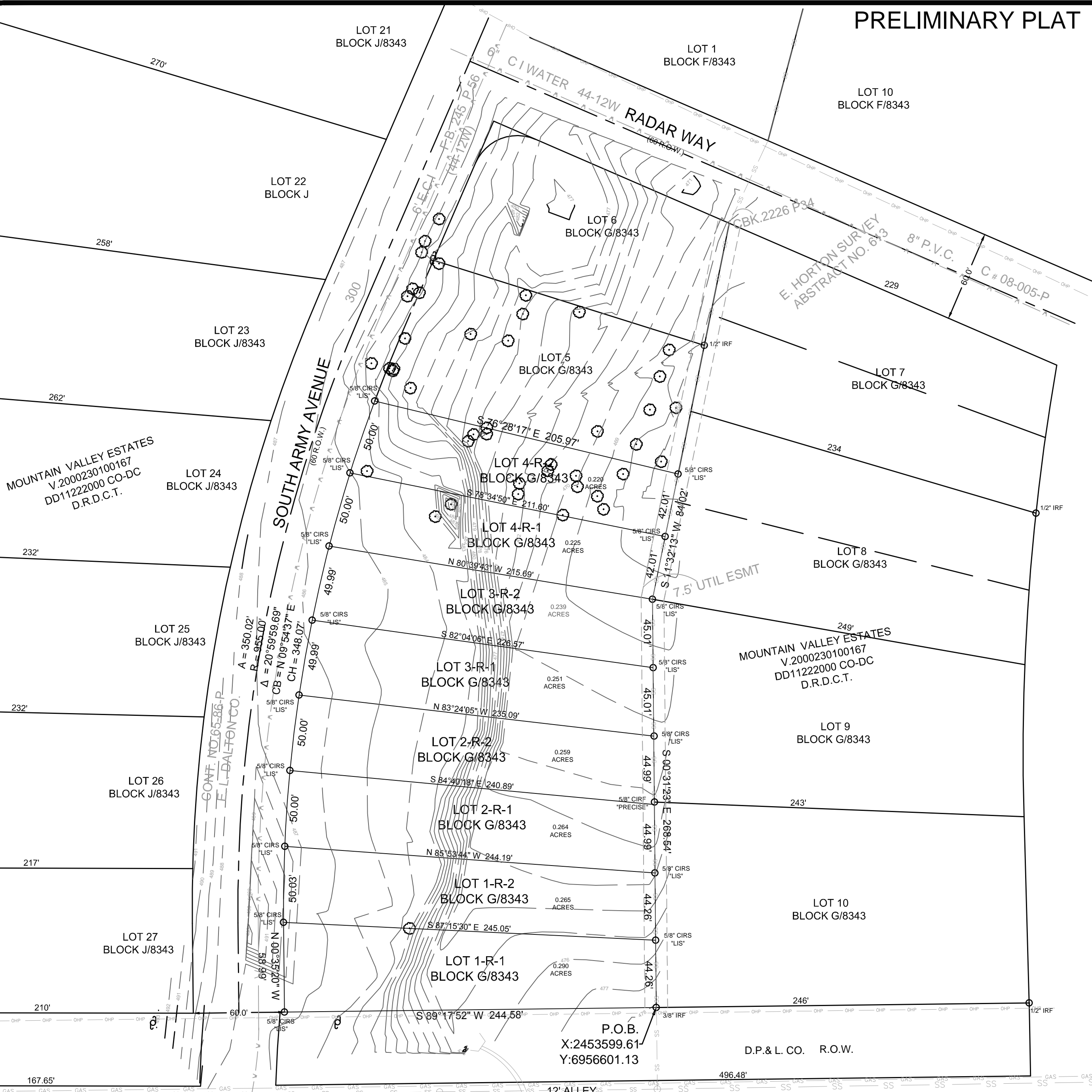
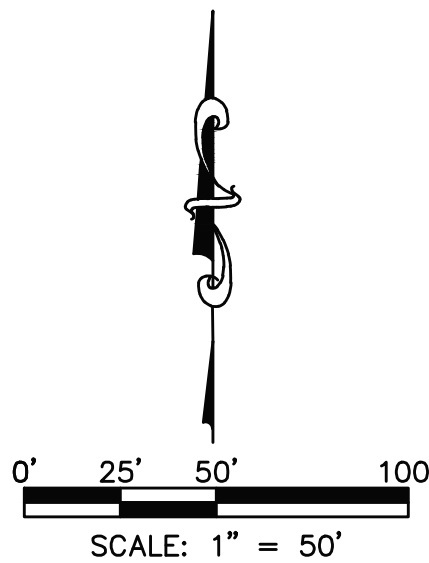
Surveyor printed name

Contact phone number

Contact phone number

Contact E-mail

Contact E-mail

VICINITY MAP
N.T.S.

FLOOD NOTE: I hereby declare that the property described herein is not within a special flood hazard area "Zone X" as identified by the Federal Insurance Administration, Department of Housing and Urban Development, according to the Federal Insurance Administration Flood Hazard Map effective July 7, 2014 for the Panel No. 48113C 0460 K. All flood line are estimated or scaled from FEMA maps unless otherwise stated.

LOT AREA TABLE		
BLOCK G / 8343		
LOT NO.	SQ. FT.	ACRES
1-R-1	12632.4	0.290
1-R-2	11543.4	0.265
2-R-1	11499.84	0.264
2-R-2	11282.04	0.259
3-R-1	10933.56	0.251
3-R-2	10410.84	0.239
4-R-1	11107.8	0.255
4-R-2	9583.2	0.220

SURVEYORS CERTIFICATION

I, Michael W. Myers, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents the actual survey made on the ground by me or under my direction or supervision and that all lines and dimensions shown hereon are correct to the best of my knowledge and belief as found during the time of this survey, Date May 8, 2016.

PRELIMINARY-NOT FOR RECORDING

Michael Myers
Registered Professional Land Surveyor, #5803

NOTES:

(1) The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).
(2) (CM) = Controlling monument.
(3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

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OWNER LOTS 1-4:
SOSTENES SANCHEZ
5838 BEAU PURPLE DR
DALLAS, TX 75211

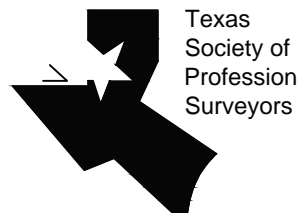
PRELIMINARY PLAT

LOTS 1-R-1 THROUGH LOTS 4-R-2, BLOCK G/8343
A REPLT OF LOTS 1, 2, 3 & 4, BLOCK G/8343
MOUNTAIN LAKES ESTATES ADDITION IN THE E.
HORTON SURVEY, ABSTRACT NO. 613
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. SI 56-231

SCALE: 1"=50' DATE: MAY 18, 2016

LIS Survey Technologies Corporation

1400 Everman Parkway, Suite 231
Fort Worth, Texas 76140
817-246-5900
817-246-5959 Fax No.
Firm No. 100960-00
www.lisurveytechnologies.com



Job No.: 2016-140

scale: 1"=50'

drawn: RP

checked: MM

☒ GAS METER
☒ GAS VALVE
☒ TELEPHONE PEDESTAL
☒ POWER POLE
☒ DOWN GUY
☒ S.S. MAN HOLE
☒ IRF IRON ROD FOUND
☒ ELECTRIC MAN HOLE

☒ CLEAN OUT
☒ MONITORING WELL
☒ TRAFFIC SIGNAL POLE
☒ FUEL PORT
☒ SWB MAN HOLE
☒ VAULT
☒ IRF IRON ROD SET

☒ STORM DRAIN MAN HOLE
☒ FIRE HYDRANT
☒ WATER METER
☒ LIGHT POLE TYPICAL
☒ WATER VALVE
☒ TRANSFORMER PAD
☒ CONCRETE PAVEMENT
☒ MAN HOLE
☒ BOLLARD

☒ ELECTRIC BOX
☒ TREE
☒ SIGN
☒ FENCE
☒ OVER HEAD ELECTRIC
☒ GRAVEL PAVEMENT
☒ CABLE RISER