



VICINITY MAP (N.T.S.)  
MAPSCO PAGE 22-Q

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS LANDY GUTIERREZ is the owner of a tract out of Lot 1, Block C/6508, CORNERSTONE-MANANA ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 20040214, Page 46, Map Records, Dallas County, Texas, and being in the J. L. HUNT SURVEY, ABSTRACT 588, City of Dallas, Dallas County, Texas, said portion as conveyed by General Warranty Deed With Vendor's Lien recorded in File Number 201500131827, Official Public Records, Dallas County, Texas, and being more particularly described as follows:  
BEGINNING at a 3 inch brass disk found for corner, said corner being on the south line of that tract of land conveyed to Two Stemmons Land Limited Partnership, by deed recorded in Volume 2003106, Page 3139, Deed Records, Dallas County, Texas, and the Northwest corner of Lot 2, Block C/6508, of said Addition;

THENCE South 00 degrees 16 minutes 23 seconds East, along the West line of said Lot 2, Block C/6508, of said Addition, a distance of 219.40 feet to a 1/2 inch iron rod found for corner;  
THENCE South 89 degrees 43 minutes 52 seconds West, departing the West, line of said Lot 2, Block C/6508, of said Addition, a distance of 210.53 feet to a 1/2 inch iron rod found for corner, said corner being on the East line of Goodnight Drive (60 foot right-of-way);  
THENCE North, along the East line of said Goodnight Drive, a distance of 219.39 feet to a PK nail found for corner, said corner being on the South line of said Two Stemmons Land Limited Partnership tract; a distance of 209.54 feet to the POINT OF BEGINNING and containing 46,087 square feet or 1.06 acres of land.

OWNERS' DEDICATION:  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LANDY GUTIERREZ does hereby adopt this plat, designating the herein described property as **GUTIERREZ GOODNIGHT 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 public 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, shrubs, or other improvements or growth 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 buildings, 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 said easements for the purpose of constructing, reconstructing, inspecting, potdriing, maintaining and adding to or removing all or parts of its respective systems without the necessity of 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 and service required or ordinarily performed by that utility.)

Water main and wastewater easements shall also include additional area of work 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 is approved subject to all platting ordinances, rules, regulations, of the City of Dallas, Texas. Sidewalks shall be constructed by the homebuilder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works and Transportation.

LANDY GUTIERREZ \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS  
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Landy Gutierrez known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed, and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien Holder:  
(Bank/Mortgage)

By: \_\_\_\_\_ Title \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 2015, by \_\_\_\_\_ of \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Xavier Chapa, 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, further affirm that monumentation shown herein 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Xavier Chapa, R.P.L.S.  
Registered Professional Land Surveyor No. 2568

XAVIER CHAPA, R.P.L.S. LICENSE 2568

PRELIMINARY: THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE. THIS PLAT IS RELEASED FOR REVIEW BY THE CITY OF DALLAS. JUNE, 2015

PRELIMINARY PLAT  
**GUTIERREZ GOODNIGHT  
ADDITION  
LOT 1A, BLOCK C/6508**

A REPLAT OF A 1.06 ACRE TRACT OF LAND OUT OF LOT 1, CORNERSTONE-MANANA ADDITION, IN BLOCK C/6508, J. L. HUNT SURVEY, ABSTRACT 588, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

**MARANOT**  
Xavier Chapa Engineering/Surveying  
A MARANOT SUBSIDIARY  
P.O. Box 153311  
Irving, Texas 75015  
TELEPHONE: 972/259-9640

OWNER:  
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IRVING, TEXAS 75062  
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