

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Manual Ornelas is the sole owner of a tract of land situated in the William Traubher Survey, Abstract No. 1479 in the City of Dallas Block 6260, Dallas County, Texas, being all of a tract of land conveyed and plat recorded in Volume 2005093, Page 07003, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a concrete highway monument found for corner in the North line of S. Great Trinity Forest Way (State Highway Loop 12—a variable width right-of-way, being the Southwest corner of a tract of land conveyed to B.J. Davis Investments, Ltd. by deed recorded in Instrument No. 201100178304, Official Public Records, Dallas County, Texas, and being the Southeast corner of a street easement to the City of Dallas recorded in Volume 5274, Page 580, Deed Records, Dallas County, Texas:

Thence North 00 degrees 31 minutes 09 seconds West, along the West line of said B.J. Davis Investments, Ltd. tract, a distance of 50.00 feet to a 3 inch aluminum disk stamped "GTA" and RPLS "5513" set over a 1/2 inch iron rod set of the Northeast corner of said City of Dallas street easement (Vol. 5274, Pg. 580) and being the Point of Beginning;

Thence South 89 degrees 01 minutes 56 seconds West, along the North line of said City of Dallas street easement (Vol. 5274, Pg. 580), a distance of 500.55 feet to a 3 inch aluminum disk stamped "GTA" and RPLS "5513" set over a 1/2 inch iron rod set of the Northwest corner of said City of Dallas street easement (Vol. 5274, Pg. 580), being in the East line of a c street easement to the City of Dallas recorded in Volume 5274, Page 582, Deed Records, Dallas County, Texas:

Thence North 00 degrees 24 minutes 28 seconds West, passing the common Northeast corner of said City of Dallas street easement (Vol. 5274, Pg. 582) and the Southeast corner of a tract of land conveyed to C.D. Arledge by deed recorded in Volume 2000003, Page 05032 (described as Tract 2), Deed Records, Dallas County, Texas, at a distance of 20.00 feet, and continuing along the East line of said C.D. Arledge tract and the East line of Lot 1, Block Q/6260, Rustic Hills Center, an addition to the City of Dallas, Dallas County, Texas, according to the plat hereof recorded in Volume 71034, Page 2233, Deed Records, Dallas County, Texas, for a total distance of 278.60 feet to a 3 inch aluminum disk stamped "GTA" and RPLS "5513" set over a 1/2 inch iron rod set at the Southwest corner of Lot 4, Block Q/6260, Creek Cove Villas, an addition to the City of Dallas, Dallas County, Texas, according to the plat hereof recorded in Volume 2005093, Page 00030, Deed Records, Dallas County, Texas:

Thence North 89 degrees 15 minutes 39 seconds East, along the South line of Lots 4, 5, 6 and a floodway management area, Block Q/6260 of said Creek Cove Villas, a distance of 500.00 feet to a 3 inch aluminum disk stamped "GTA" and RPLS "5513" set over a 1/2 inch iron rod set in the West line of a 15 foot alley in Block C/6261 dedicated by Pleasant Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat hereof recorded in Volume 38, Page 77, Map Records, Dallas County, Texas:

Thence South 00 degrees 31 minutes 09 seconds East, along the said West line of 15 foot alley and along the West line of said B.J. Davis Investments, Ltd. tract, a distance of 278.60 feet to the Point of Beginning and containing 136,973 square feet or 3.189 acres of land.

OWNER'S DEDICATION

NOW HEREOF, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Manual Ornelas, does hereby adopt this plat, designating the herein described property as **GREAT TRINITY 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 user. 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 of 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 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 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 _____, 2016.

By: _____
Manual Ornelas (owner)
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Manual Ornelas 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

Notary Public in and for Dallas County, Texas. _____

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 information shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-617 (c)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2016.
RELEASED FOR REVIEW 07/21/2016. 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.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas _____

GENERAL NOTES:

- 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) 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.
- 6) BENCHMARK IS A SQUARE CUT ON THE CURB, END OF THE RADIUS AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SARAH LEE LANE PINAR AVENUE. (ELEV.=448.647')

SHEET 2 OF 2

PRELIMINARY PLAT
GREAT TRINITY ADDITION
LOT 1, BLOCK Q/6260
139,873 SQ.FT. / 3.188 ACRES
WILLIAM TRAUDBER SURVEY, ABSTRACT NO. 1479
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-250

