OHE \_

OVERHEAD ELECTRIC

## OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Dionicio and Nanncy Martinez do hereby adopt this plat designating the herein described property as HOPE RANCH, 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 perfoular 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. property owner. No buildings, fences, trees, sinclus, or conor improvements or growing shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and the 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 essements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purposes of consti reconstructing, inspecting, petrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingrees and segress to private property for the purpose of reading maters 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 mannoles, cleancuts, 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

This plat approved subject to all platting ordinances, rules, regulations and resolutions

WITNESS, my hand at Dallas, Texas this the \_\_\_\_\_ day of \_\_\_\_ Dionicio Martine:

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE. This the \_\_\_\_\_\_ day of

NOTARY PUBLIC IN AND FOR

LINE	BEARING	LIENGTH
L,1	N66*50*01*W	223.32
L2	N04"01"19"E	40.00
La	N41"49"25"W	39.55
L4	N33'40'37"W	44.55
Lő	N06"44"54"W	142.04"
LØ	N45"11"36"E	67.23
L7	N73"36"36"E	141.81"
1.8	386"57"49"E	106.91

## OWNER'S CERTIFICATE

Whereas Dionicio and Nanncy Martinez are the sole owners of a tract of land in the James W. Riley Survey, Abstract Number 1269, said tract being Tract 3 in City Block 8493 in the City of Delas, Dalas County, Texas, said tract being all of a that tract of land conveyed to Dionicio and Nanncy Martinez described in a Warranty Deed recorded as instrument Number 201400042842 of the Official Public Records of Daltas County, Texas, said tract being all of a that tract of land conveyed to J.E. Wilson described in a Warranty Deed recorded as instrument Number 198401691290 of the described in a warranty used recursor same and tract of land being more particularly Deed Records of Dallas County, Texas, said tract of land being more particularly

BEGINNING at a 1/2" iron rod set with cap stamped "Sur-Tex 2486" at the most westerly southwest comer of said Mertinez tract, said point being in the sest line of a tract of land described in a Special Warrarrity Deed to Jose Juerez and Maribel Jasso recorded as instrument Number 2008/325177, Official Public Records, Dafes County, Texas, and at the southwest corner of Prairie Creek Road, a variable width street essement described as a part of a tract of land in Exhibit C in a Quick Claim Deed to Christopher Hasself recorded as Volume 2002081, Page 11268, Deed Records, Dallas County, Texas, said point size being at the northwest corner of a fract of land described in a Special Warranty Deed to Jesus Carrillo and Julia Carrillo recorded as Instrument Number 200900070882, Official Public Records, Dallas County, Texas;

THENCE N00"02'43"W (deed calls NORTH) along the common line betw Martinez tract and said Juarez tract and along the west line of said street easement, passing at a distance of 17.17" is 1/2" iron rod found with cap stamped "DCSA" at the northeast corner of said Juarez tract, continuing along the west line of said Martinez tract and along the west line of said street easement, passing at a distance of 121.7 and a long use week are to mean breet eastment; passing at a usualize of 12.17 or not set with ap stamped "Sur-Tex 2466" at the southeast corner of a tract of land described in a Warranty Deed (with vendor's lian) to Adam Guillen as recorded in Instrument Number 20080299826, Official Public Records, Dallas County, Texas, said point being at the northwest corner of said street easement, continuing slong the common line between said Martinez tract and said Guillen tract in aff a distance of 1014.42' (deed cats 1026.00') to a 1" iron pipe found for corner at the northwest corner of said Martinez tract and the northeast corner of said Guillien tract, said point being in the south line of a tract of land described in a General Warranty Deed to Crescenciano V. Olmos recorded as Instrument Number 2006

THENCE N89°31′24″E ( deed calls EAST) along the common line between said Martinez: tract and said Olmos tract, passing et 132.55′ s 2″ iron pipe found at the southwest corner of said Olmos tract, said point being at the southwest corner of a tract of land described in a Guit Claim Deed to WTTL East Side Development Group LLC recorded as Instrument Number 20150025°874, Official Public Records, Dallas County, Taxas, continuing along the common line between said Martinez tract and said WTTL tract in all a distance of 330.52′ (deed calls 330.00′) to a 1° iron pipe found for corner at the northeast corner of said Martinez tract, said point being in the south line of said WTTL tract and at the northwest corner of a tract of land described in a Specia Warranty Deed to J. Felix Soriano recorded as instrument Number 201200122595 Official Public Records, Dallas County, Texas;

THENCE SOUTH along the common line between said Mertinez tract and said Soriano tract passing at 444.86° a metal post at the southwest occupied corner of said Soriano tract, said point being at the northwest occupied corner of a tract of iand described in Warranty Deed to Jesus Rivas and Eloine Rivas recorded in Volume 2002085, Page 6310, Deed Records, Delias County, Texas, continuing along the common line between said Martinez tract and said Rives tract, pessing at 922.33" a 1/2" iron rod set with cap stamped "Sur-Tex 2466" at the northeast comer of said street easement, said point being at the southwest comer of said Rivas tract, and continuing along the east point being at the southwest corner of seld Nivas tract, and continuing along the east line of seld Martinez tract and the east line of seld stored easement, passing at 1022.51' a 1/2" Iron rod found with cap stamped "CBG SURVEYING" at the southeast corner of said street easement, said point being at the northwest corner of a tract of land described in a General Warranty Deed to Angel Enrique Dzu Irosortiad as Instrument Number 201600020249, Official Public Records, Dallas County, Texas, continuing along the common line between said Martinez tract and said Dzul tract in all nce of 1315.46' (deed calls 1320.00') to a 1" iron pipe found for comer at the a distance on 131-40 (seed class 1320.00) to a 1" iron pipe bound for corner at the southeast corner of said Martinez tract and the southwest corner of said Dzul tract, said point being in the center of a 80' private drive described !!! NOT SO!!! in a Contract for Roadway recorded as Volume 399, Page 599, Deed Records, Dallas County, Texas, said point also being in the north line of a 30' wide right of way dedication on the Final Plat of Sendyland Estates - Phase I recorded as instrument lumber 20070087530, Official Public Records, Dallas Country, Texas

THENCE S89°58'55"W (Deed calls WEST) a distance of 29.96' (Deed calls 30.00') along the centerfine of said private drive and along the common line between said right of way dedication and said Martinez tract to a 1/2" iron rod found for comer at the most outherly southwest comer of said Martinez tract and the southeast comer of said

THENCE departing the centerline of said private drive and the north line of said dedicated right of way, and along the common line between said Martinez tract and said Carrillo tract the following course: N00\*03'23"W (deed calls NORTH) a distance of 263.24' (Deed calls 264.00') to a

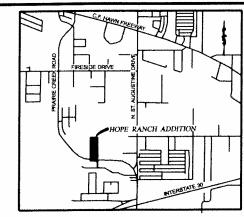
3/8" iron rod found for corner; N99"02"22"W (deed calls WEST) a distance of 36.27" (deed calls 36.00") to a 3/8"

imp rod found for comer

NO1\*157TE (deed calls NORTH) a distance of 30.18" (deed calls 30.00') to a 1/2" iron rod found with cap stamped "DC&A" for comer;

THENCE N89°04'24"W (deed calls WEST) a distance of 263.96" (deed calls 264.00") along the common line between said Martinez tract and said Cerritio tract to the POINT OF BEGINNING and containing 348,111 square feet or 7.946 scree of land, more or

Basis of bearing is the east line of said Martinez tract of land (South 00\*00\*00\* East) as orded in said instrument Number 201400042642, Official Public Records of Delias



VICINITY MAP NOT TO SCALE

### SURVEYOR'S STATEMENT:

I, Charles G. Stames, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation ryldence collected on the ground during field operations and other reliable documentation; and evidence collected on the ground during lied operators and other females obscribed 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 living this plat is a precise representation of this Signed Final Plat

ted this the	day of	, 2017
aries G. Starnes		
	al Land Surveyor No. 2466	
	m Registration Number 10194149	9
	_	4

THE STATE OF TEXAS COUNTY OF TARRAN

BEFORE ME, the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Charles G. Stames, 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 therein expressed.

EN UNDER MY HAND AND SEAL OF OFFICE.	This the day of _	, 2017

NOTARY PUBLIC IN AND FOR

- 1. The purpose of this plat is to create two residential lots zoned R-10A.
  2. The basis of bearing is the east line of tract of land owned by Dioniclo and Nanncy Martinez. as recorded in Instrument Number 201400042642 (OR Instrument Number 198401691290 WD J&R Truck and Equipment to Wilson DRDCT), Official Public Records of Dallas County, Texas. Existing street essement variable width created by Essement recorded as Volume 2002061
- Page 11268, Deed Records of Dattes County, Texas.

  4. Lot-to-tot drainage is not permitted without Engineering Section approva
- No structures exist on the site.
- Water and Sewer: "Essential Public Facilities" as described in the Local Government Code, Chapter 212, Sec. 212.0105 and Subchapter E, Sec. 212.131 (1). An existing 12 inch water distribution main serving an existing subdivision along the north side of Prairie Creek Road will be extended by the City of Datas to provide water services to this pletted property. Sewer services if necessary will be extended to this pletted property by the City of Datas from an existing manhole and 12" outlest main approximately 200 feet east of the residential Lot 1 of

# FINAL PLAT

## **HOPE RANCH**

LOTS 1 AND 2, BLOCK 8493

JAMES W. RILEY SURVEY, ABSTRACT NO. 1269 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**JUNE 2017** 

CITY PLAN FILE NUMBER

Dionicio and Nanncy Martinez

OWNER/DEVELOPER

11223 Elam Road Balch Springs, Texas 75180

**ENGINEER/SURVEYOR** 

Engineering Firm Registration No. F-9703 Surveying Firm Registration No. 10194149

204 West Nash Street Grapevine, Texas 76051

Page 1 of 1

(817) 366-6955

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

THE CIVIL ENGINEERING COMPANY OF TEXAS