

**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF DALLAS

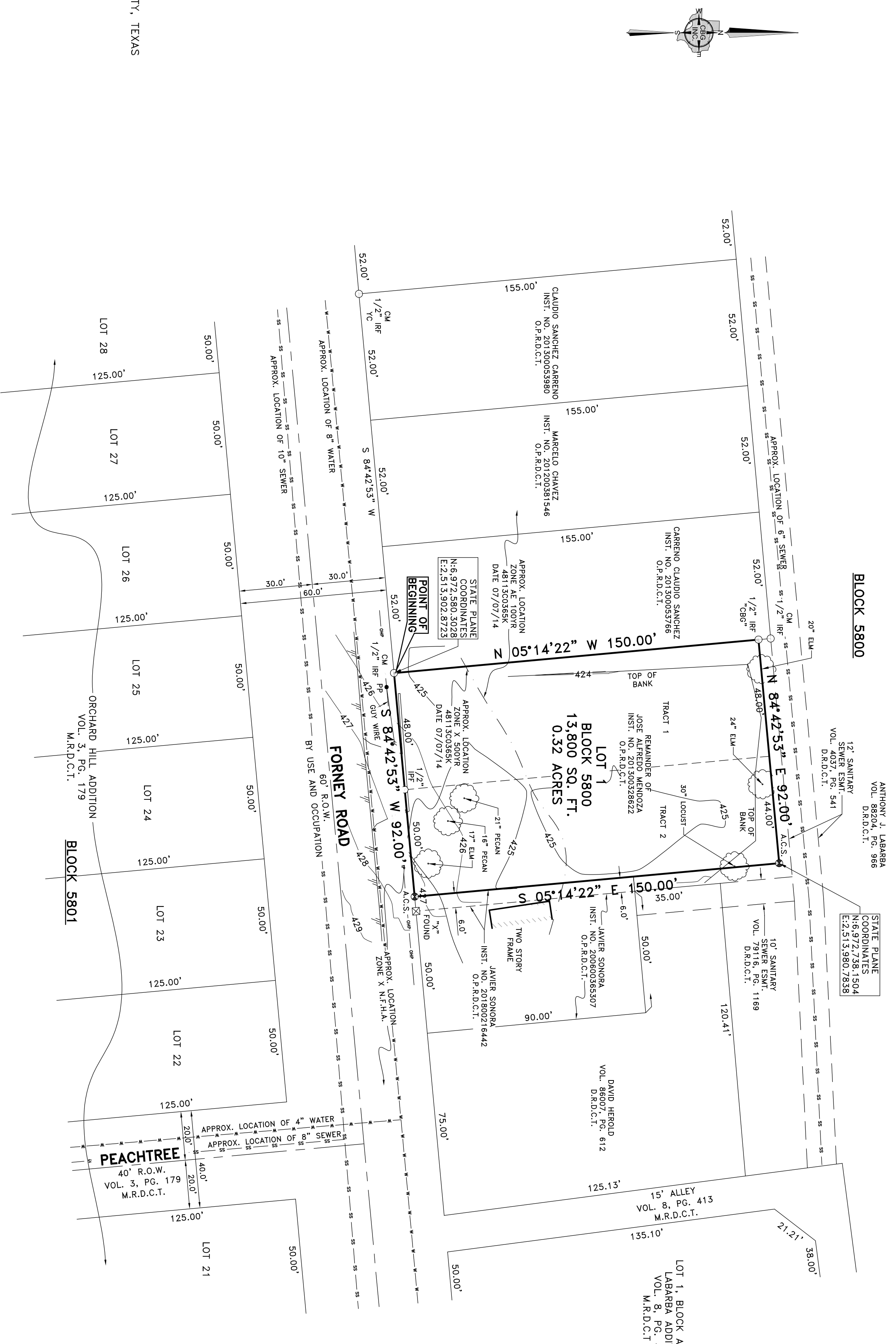
Whereas Jose Alfredo Mendoza is the sole owner of a tract of land situated in the Logow League, Abstract No. 759, Dallas County, Texas, City Block 5800, said tract being conveyed to said Jose Alfredo Mendoza, by General Warranty Deed recorded in Instrument No. 201300328622, Official Public Records, Dallas County, Texas, save and except that tract of land conveyed to Javier Senora, by General Warranty Deed recorded in Instrument No. 201800216442, Official Public Records, Dallas County, Texas, and being more particularly described as follows: BEGINNING 1/2 inch from road corner, said corner being the Southeast corner of that tract of land conveyed to Carreno Claudio Sanchez, by deed recorded in Instrument No. 201300053766, Official Public Records, Dallas County, Texas, said corner being in the Northwest Right-of-Way line of Forney Road (60 foot Right-of-Way, by use and occupation);

THENCE North 05 degrees 14 minutes 22 seconds West, along the Northeast line of said Sanchez tract, a distance of 150.00 feet to a 1/2 inch iron rod found with plastic yellow cap stamped "CBG Surveying" for corner, said corner being on the Southeastery line of that tract of land conveyed to Anthony J. Labarra, by deed recorded in Volume 88204, Page 966, Deed Records, Dallas County, Texas;

THENCE North 84 degrees 42 minutes 53 seconds East, along the Southeast line of said Labarra tract, a distance of 92.00 feet to a 3 inch aluminum disk, stamped "MFA" and "RPLS 5513", set over a 1/2 inch iron rod set for corner, said corner being on all corner of said Labarra tract, and the Northeast corner of aforesaid Mendoza tract;

THENCE South 05 degrees 14 minutes 22 seconds East, along the Northeast line of said Mendoza tract, and the Southwest line of aforesaid Senora tract, a distance of 150.00 feet to a 3 inch aluminum disk, stamped "MFA" and "RPLS 5513", set over a 1/2 inch iron rod set for corner, said corner being the Southwest corner of said Senora tract, and being in the Northeast Right-of-Way line of said Forney Road;

THENCE South 84 degrees 42 minutes 53 seconds West, along the Northwest Right-of-Way line of said Forney Road, a distance of 92.00 feet to the POINT OF BEGINNING, and containing 13,800 square feet or 0.32 acres of land.



**LEGEND**  
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. = INSTRUMENT NUMBER  
VOL., PG. = VOLUME, PAGE  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
SQ. FT. = SQUARE FEET  
APPROX. = APPROXIMATE  
1" I.P.F. = 1 INCH IRON PIPE FOUND  
1/2" I.P.F. = 1/2 INCH IRON PIPE FOUND  
"CBG" = 1/2" IRON ROD FOUND WITH PLASTIC YELLOW CAP STAMPED "CBG SURVEYING"  
A.C.S. = 3" ALUMINUM DISK STAMPED "MFA" AND "RPLS 5513"  
SET OVER A 1/2 INCH IRON ROD SET

**GENERAL NOTES**  
1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).  
2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT OUT OF A 13,800 SQ. FT. TRACT OF LAND.  
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 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jose Alfredo Mendoza, does hereby adopt this plat, designating the herein described property as **MENDOZA-FORNEY ADDITION**, on 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 hereon 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 of any type 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

BY: Jose Alfredo Mendoza, 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 Jose Alfredo Mendoza 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 \_\_\_\_\_, 2018.

Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryon 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 monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-617 (g)(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 \_\_\_\_\_, 2018.  
RELEASED FOR REVIEW ON 08/22/18. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryon 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 Bryon 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 \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT**  
**MENDOZA-FORNEY ADDITION**  
LOT 1, BLOCK 5800  
13,800 SQ. FT. / 0.32 ACRES  
BEING A TRACT OF LAND SITUATED IN  
LOGOW LEAGUE, ABSTRACT NO. 759  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. 5178-300

OWNER: **JOSE MENDOZA**  
5413 LAWVIEW  
DALLAS, TEXAS 75223

