



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Teresa Solis, a single person, is the sole owner of a tract of land situated in the Dallas County, Texas, and being a portion of Lot 12, Block G/8721 of Praise Mountain Addition, an addition to the City of Dallas, Dallas County, Texas according to the Plat thereof recorded in Instrument Number 200600428050, Official Public Records, Dallas County, Texas, and being all of a tract of land conveyed to Teresa Solis by Warranty Deed recorded in Instrument Number 201700163512, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the West right-of-way line of Isom Drive (50 foot right-of-way), and being the Northeast corner of Lot 13, Block G/8721, of said Praise Mountain Addition;

THENCE South 89 degrees 42 minutes 09 seconds West, along the North line of said Lot 13, a distance of 140.00 feet to a 1/2 inch iron rod found for corner, said corner being on the Northwest corner of said Lot 13, and being on the East line of a tract of land conveyed to Mountain Creek Community Church as recorded in Volume 97113, Page 4158, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 13 minutes 25 seconds West, along the East line of said Mountain Creek Community Church tract of land, and the most Southerly East line of the remainder of Lot 12 of said Praise Mountain Addition, a total distance of 192.07 feet to a 1/2 inch iron rod with a yellow cap found for corner, said corner being on an ell corner of said remainder of Lot 12;

THENCE South 89 degrees 20 minutes 54 seconds East, a distance of 140.02 feet to a 1/2 inch iron rod found for corner, said corner being on the most Easterly Southeast corner of said remainder of Lot 12, some being on the West right-of-way line of said Isom Drive;

THENCE South 00 degrees 13 minutes 25 seconds East, along the West right-of-way line of said Isom Drive, a distance of 189.75 feet to the POINT OF BEGINNING and containing 26,728 square feet or 0.613 acres of land.

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRF YC	IRON ROD FOUND WITH A YELLOW CAP
ESMT.	EASEMENT
VOL.	VOLUME
Pg.	PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
BLDG.	BUILDING
RIGHT-OF-WAY	RIGHT-OF-WAY
BLDG. C.T.	BLDG. RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.F.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 3 NEW LOTS FROM A PORTION OF A PLATTED 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) TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Teresa Solis, a single person, does hereby adopt this plat, designating the herein described property as **ISOM SOLIS ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use hereafter any streets, alleys, and footways and easements shown thereon, and the easements shall be open to the public, fire and police use, and the utility and fire line easements and private utilities for each portion 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 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 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 of Dallas, Texas, this _____ day of _____, 2017.

By: _____
Teresa Solis, 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 Teresa Solis, 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 _____, 2017.

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 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 accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2017.
RELEASED FOR REVIEW 08/31/2017 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 _____, 2017.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
ISOM SOLIS ADDITION
LOTS 12A, 12B, 12C, BLOCK G/8721
26,728 SQ.FT. / 0.613 ACRES
A REPLAT OF LOT 12, BLOCK G/8721, OF
PRAISE MOUNTAIN ADDITION,
PHILIP KIMMELL SURVEY, ABSTRACT NO. 772 AND
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-279

OWNER: TERESA SOLIS
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