

**SURVEYORS STATEMENT**  
STATE OF TEXAS

I, Gary E. Johnson, 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)(3)(c)(d) & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
**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. (8/6/2015)**

Gary E. Johnson  
Texas Registered Professional Land Surveyor No. 5299  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 and in the capacity therein stated and as the act and deed therein stated.

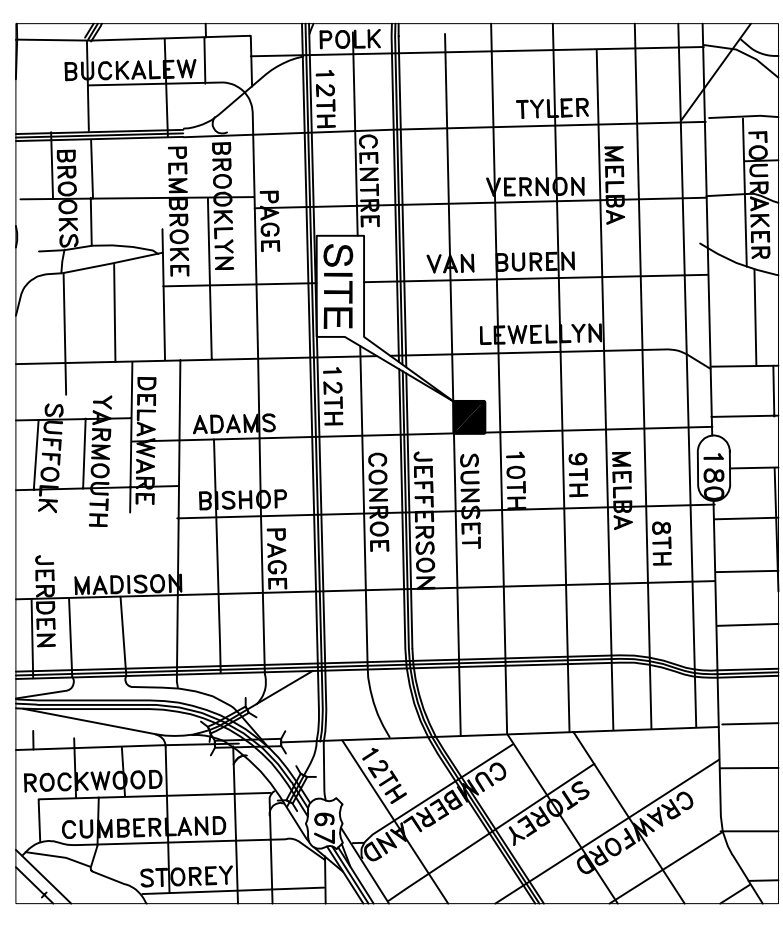
GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Signature \_\_\_\_\_  
GENERAL NOTES:

- 1) THE PURPOSE OF THIS REPLAT IS TO CREATE 2 LOTS FROM 3 LOTS.
- 2) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 3) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011).
- 4) ACCORDING TO THE F.I.R.M. NO. 48113C0480 K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA.
- 5) (a) A CITY OF DALLAS BENCHMARK IS A SQUARE CUT ON TOP OF CONCRETE CURB ON THE NOSE OF A MEDIAN IN THE CENTERLINE OF JEFFERSON BOULEVARD AND ON THE EAST SIDE OF TYLER STREET (ELEVATION -550.339)
- (b) A CITY OF DALLAS BENCHMARK IS A SQUARE CUT ON TOP OF CONCRETE CURB ON THE NOSE OF A MEDIAN IN THE CENTERLINE OF JEFFERSON BOULEVARD AND ON THE EAST SIDE OF POLK AVENUE (ELEVATION -555.369)

**LEGEND**  
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
VOL. PG. VOLUME, PAGE  
INST. NO. INSTRUMENT NUMBER  
CM CONTROL MONUMENT  
IRF IRON ROD FOUND  
DE UTILITY EASEMENT  
UE UTILITY EASEMENT  
CO CLEANOUT  
MON SET (A) 3 INCH METALLIC DISK STAMPED "SCA & RPLS 5299" SET  
MON SET (B) 2 1/4 INCH METALLIC DISK STAMPED "SCA & RPLS 5299" SET WITH MAG NAIL IN CONCRETE

**VICINITY MAP - NOT TO SCALE**



**OWNERS CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Enguel Cruz and Maria Cruz are the owners of Lots 8, 9 and 10 in Block 44/3164 of Dallas Land and Loan Company's 2nd Addition, an Addition in the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 106, Page 230, Map Records, Dallas County, Texas, same being conveyed to Enguel Cruz and Maria Cruz by General Warranty Deed recorded in Instrument No. 200600071429 and conveyed to Enguel Cruz in Volume 99121, Page 1984 and Volume 96091, Page 2653, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a 2-1/4 inch metallic disk stamped "SCA & RPLS 5299" set with mag nail in concrete for corner at the intersection of the West right-of-way line of Adams Avenue (60' foot right-of-way) and the North right-of-way line of Sunset Avenue (50' foot right-of-way), said corner also being the Southeast corner of said Lot 10, Block 44/3164 and herein described tract;

THENCE South 89 degrees 49 minutes 20 seconds West, along said North right-of-way line of Sunset Avenue, a distance of 139.92 feet to a 2-1/4 inch metallic disk stamped "SCA & RPLS 5299" set with mag nail in concrete for corner at the Southeast corner of a tract of land conveyed to E V Real Estate, LLC, by deed recorded in Instrument No. 201400174343, Deed Records, Dallas County, Texas, said corner being the Southwest corner of herein described tract;

THENCE North 00 degrees 10 minutes 17 seconds West, along the East line of said E V Real Estate tract, a distance of 132.50 feet to a 3 inch metallic disk stamped "SCA & RPLS 5299" set over a 1/2 inch iron rod, said corner being the Northeast corner of said E V Real Estate tract and lying in the South line of a 20 foot alley, said corner being the Northwest corner of herein described tract;

THENCE North 89 degrees 49 minutes 20 seconds East, along said South line of a 20 foot alley, a distance of 139.09 feet to a 1/2 inch iron rod found for corner at the intersection of said South line of a 20 foot alley and said West right-of-way line of Adams Avenue, said corner being the Northeast corner of herein described tract;

THENCE South 00 degrees 31 minutes 51 seconds East, along said West right-of-way line of Adams Avenue, a distance of 132.50 feet to the POINT OF BEGINNING and containing 18,485 square feet or 0.4245 acre of land.

**OWNERS DEDICATION**  
NOW HEREBY, KNOW ALL MEN BY THESE PRESENTS:

THAT Enguel Cruz and Maria Cruz, do hereby adopt this plat, designating the herein described property as **LOT 9A and LOT 10A, BLOCK 44/3164, SUNSET CRUZ 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 highway management areas shown thereon. The easements shown thereon hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police units, gas and electric utility companies, and all public and private utilities for each particular use. The maintenance of paving on the utility or fire line easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements shall be placed on the utility or fire line easements or on the public or private easements as shown. Said easements being hereby reserved for the essential use and enjoyment of the public or for the use of the property owner. All and any public utility shall have the right to remove and keep reconstructed or replaced, or to alter, improve, or otherwise improve or grow things which in any way may endanger or interfere with the safe and efficient use of the utility or fire line easements or the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and out of or across the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and out of or across the easements without the necessity of any form of recording the permission of anyone. (Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility.)

Water main and wastewater assessments shall also include additional area of working space for construction and maintenance for the systems. Additional easement areas shall also be provided 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, Texas.  
WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

Enguel Cruz \_\_\_\_\_  
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Enguel Cruz, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Signature \_\_\_\_\_  
WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

Maria Cruz \_\_\_\_\_  
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Maria Cruz, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.



OWNERS  
ENGUEL CRUZ & MARIA CRUZ  
3502 VIRGINIA BOULEVARD  
DALLAS, TEXAS 75271

**PRELIMINARY REPLAT**  
**SUNSET CRUZ ADDITION**  
**LOT 9A & LOT 10A, BLOCK 44/3164**  
REPLAT OF LOTS 8, 9 & 10 IN BLOCK 44/3164,  
DALLAS LAND AND LOAN  
COMPANY'S 2ND ADDITION  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S145-249