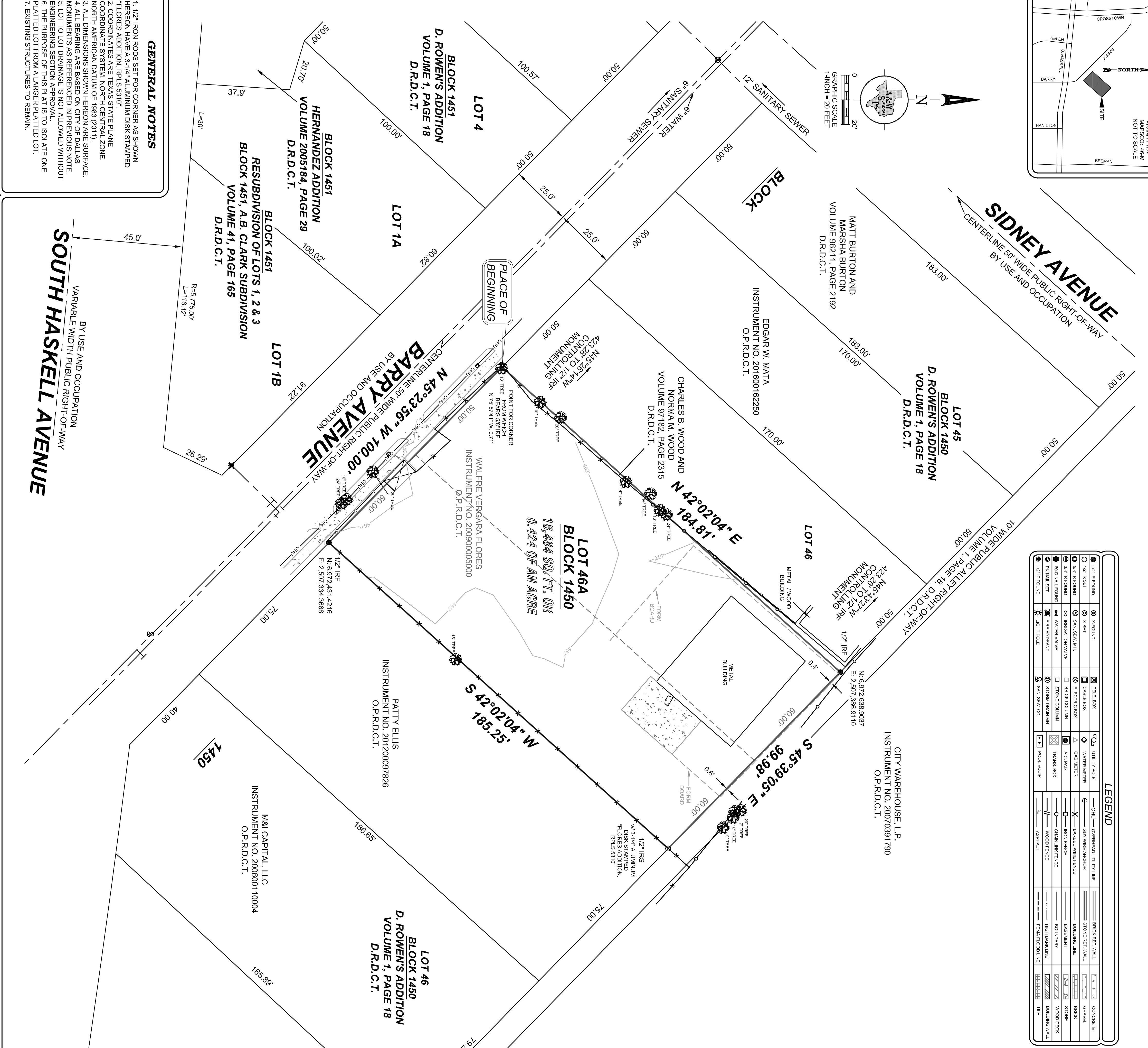
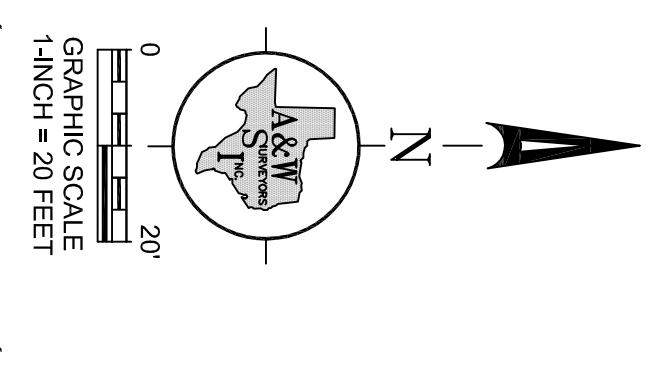


# SIDNEY AVENUE

CENTERLINE 50' WIDE PUBLIC RIGHT-OF-WAY  
BY USE AND OCCUPATION



**GENERAL NOTES**

- 1 1/2" IRON RODS SET FOR CORNERS AS SHOWN HEREON.
- COORDINATES ARE TEXAS STATE PLANE NORTH AMERICAN DATUM OF 1983 (2011).
- ALL BEARINGS ARE BASED ON CITY OF DALLAS MONUMENTS AS REFERENCED IN PREVIOUS NOTICES.
- LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- PLATTED LOT FROM A LARGER PLATTED LOT.
- EXISTING STRUCTURES TO REMAIN.

● 1/2" IRON ROD	⊗ ASPHALT	☐ TELE BOX	○ UTILITY POLE	○ CHAIN LINK FENCE	○ BRICK NET WALL	○ GRANITE
○ 1/2" IRON ROD	⊗ ASPHALT	⊗ CABLE BOX	○ WATER METER	○ CHAIN LINK FENCE	○ BRICK NET WALL	○ GRANITE
○ 1/2" IRON ROD	⊗ ASPHALT	⊗ CABLE BOX	○ WATER METER	○ CHAIN LINK FENCE	○ BRICK NET WALL	○ GRANITE
○ 1/2" IRON ROD	⊗ ASPHALT	⊗ CABLE BOX	○ WATER METER	○ CHAIN LINK FENCE	○ BRICK NET WALL	○ GRANITE
○ 1/2" IRON ROD	⊗ ASPHALT	⊗ CABLE BOX	○ WATER METER	○ CHAIN LINK FENCE	○ BRICK NET WALL	○ GRANITE
○ 1/2" IRON ROD	⊗ ASPHALT	⊗ CABLE BOX	○ WATER METER	○ CHAIN LINK FENCE	○ BRICK NET WALL	○ GRANITE
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○ 1/2" IRON ROD	⊗ ASPHALT	⊗ CABLE BOX	○ WATER METER	○ CHAIN LINK FENCE	○ BRICK NET WALL	○ GRANITE

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Waltra Vergara Flores is the sole owner of a tract of land located in the THOMAS LAGOW SURVEY, ABSTRACT NO. 759, Dallas, Dallas County, Texas, and being a part of Lot 46, Block 1450, of D. Rowens Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 18, Metal Records, Dallas County, Texas; and being the same tract of land described in Mineral Warranty Deed to Waltra Vergara Flores, recorded in Instrument No. 20090003000, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a point for corner in the base of a tree, in the Northeast line of Barry Avenue, a 50' wide public right-of-way, at the South corner of that portion of said Lot 46 described in deed to Charles B. Wood and Norma M. Wood, recorded in Volume 97182, Page 2315, Metal Records, Dallas County, Texas;

Thence North 42°02'04" East, a distance of 184.81' to a 1/2" iron rod found for corner in the Southwest line of a 10' wide public alley right-of-way, at the East corner of that portion of said Lot 46 described as Wood tract;

Thence South 45°39'05" East, along said Southwest line, a distance of 99.98' to a 1/2" iron rod with a 3/16" aluminum disk stamped "FLORES ADDITION, RPLS 5310" set at the North corner of that portion of said Lot 46 described in deed to Patty Ellis, recorded in Instrument No. 201200097826, Official Public Records, Dallas County, Texas;

Thence South 42°02'04" West, a distance of 185.25' to a 1/2" iron rod found for corner in the said Northeast line of Barry Avenue, at the West corner of that portion of Lot 46 described as Ellis tract;

Thence North 45°23'56" West, along said Northeast line, a distance of 100.00' to the PLACE OF BEGINNING and containing 18,484 square feet or 0.424 of an acre of land.

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

I, John S. Turner, 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. 19495, 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. 31A-5-617 (a)(1)(C)(i) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_, Texas.

PRELIMINARY, RELEASED 7-18-2017 FOR REVIEW PURPOSES ONLY.  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner  
Texas Registered Professional Land Surveyor No. 5310

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Waltra Vergara Flores, does hereby adopt this plat, designating the herein described property as **FLORES ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public, use forever any floodway management areas shown thereon, and do hereby reserve the street(s) shown thereon as private. Streets to be dedicated, in fee simple to the homeowners association. The easements shown thereon are hereby reserved for the purposes indicated. The private streets, utility and fire line 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 private streets is the responsibility of the homeowners association. The maintenance of paving on the utility and fire line 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 the 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 at 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 planning ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

By: \_\_\_\_\_  
Waltra Vergara Flores, Owner

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 Waltra Vergara Flores, the undersigned, a Notary Public in and for the said County and State, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

**PRELIMINARY PLAT**

**FLORES ADDITION**

**LOT 46A, BLOCK 1450**

BEING A PART OF  
PART OF LOT 46, BLOCK 1450  
D. ROWENS ADDITION  
AN ADDITION TO THE CITY OF DALLAS,  
DALLAS COUNTY, TEXAS  
THOMAS LAGOW SURVEY, ABSTRACT NO. 759  
CITY PLAN FILE NO. S167296

**A&W SURVEYORS, INC.**

**Professional Land Surveyors**

TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 87029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4854  
WWW.AMSURVEY.COM

~ PROPERTY ADDRESS: 1722, 1726 Barry Avenue ~  
Owner: Waltra Vergara Flores  
~ 2826 Alpine Street, Dallas, TX 75223 ~  
469-831-0279 ~  
Email: aw@awsurvey.com ~  
Fax: 469-831-0279 ~

\*A professional company operating in your best interest\*