

**GENERAL NOTES:**

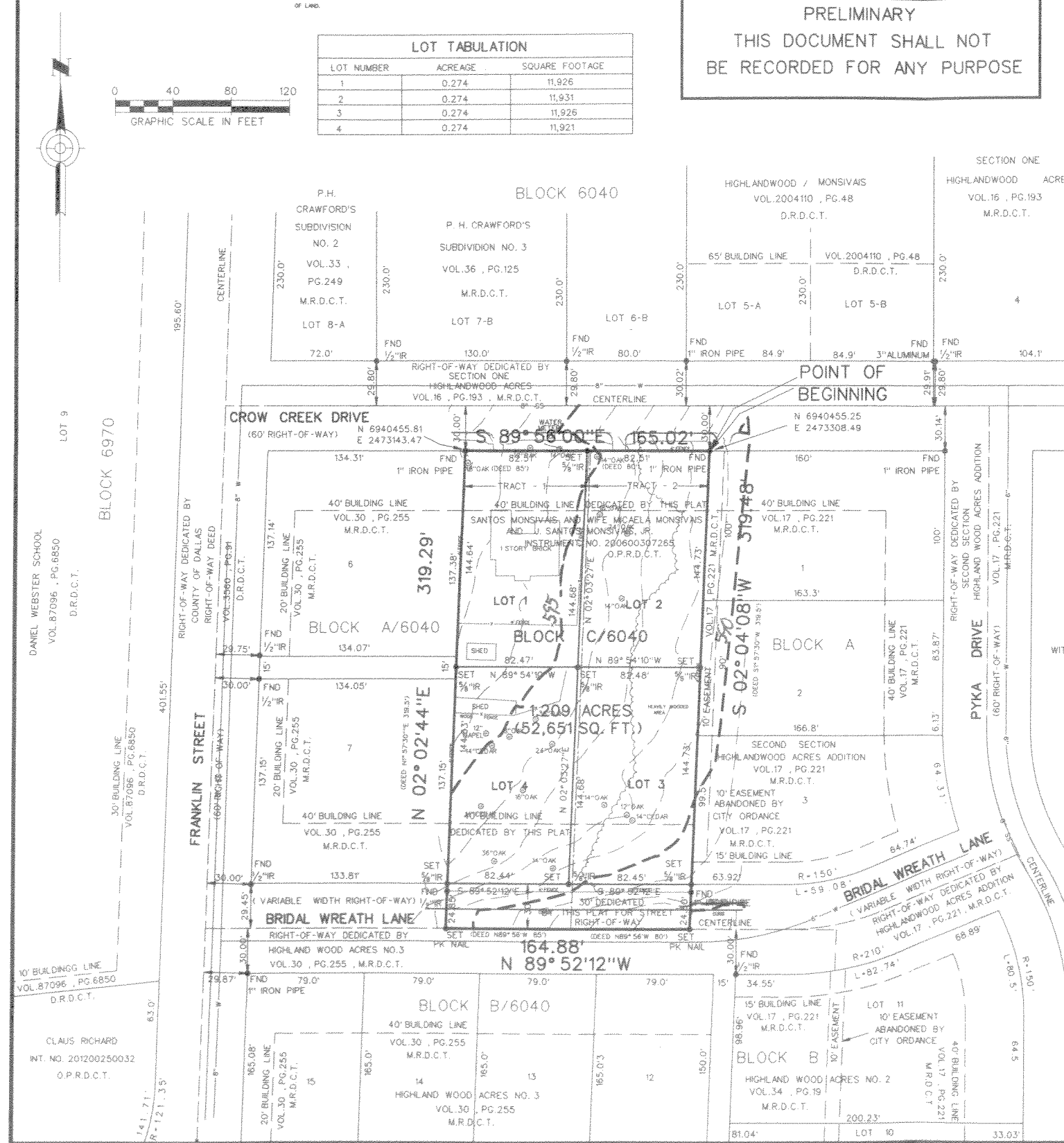
1. THE BASIS OF BEARING IS THE SOUTH RIGHT-OF-WAY LINE OF CROW CREEK DRIVE, HIGHLANDWOOD ACRES, VOLUME 16, PAGE 193, MAP RECORDS, DALLAS COUNTY, TEXAS, 589°56'00"E, 878.2 FEET.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO OF LANE.
4. STRUCTURE WILL REMAIN ON SITE.
5. THE PURPOSE OF THIS PLAT IS TO CREATE FOUR LOTS FROM TWO TRACTS OF LAND.

**LEGEND:**

- IR - IRON ROD
- FND - FOUND
- C.M. - CONTROLLING MONUMENT
- 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
- 3/8" IR - 3/8" IRON ROD WITH YELLOW CAP STAMPED "MCSURVEYING INC."

LOT TABULATION		
LOT NUMBER	ACREAGE	SQUARE FOOTAGE
1	0.274	11,926
2	0.274	11,931
3	0.274	11,926
4	0.274	11,921

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT  
BE RECORDED FOR ANY PURPOSE



**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SANTOS MONSIVAIS AND WIFE, MICAELA MONSIVAIS, AND J. SANTOS MONSIVAIS, JR., does hereby by adopt this plat designating the herein described property as **HIGHLANDWOOD MONSIVAIS NO. 2 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 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 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 and upon 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 platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2016.

SANTOS MONSIVAIS  
STATE OF TEXAS :  
COUNTY OF DALLAS :  
BEFORE ME, the undersigned, a Notary Public in and for said county and State on this day personally appeared  
SANTOS MONSIVAIS  
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 considerations therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2016.  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MICAELA MONSIVAIS  
STATE OF TEXAS :  
COUNTY OF DALLAS :  
BEFORE ME, the undersigned, a Notary Public in and for said county and State on this day personally appeared  
MICAELA MONSIVAIS  
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 considerations therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2016.  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

J. SANTOS MONSIVAIS, JR.  
STATE OF TEXAS :  
COUNTY OF DALLAS :  
BEFORE ME, the undersigned, a Notary Public in and for said county and State on this day personally appeared  
J. SANTOS MONSIVAIS, JR.  
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 considerations therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2016.  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**OWNER'S CERTIFICATE**

WHEREAS SANTOS MONSIVAIS AND WIFE, MICAELA MONSIVAIS, AND J. SANTOS MONSIVAIS, JR. ARE THE SOLE OWNERS OF A 1.209 ACRE TRACT OF LAND, SITUATED IN THE THOMAS LANGLEY SURVEY, ABSTRACT NUMBER 779, CITY BLOCK 6040, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF TRACTS ONE AND TWO AS DESCRIBED BY A WARRANTY DEED AS RECORDED IN INSTRUMENT NUMBER 200600307265, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK A, SECOND SECTION OF HIGHLAND WOOD ACRES ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 17, PAGE 221, MAP RECORDS, DALLAS COUNTY, TEXAS AND BEING THE NORTHEAST CORNER OF SAID TRACT TWO, A 1 INCH IRON PIPE FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF CROW CREEK DRIVE (60' RIGHT-OF-WAY), DEED CALL 609 FEET FROM THE CENTERLINE OF HAMPTON ROAD;

THENCE S02°04'08"W, ALONG THE WEST LINE OF SAID BLOCK A, SECOND SECTION OF HIGHLAND WOOD ACRES ADDITION AND THE EAST LINE OF SAID TRACT TWO, 319.48 FEET TO A PK NAIL SET IN THE CENTERLINE OF BRIDAL WREATH LANE, (VARIABLE WIDTH RIGHT-OF-WAY) WHERE A 1 INCH IRON PIPE FOUND, BEARS N02°04'08"E, 24.80 FEET;

THENCE N89°52'12"W, ALONG THE CENTERLINE OF SAID BRIDAL WREATH LANE 164.88 FEET TO A PK NAIL SET, THE SOUTHWEST CORNER OF SAID TRACT ONE;

THENCE N02°02'44"E, ALONG THE WEST LINE OF SAID TRACT ONE AT 24.85 FEET PASSING A FOUND 1/2 INCH IRON ROD AND AT 5.15 FEET THE SOUTHEAST CORNER OF BLOCK A / 6040 OF HIGHLAND WOOD ACRES NO. 3, AS RECORDED IN VOLUME 30, PAGE 255, MAP RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING ALONG THE EAST LINE OF SAID BLOCK A / 6040 IN ALL A TOTAL DISTANCE OF 319.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID CROW CREEK DRIVE, A FOUND 1 INCH IRON PIPE THE NORTHWEST CORNER OF SAID TRACT ONE AND THE NORTHEAST CORNER OF SAID BLOCK A/6040;

THENCE S89°56'00"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CROW CREEK DRIVE 165.02 FEET TO THE POINT OF BEGINNING, CONTAINING 1.209 ACRES (52,651 SQUAR FEET) OF LAND, MORE OR LESS.

**"SURVEYOR'S STATEMENT:**

I, W.D. COX, 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 \_\_\_\_\_, 2016

W.D. COX  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4837"

STATE OF TEXAS :  
COUNTY OF DALLAS :

BEFORE ME, the undersigned, a Notary Public in and for said county and State on this day personally appeared

W.D. COX

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 considerations therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2016.

<p><b>SURVEYOR</b> MCSURVEYING INC. 4347 S. HAMPTON RD. SUITE 200 DALLAS, TEXAS 75232 CONTACT PERSON WILLIAM COX TEL-817-296-4658</p>	<p><b>OWNERS</b> SANTOS MONSIVAIS MICAELA MONSIVAIS J. SANTOS MONSIVAIS JR. 2316 S. FRANKLIN ST. DALLAS, TEXAS 75233 CONTACT PERSON ADALBERTO MONSIVAIS TEL- 214-957-1037</p>
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**PRELIMINARY PLAT**  
**HIGHLANDWOOD MONSIVAIS NO. 2 ADDITION**  
**LOTS 1 THROUGH 4, BLOCK C/6040**  
**THOMAS LANGLEY SURVEY, ABSTRACT**  
**NUMBER 779, CITY OF DALLAS,**  
**DALLAS COUNTY, TEXAS.**

CITY PLAN FILE NUMBER: **S167-001**

REVISIONS	DATE	PROJECT NO.	DRAWN BY	APPROVED BY	DATE

**MCSURVEYING**  
4347 S. HAMPTON RD #200  
DALLAS, TEXAS, 75232  
(817)296-4658

SHEET \_\_\_\_\_ OF \_\_\_\_\_ SHEETS