

Flood Statement

According to Community Panel Number 48113C0510K, dated July 7, 2014, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights July be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

OWNER'S CERTIFICATE

STATE OF TEXAS ~
 COUNTY OF DALLAS ~

WHEREAS Jose D. Tinajero is the sole owner of a 0.910 acre tract of land situated in the SA&MG RR Co. Survey, Abstract Number 1406, City of Dallas, Dallas County, Texas, and being all of that certain tract of land described by deed to Jose D. Tinajero, recorded in Volume 2002173, Page 2315, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the northeast corner of said Tinajero tract, same being the southeast corner of Lot 40, Block 1/7789, Heritage Square Phase 2, Plat Records, Dallas County, Texas, and being on the West right-of-way line of Esterine Road, a 50' right-of-way, from which a 1/2" IRON ROD FOUND at the northeast corner of said Lot 40 bears North 00 Degrees 28 Minutes 36 Seconds East, a distance of 55.00 feet;

THENCE South 00 Degrees 28 Minutes 36 Seconds East, along said West right-of-way line, a distance of 208.00 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the southeast corner of said Tinajero tract, being at the intersection of said West right-of-way line and the northeast right-of-way line of U.S. Highway No. 175, a variable width right-of-way, from which a 1/2" PIPE FOUND bears South 19 Degrees 28 Minutes 49 Seconds East, a distance of 0.46 feet;

THENCE South 89 Degrees 33 Minutes 44 Seconds West, departing said West right-of-way line and along said northeast right-of-way line, a distance of 63.00 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH", being at the beginning of a curve to the left;

THENCE 156.88 feet, continuing along said northeast right-of-way line and with said curve to the left, having a radius of 11729.20 feet, through a central angle of 00 Degrees 45 Minutes 59 Seconds, whose long chord bears North 70 Degrees 02 Minutes 07 Seconds West, a chord length of 156.88 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the southwest corner of said Tinajero tract, being on the East right-of-way line of a 15' Alley;

THENCE North 00 Degrees 28 Minutes 36 Seconds West, departing said northeast line and along the East line of said 15' Alley, a distance of 153.31 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the northwest corner of said Tinajero tract, same being the southwest corner of Lot 39, Block 1/7789, said Heritage Square Phase 2;

THENCE North 89 Degrees 33 Minutes 44 Seconds East, departing said East line and along the North line of said Tinajero tract, being common with the South line of said Lots 39 and 40, a distance of 210.00 feet, to the POINT OF BEGINNING, and containing 0.910 acres or 39,633 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That Jose D. Tinajero does hereby adopt this plat, designating the herein described property as **Lot 1, Block 1, ESTERINE 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 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 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.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 20____.

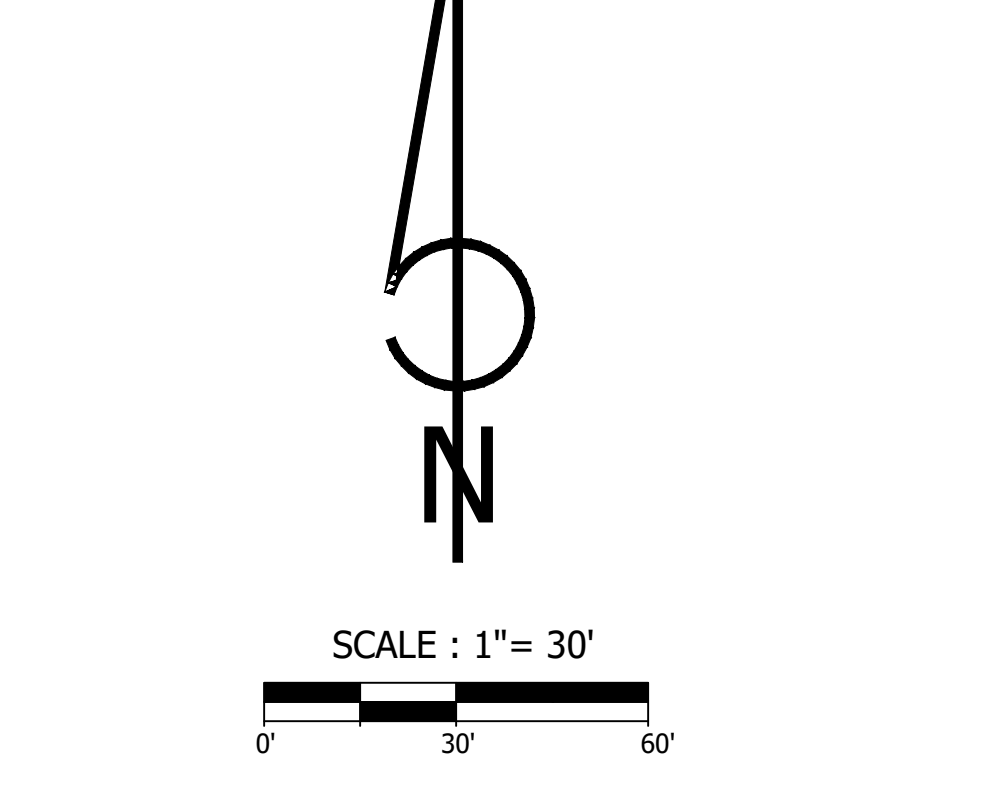
 Jose D. Tinajero

SWORN AND SUBSCRIBED BEFORE ME BY _____

THIS THE ____ DAY OF _____, 20____.

 NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____



Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, Jeremy Luke Deal, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Executed this the 02nd day of January, in the year of our Lord 2021.

 Jeremy Luke Deal
 Registered Professional Land Surveyor
 Texas Registration No. 5696

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

SWORN AND SUBSCRIBED BEFORE ME BY _____

THIS THE ____ DAY OF _____, 20____.

 NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

- LEGEND**
- All symbols may not apply
- Buried Utility Marker
 - Telephone Pedestal
 - Sanitary Sewer Manhole
 - Mailbox
 - Sewer Cleanout
 - Water Valve
 - Fire Hydrant
 - Power Pole
 - Electric Box
 - Storm Drain Manhole
 - Single Post Traffic Sign
 - Gay Wire
 - Light Pole
 - Water Meter
 - Irrigation Control Valve
 - Electric Meter
 - A/C Unit
 - Gas Meter
 - Septic Lid
 - Existing Tree
 - Chainlink Fence
 - Barbed Wire Fence
 - Wood Fence
 - Fiber Centerline
 - Gas Centerline
 - Sewer Centerline
 - Storm Drain Centerline
 - Water Centerline
 - Underground Electric Centerline
- D.R.D.C.T. = Deed Records, Dallas County, Texas
 P.R.D.C.T. = Plat Records, Dallas County, Texas
 CCF# = County Clerk's File Number
 IRF = Iron Rod Found
 IRF-SIP = Capped Iron Rod Set Stamped "Realsearch"
 OHE = Overhead Electric

Notes

- The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
- The purpose of this plat is to create a single 0.910 acre lot and dedicate all easements and right-of-ways necessary for development.

Project Number: 200324 Date: February 2, 2021
 Revised Date:
 Revision Notes:
 Sheet 1 of 1

Application File Number: S201-587

PRELIMINARY PLAT OF
LOT 1, BLOCK 1
ESTERINE ADDITION
 BEING 0.910 acres of land SA&MG RR Co. Survey, Abstract Number 1406, City of Dallas, Dallas County, Texas.

REALSEARCH OF TEXAS, LLC
 P.O. Box 1006, Godley, Texas 76044
 Ph. 682-200-6050, jdeal@realsearch.com, www.realsearch.org
 "Thou shalt not remove thy neighbor's landmark" Deut. 19:14
 TPLS Firm Registration # 10150300

Owner
 Jose D. Tinajero
 7204 Lovett Ave.
 Dallas, Tx 75227

Engineer
 Manhard Consulting
 12225 Greenville Ave
 Suite 1000
 Dallas, TX 75243