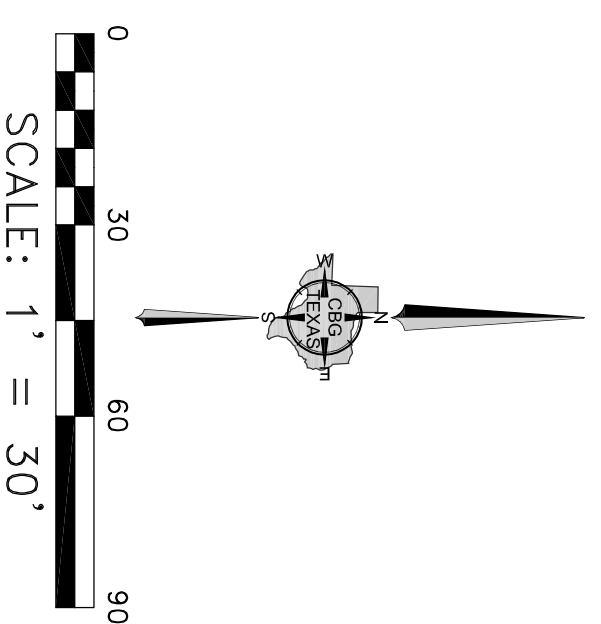
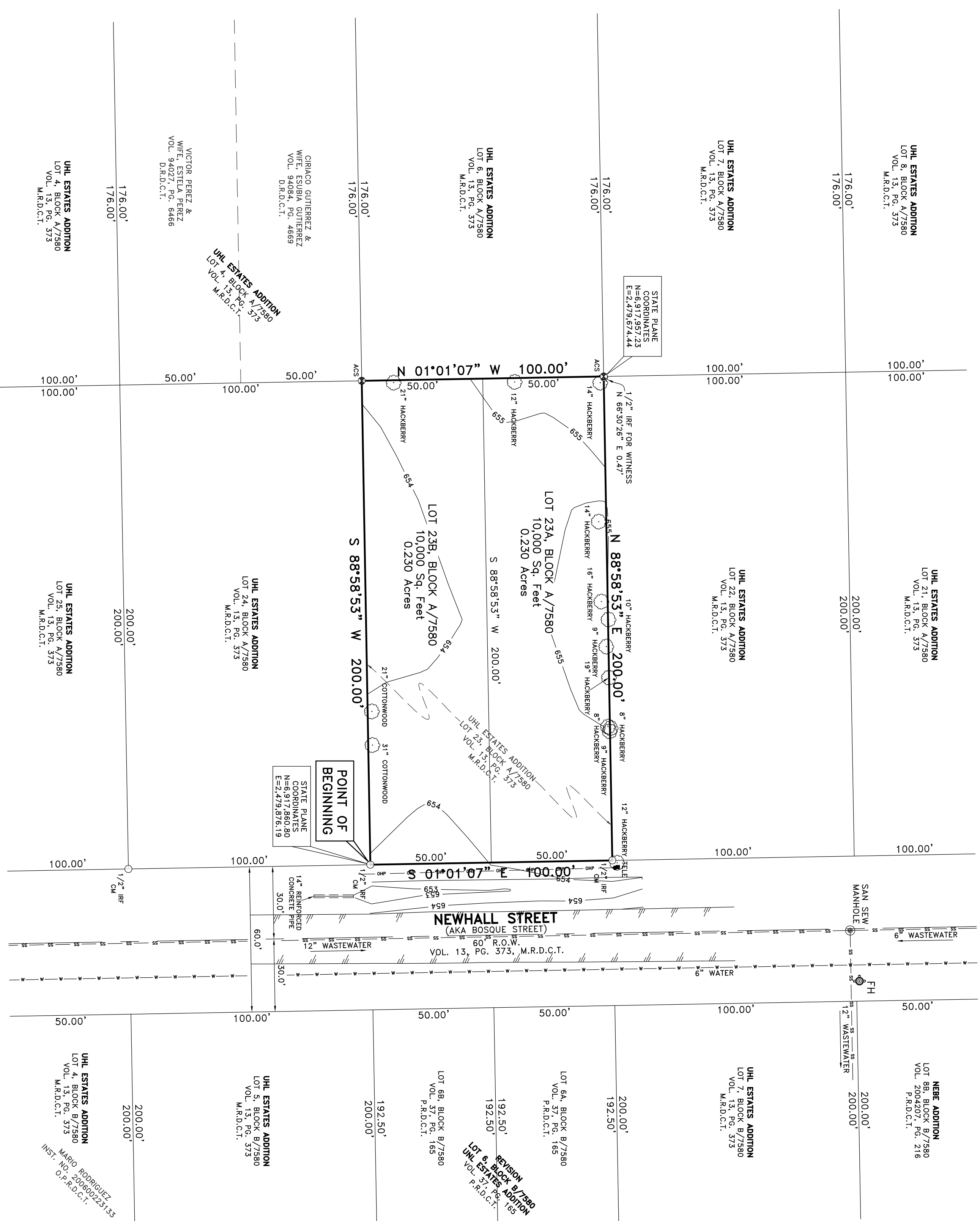


VICINITY MAP
NOT TO SCALE



- GENERAL NOTES**
- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE LOT 23, BLOCK A/7580 INTO 2 LOTS.
 - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT 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.

- LEGEND**
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 - P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - INST. NO. = INSTRUMENT NUMBER
 - VOL. = VOLUME
 - PG. = PAGE
 - CM = CONTROLLING MONUMENT
 - R.O.W. = RIGHT-OF-WAY
 - 1/2 IRF = 1/2 INCH IRON ROD FOUND
 - A.C.S. = 3" ALUMINUM DISK STAMPED "HDA AND RPLS 5513"
 - SET OVER A 1/2 INCH IRON ROD SET

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Confia Capital, Inc. is the sole owner of a tract of land situated in the John S. Tucker Survey, Abstract No. 1469, City of Dallas, Dallas County, Texas, and being Lot 23, Block A/7580, UHL Estates Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 13, Page 373, Map Records, Dallas County, Texas, and being a tract of land conveyed to Abel B. Gonzalez by Warranty Deed recorded in Volume 2000142, Page 120, Deed Records, Dallas County, Texas, and being a tract of land conveyed to Confia Capital, Inc. by deed recorded in Instrument No. 202000024494, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING of a 1/2 inch iron rod found for corner, said corner being the Southeast corner of Lot 23, Block A/7580 and the Northeast corner of Lot 24, Block A/7580, of said UHL Estates Addition, said corner being along the West right of way line of Newhall Street (60 foot right of way);

THENCE South 88 degrees 58 minutes 53 seconds West along the North line of Lot 24, Block A/7580, of said UHL Estates Addition, a distance of 200.00 feet to a 3 inch Aluminum disk over a 1/2 inch iron rod set for corner, said corner being the Northeast corner of Lot 24, Block A/7580 and the Southwest corner of Lot 22, Block A/7580 of said UHL Estates Addition, from which a 1/2 inch iron rod found bears, North 66 degrees 30 minutes 26 seconds East, a distance of 0.47 feet for witness;

THENCE North 01 degrees 01 minutes 07 seconds West along the East line of Lot 6, Block A/7580, of said UHL Estates Addition, a distance of 100.00 feet to a 3 inch Aluminum disk over a 1/2 inch iron rod set for corner, said corner being the Southeast corner of Lot 7, Block A/7580 and the Southwest corner of Lot 22, Block A/7580 of said UHL Estates Addition, from which a 1/2 inch iron rod found bears, North 66 degrees 30 minutes 26 seconds East, a distance of 0.47 feet for witness;

THENCE North 88 degrees 58 minutes 53 seconds East along the South line of Lot 22, Block A/7580, of said UHL Estates Addition, a distance of 200.00 feet to a 1/2 inch iron rod found for corner, said corner being along the West right of way line of said Newhall Street;

THENCE South 01 degrees 01 minutes 07 seconds East along the West right of way line of said Newhall Street, a distance of 100.00 feet to the POINT OF BEGINNING and containing 20,000 square feet or 0.46 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Confia Capital, Inc. (acting by and through its duly authorized officer), does hereby adopt this plat, designating the herein described property as **HOMERO DUARTE ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the City of Dallas, Dallas County, Texas, the herein described property, together with all appurtenant easements, rights, and interests therein for the purposes indicated. The utility and fire line easements shall be open to the public for fire and police utility, telephone and rubbish collection for the agencies, and all public and private utilities for each particular use. 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 its respective system on the easements, and all public utilities shall of 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 of any form of procuring the permission of anyone. (Any public utility shall have the right to dig, dig up 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

BY:
Confia Capital, Inc. (OWNER)
Homero Duarte, President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Homero Duarte 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 _____, 2020.

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 Engineers and Land Surveyors, 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 (d)(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 _____, 2020.
RELEASED FOR REVIEW 3/24/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED 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 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 _____, 2020.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT
HOMERO DUARTE ADDITION**

LOT 23A & 23B, BLOCK A/7580
BEING A REPEAT OF
20,000 SQ.FT. / 0.46 ACRES

JOHN S. TUCKER SURVEY ABSTRACT NO. 1469
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-136



PLANNING & SURVEYING
Main Office
12025 Shiroh Road, Ste. 230
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Phone: 214-755-1629
Fax: 214-755-1629
WWW.CDBG.CITYOFDALLAS.COM

OWNER: CONFIA CAPITAL, INC.

497 S. R.L. THOMPSON FREEMAN
DALLAS, TEXAS 75203
PHONE: 214-755-1629
homero@movalife.com

SCALE: 1"=30' / DATE: 3/14/2020 / JOB NO. 2001553-PLAT / DRAWN BY: TO