

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS RENATO PAREDES, DBA BEGINNING AUTO SALES, is the owner of LOT 25 AND LOT 26, Block E/7704 of TRINITY VALLEY ADDITION, according to the plat recorded in Volume 12, Page 27, Map Records, Dallas County, Texas, in the JAMES MCLAUGHLIN SURVEY, ABSTRACT NUMBER 845, as conveyed by Warranty Deed with Vendor's Lien recorded in County Clerk's File Number 201100327093, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the west common corner of Lot 26 and Lot 27, in said Block E/7704, TRINITY VALLEY ADDITION, same point being on the east right of way line of Apricot Street, (50 foot right of way);

THENCE South 89° 31' 00" East (BASIS OF BEARINGS), along the common line of Lot 26 and Lot 27, 100.00 feet to a 1/2 inch iron rod found for the common corner of said Lot 26, Lot 27, Lot 56, and Lot 55, of said Block E/7704;

THENCE South 00° 29' 00" West, along the common line of said Lot 26 and Lot 55 and Lot 54 of said Block E/7704, 90.00 feet to a 1/2 inch iron rod found for the common corner of said Lot 25, Lot 24, Lot 54, and Lot 53, of said Block E/7707;

THENCE North 89°31' 00" West, along the common line of said Lot 25 and Lot 24, 100.00 feet to a 1/2 inch iron rod found for the west common corner of said Lot 25, and Lot 24, same being on the east right of way line of Apricot Street;

THENCE North 00° 29' 00" East, along the east right of way line of Apricot Street, 90.00 feet to the point of beginning, and containing 9000 square feet or 0.20 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RENATO PAREDES, DBA BEGINNING AUTO SALES, does hereby adopt this plat, designating the herein described property as **BEGINNING AUTO SALES 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 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

RENATO PAREDES, DBA BEGINNING AUTO SALES \_\_\_\_\_ Date

STATE OF TEXAS  
COUNTY OF DALLAS  
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared RENATO PAREDES known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed, and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

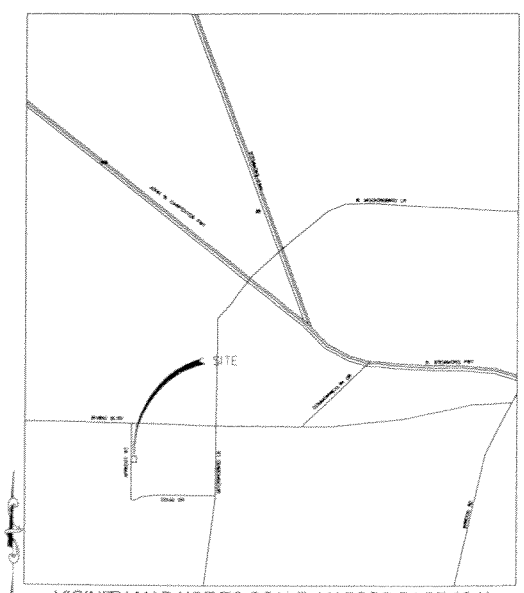
NOTES:

1. BEARINGS ARE BASED ON PLAT FOR TRINITY VALLEY ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 12, PAGE 27, PLAT RECORDS, DALLAS COUNTY, TEXAS.
2. LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF TWO LOTS IN BLOCK E/7704.
4. THERE ARE NO TREES AND NO IMPROVEMENTS ON THESE LOTS.

LEGEND:  
IRF - IRON ROD FOUND  
C.M. - CONTROLLING MONUMENT  
DRDCT - DEED RECORDS, DALLAS COUNTY TEXAS  
MRDCT - MAP RECORDS, DALLAS COUNTY, TEXAS  
R.O.W. - RIGHT OF WAY  
IPF - IRON PIPE FOUND  
INST. NO. - INSTRUMENT NUMBER  
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

Xavier Chapa Engineering/Surveying  
A MARANOT SUBSIDIARY  
P.O. Box 153311  
Irving, Texas 75015  
TELEPHONE 972/259-9640

OWNER:  
BEGINNING AUTO SALES  
8218 CLEARSPRINGS RD  
DALLAS, TEXAS 75240



SURVEYOR'S STATEMENT

I, Xavier Chapa, 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 \_\_\_\_\_, 2018.

Xavier Chapa, R.P.L.S.  
Registered Professional Land Surveyor No. 2568

STATE OF TEXAS  
COUNTY OF DALLAS  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Xavier Chapa, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY: THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE. THIS PLAT IS RELEASED FOR REVIEW BY THE CITY OF DALLAS. DECEMBER 2018

XAVIER CHAPA, R.P.L.S. LICENSE 2568

PRELIMINARY PLAT  
**BEGINNING AUTO SALES  
ADDITION  
LOT 25A BLOCK E/7704**

A REPLAT OF LOT 25 AND LOT 26, IN THE TRINITY VALLEY ADDITION  
JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 845  
CITY OF DALLAS,  
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-088

S 189-088