

LOCATION MAP
NTS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS GUSTAVO A. HERNANDEZ is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being all of Lots 1-8, part of Lot 9, Lot 10 and Lots 15-22 and part of an abandoned alley, Block E/873 of Hughes Brothers Subdivision of Block 873, an addition to the City of Dallas, Dallas County, Texas according to the Plat thereof recorded in Volume 93, Page 43, Deed Records of Dallas County, Texas; being those same tracts of land described in Warranty Deed with Vendor's Lien to Gustavo A. Hernandez recorded in Instrument Number 201400057016, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail with steel washer stamped "VOTEX SURVEYING" set for corner at the intersection of the southeast line of Gulf, Colorado & Santa Fe Railroad (a variable width right-of-way) and the southwest line of Texas & New Orleans Railroad (a 100-foot right-of-way) and being the north corner of said Lot 1 and said Tract I;

THENCE South 36°56'20" East departing the said southeast line of Gulf, Colorado & Santa Fe Railroad and along the said southwest line of Texas & New Orleans Railroad, the northeast lines of said Lots 1-9 and the northeast line of said Tract I a distance of 472.10 feet to a mag nail with steel washer stamped "VOTEX SURVEYING" set at the beginning of a non-tangent curve to the right;

THENCE departing the said southwest line of Texas & New Orleans Railroad, crossing said Lots 9 and 10 and along said curve to the right, having a radius of 443.37 feet, a delta of 10°04'04", a chord bearing of South 11°11'50" East a distance of 77.81 feet and an arc length of 77.91 feet to a mag nail with steel washer stamped "VOTEX SURVEYING" set for corner in the common line of said Lot 10 and Lot 11 of said Block E/873 of said addition and also being the southeast corner of said Tract II;

THENCE South 53°12'36" West along the common line of said Lots 10 and 11 and the northwest line of said Tract I a distance of 96.62 feet to a mag nail with steel washer stamped "VOTEX SURVEYING" set for corner in the northwest line of an abandoned 13.5 foot wide alley at the common west corner of said Lots 10 and 11 and being the south corner of said Tract II from which a 3/8-inch iron rod found bears South 36°44'24" East a distance of 110.48 feet;

THENCE North 36°44'24" West along the northwest line of said abandoned alley and the southwest lines of said Lots 9 and 10 and said Tract II passing at distance of 50.00 feet the common west corner of said Lot 9, continuing along the southwest line of Lot 9 in all a total distance of 65.00 feet to a point for the east corner of said Tract IV;

THENCE South 53°12'36" West departing the northwest line of said abandoned alley and the southwest line of said Lot 9 and along a southeast line of said Tract IV a distance of 13.50 feet to a mag nail with steel washer stamped "VOTEX SURVEYING" set for corner in the southwest line of said abandoned alley and the northeast line of said Lot 22 and being a south corner of said Tract IV;

THENCE South 36°44'24" East along the southwest line of said abandoned alley and the northeast line of said Lot 22 a distance of 15.00 feet to a mag nail with steel washer stamped "VOTEX SURVEYING" set for corner in the northwest line of an abandoned 13.5 foot wide alley at the common east corner of said Lots 22 and 23 and also being the east corner of said Tract III from which a 3/8-inch iron rod found bears South 36°44'24" East a distance of 174.45 feet;

THENCE South 53°12'36" West along the common line of said Lot 22 and Lot 23 of said Block E/873 of said addition and the southeast line of said Tract III a distance of 85.06 feet to a 1/2-inch iron rod found in the northeast right-of-way line of S. Cesar Chavez Boulevard (a variable width right-of-way) at the south corner of said Tract III;

THENCE North 36°44'24" West departing the common line of said Lots 22 and 23, crossing Lots 20-22 and along said northeast right-of-way line, the southwest line of said Tract III, a southwest line of said abandoned alley and a southwest line of said Tract IV and V, passing a 1/2-inch iron rod at a distance of 0.21 feet and continuing for a total distance of 124.96 feet to a point for corner;

THENCE North 31°09'44" West, crossing Lots 15-20 and along said northeast right-of-way line a distance of 283.54 feet to a mag nail with steel washer stamped "VOTEX SURVEYING" set for corner at the intersection of said northeast right-of-way line of S. Cesar Chavez Boulevard and the said southeast line of Gulf, Colorado & Santa Fe Railroad;

THENCE North 30°06'39" East along said southeast line of Gulf, Colorado & Santa Fe Railroad a distance of 217.00 feet to the **POINT OF BEGINNING** and containing 102,701 square feet or 2.3577 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GUSTAVO A. HERNANDEZ, does hereby adopt this plat, designating the herein described property as **CESAR CHAVEZ ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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 _____, 2018.

BY: _____
Gustavo A. Hernandez

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Gustavo A. Hernandez, 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 and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2018.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, 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.

PRELIMINARY

RELEASED 12/21/2017 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, 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 and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2018.

Notary Public, State of Texas

PRELIMINARY PLAT

CESAR CHAVEZ ADDITION

LOT 1R, BLOCK E/873
2.3577 ACRES

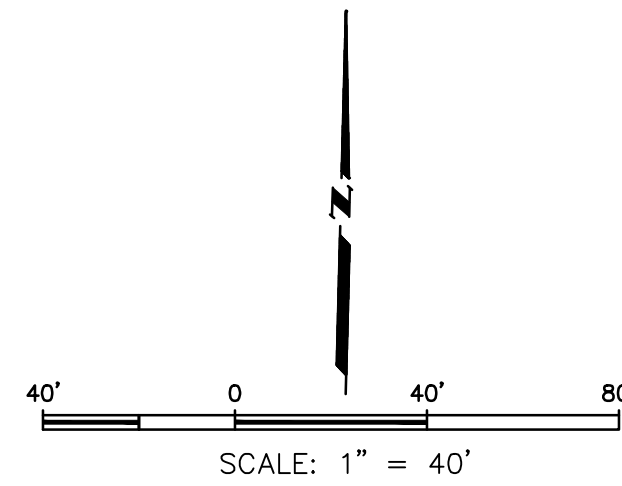
BEING A REPLAT OF
ALL OF LOTS 1-8, PART OF LOTS 9, 10 & 15-22
BLOCK E/873
HUGHES BROTHERS SUBDIVISION OF BLOCK 873

OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-067
ENGINEERING NUMBER 311T-_____

OWNER

GUSTAVO A. HERNANDEZ
P.O. BOX 223582
DALLAS, TEXAS 75222
PH. (972) 505-9896
EMAIL: gussy@americanfreshproduce.net

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY SUITE 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2017-0778



- LEGEND
- Fire Hydrant
- City Wire
- Power Pole
- Sanitary Sewer Man Hole
- Water Pedestal
- Iron Rod Found
- 1/2" Iron Rod Set with Yellow Cap Stamped
- "VOTEX SURVEYING"
- X" Cut in Concrete Found
- Overhead Electric Line
- Volume
- Inst. No. Instrument Number
- P.G. Page
- R.O.W. Right-of-Way
- ESMT. Easement
- D.R.D.C.T. Deed Records, Dallas County, Texas
- O.P.R.D.C.T. Official Public Records, Dallas County, Texas

- NOTES:
- 1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 2. BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
- 3. COORDINATES BASED ON: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION
- 4. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 1 LOT FROM LOTS 1-8 AND PART OF LOTS 9, 10 AND 15-22.
- 5. ALL EXISTING STRUCTURES TO REMAIN.
- 6. SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0345J, REVISED DATE AUGUST 23, 2001.

"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN