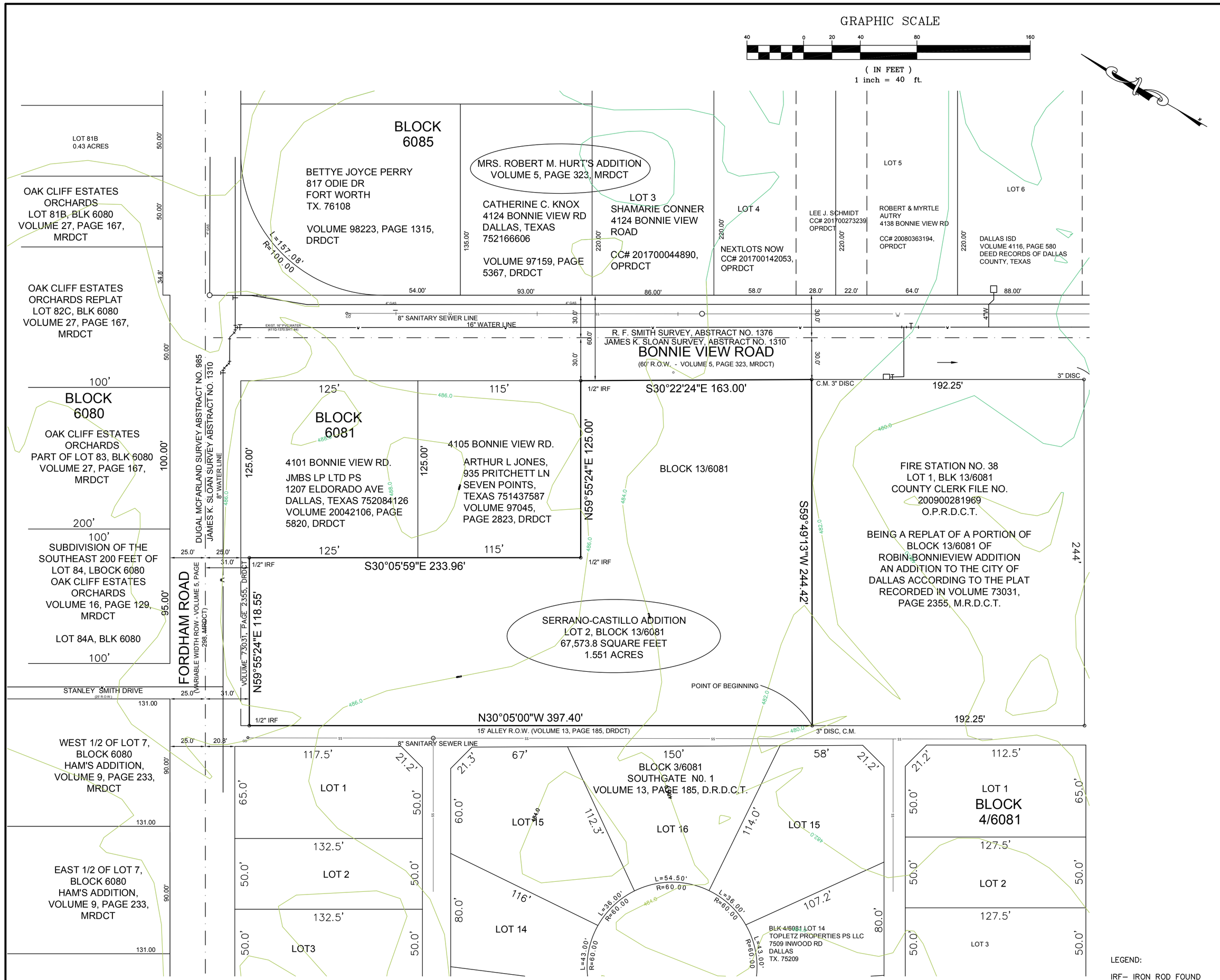


OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Ramiro Castillo and Humberto Serrano are the owners of a part of BLOCK 13/6081, ROBIN BONNIEVIEW ADDITION according to the plat recorded in Volume 73031, Page 2355, Plat Records, Dallas County, Texas, same being in the K. SLOAN SURVEY, ABSTRACT NO. 1310, in the City of Dallas, Dallas County, Texas, said part of BLOCK 13/6081 being as conveyed by warranty deed recorded in County Clerk's Instrument Number 201600330877, Official Public Records, Dallas County, Texas, and being more particulary described as follows:

BEGINNING at a 3 inch aluminum disc found for the southernmost corner of the herein described part of BLOCK 13/6081, same being the westernmost corner of LOT 1, BLOCK 13/6081, of FIRE STATION NO. 38, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in County Clerk's Instrument Number 200900281969, Official Public Records, Dallas County, Texas, same being in the southwest line of said ROBIN BONNIEVIEW ADDITION, and being in the northeast line of a 15 foot alley right of way;

THENCE North 30° 05' 00" West, with the northeast line of said alley right of way, 397.40 feet to a 1/2 inch iron rod found in the southeast right of way line of Fordham Road(variable width right of way);

THENCE North 59° 55' 24" East, with the southeast line of said Fordham Road, 118.55 feet to a 1/2 inch iron rod found in the southwest line of a tract of land conveyed to JMBS, L.P. a Texas Limited Partnership, by deed recorded in Volumne 2004216, Page 5820, Deed Records, Dallas County, Texas;

THENCE South 30° 05' 59" East, with the southwest line of said JMBS, L.P. tract passing the westernmost corner of a tract conveyed to Aurthur L. Jones and Kelvin Jones by deed recorded in Volume 97045, Page 2823, DRDCT, 233.96 feet to a 1/2 inch iron rod;

THENCE North 59° 55' 24" East, with the southeasterly line of said Jones tract, 125.00 feet to a 1/2 inch iron rod found in the wothwest line of Bonnie View Road, (60 foot right of way), same being the northwesterly corner of said Fire Station No. 38 addition;

THENCE South 59° 49' 13" West, with the northwesterly line of said Fire Station No. 38 addition, 244.42 feet to the point of beginning, and containing 67,573.8 square feet, or 1.551 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Ramiro Castillo and Humberto Serrano do hereby adopt this plat, designating the herein described property as SERRANO-CASTILLO 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 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, shrubs, or other improvements or growth 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 buildings, 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 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 and service required or ordinarily performed by that utility.)

Water main and wastewater easements shall also include additional area of work 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 is approved subject to all platting ordinances, rules, regulations, of the City of Dallas, Texas. Sidewalks shall be constructed by the homebuilder as required by City Council Resolution No. 68–1038 and in accordance with the requirements of the Director of Public Works and Transportation.

_____ _____
RAMIRO CASTILLO Date

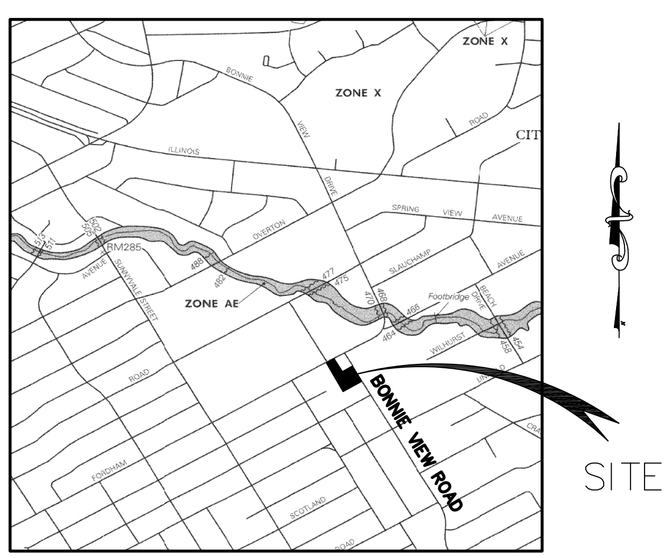
_____ _____
HUMBERTO SERRANO Date

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 RAMIRO CASTILLO 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 _____, 2017.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 HUMBERTO SERRANO known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2017.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



VICINITY MAP N.T.S.

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_____, 2017.

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

PRELIMINARY: THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE. THIS PLAT IS RELEASED FOR REVIEW BY THE CITY OF DALLAS. DECEMBER, 2017

XAVIER CHAPA, R.P.L.S. LICENSE 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 _____, 2017.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LEGEND:

IRF– IRON ROD FOUND
C.M. – CONTROL MONUMENT
DRDCT–DEED RECORDS, DALLAS COUNTY TEXAS
VOL. – VOLUME
PG. – PAGE
R.O.W. – RIGHT OF WAY
INST. NO. – INSTRUMENT NUMBER
OPRDCT– OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
DRDCT – DEED RECORDS, DALLAS COUNTY, TEXAS

NOTES:

1. CONTROLLING MONUMENTS ARE 3" DISCS FOUND FOR THE NORTHWEST AND SOUTHWEST CORNERS OF FIRE STATION NO. 38 ADDITION ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK FILE NO. 200900281969, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

2. BASIS OF BEARINGS ISOUTH 59°49' 13" WEST, WHICH IS THE BEARING FOR THE NORTHWESTERLY LINE OF SAID FIRE STATION NO. 38 ADDITION.

3. LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF THE REMAINDER OF ROBIN–BONNIEVIEW ADDITION IN CITY BLOCK 13/6081.

5. THERE ARE NO TREES ON THIS TRACT. THERE ARE NO STRUCTURES ON THIS TRACT.

MARANOT
Xavier Chapa Engineering/Surveying
A MARANOT SUBSIDIARY
P.O. Box 153311
Irving, Texas 75015

TELEPHONE: 972/259-9640

OWNERS:
RAMIRO CASTILLO
AND
HUMBERTO SERRANO
2451 CROW CREEK
DALLAS, TEXAS 75233
POINT OF CONTACT
TELEPHONE: 214/607–5605

PRELIMINARY PLAT
SERRANO-CASTILLO ADDITION
LOT 2, BLOCK 13/6081

A REPLAT OF THE REMAINDER OF ROBIN BONNIEVIEW ADDITION
A 1.551 ACRE TRACT
OUT OF BLOCK 13/6081, JAMES K. SLOAN SURVEY, ABSTRACT 1310,
CITY OF DALLAS,
DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S178–070

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