

Owner's Certificate  
 City of Dallas  
 State of Texas  
 County of Dallas

Whereas Francisco Martinez, is the Owner of a tract of land in the City of Dallas, Dallas County, Texas, situated in the A. Bast Survey, Abstract No. 109, and being all of Block C/6978, Tracts 2,3 and 4, of the Westwood Center No. 2 Addition, on addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume xxx, Page xxx, of the Map Records of Dallas County, Texas, same being that tract of land described in Special Warranty Deed to SFR Properties, Ltd., as recorded in Instrument No. 20080302051 of the Official Public Records of Dallas County, Texas and Warranty Deed to SFR Properties, Ltd., as recorded in Instrument No. 200503576161 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a found 1/2" iron rod, being in the north line of Hansboro Avenue, (a 60-foot Right-of-Way) at a distance of 200-feet West of the intersection of the West Line of Westmoreland Avenue and the North Line of Hansboro Avenue, being on the South line of said Lot 1, Block C/6978;

THENCE along the following courses and distances:

South 88 degrees 58 minutes 34.59 seconds West, a distance of 140.00 feet, along the north Line of said Hansboro Avenue to a set 1/2" iron rod with yellow cap stamped "SGI RPLS 3664";

North 1 degrees 1 minutes 25.41 seconds West, a distance of 251.61 feet, to a set 1/2" iron rod with yellow cap stamped "SGI RPLS 3664";

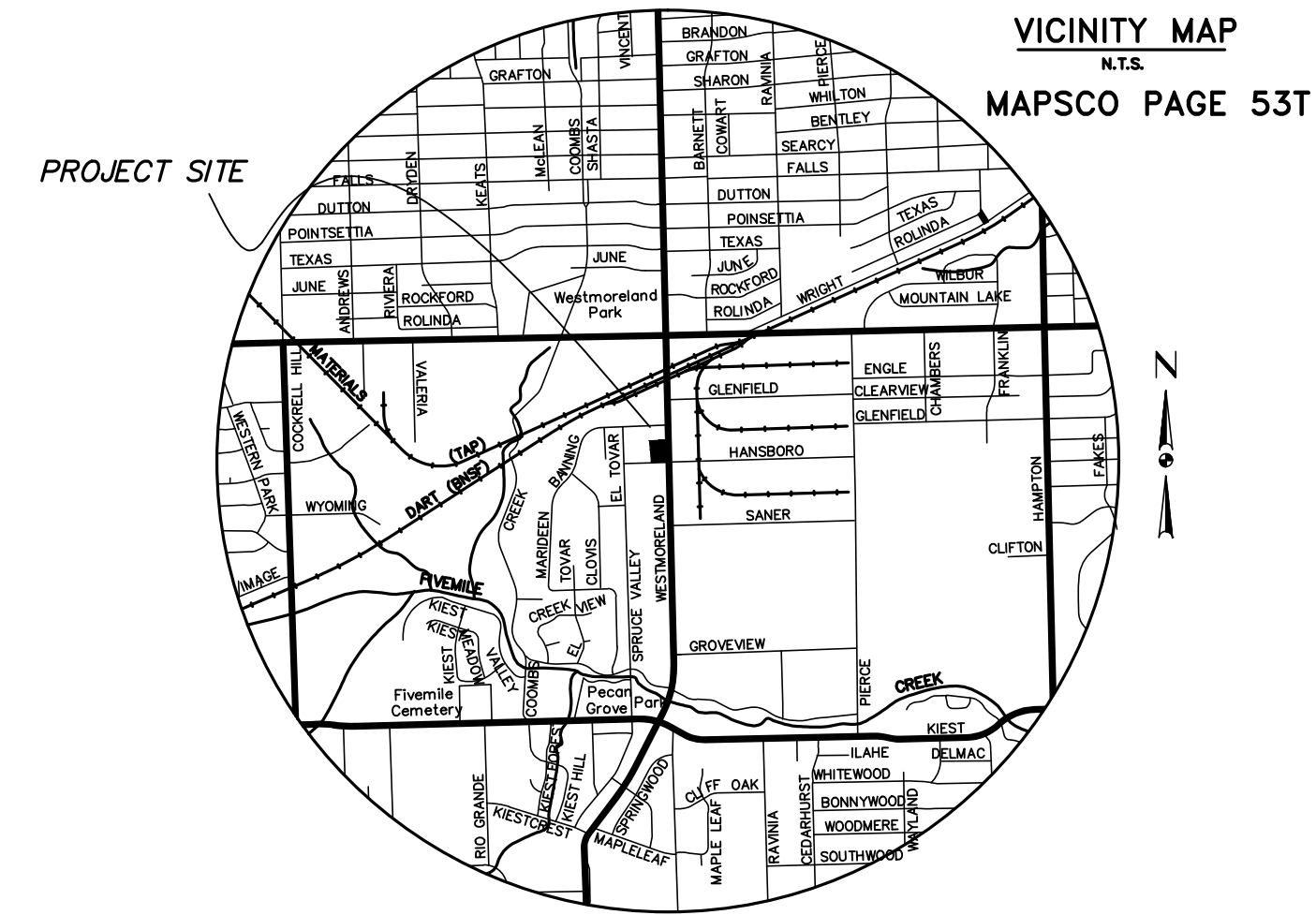
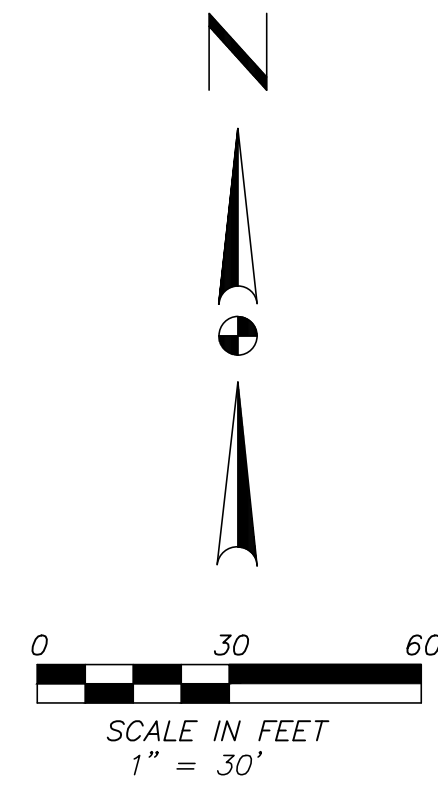
North 89 degrees 30 minutes 34.59 seconds East, a distance of 140.00 feet, to a set 1/2" iron rod with yellow cap stamped "SGI RPLS 3664";

South 01 degrees 01 minutes 30.41 seconds East, a distance of 64.989 feet, to a set 1/2" iron rod with yellow cap stamped "SGI RPLS 3664";

North 89 degrees 30 minutes 34.59 seconds East, a distance of 200.00 feet, to a set 1/2" iron rod with yellow cap stamped "SGI RPLS 3664";

South 01 degrees 01 minutes 35.13 seconds East, a distance of 183.448 feet, to a set 1/2" iron rod with yellow cap stamped "SGI RPLS 3664";

South 88 degrees 58 minutes 34.59 seconds West, a distance of 200.00 feet, to the POINT OF BEGINNING and containing 72,008 square feet or 1.653 acres of land, more or less.



Legend of Symbols & Abbreviations

× NG 415.40	NATURAL GROUND	× EOC 415.31	EDGE OF CONCRETE
× CLF 416.35	CHAIN LINK FENCE	× EOA 413.36	EDGE OF ASPHALT
× TOC 411.43	TOP OF CONCRETE	× UGC 422.19	UNDERGROUND CABLE
× WDF 411.43	WOOD FENCE	× UGC 411.27	UNDERGROUND GAS
△ CP 417.19	CONTROL POINT	× UGT 448.12	UNDERGROUND TELEPHONE
× TOE 410.04	TOE OF BANK	⊙ SS MH	SANITARY SEWER MANHOLE
× TB 409.86	TOP OF BANK	⊙ FH	FIRE HYDRANT
× FL 407.79	FLOW LINE	⊙ LID	LID
● PP	POWER POLE	⊙ WV 413.05	WATER VALVE
● LP	LIGHT POLE	× 48" R.C.P.	48" R.C.P.
● CO	CLEANOUT	⊙ Elec. MH	ELECTRIC MANHOLE
⊙ WMH	WATER MANHOLE	⊙ 410.34	WALL
⊙ GUY	GUY WIRE	⊙ TSPB	TRAFFIC SIGNAL BOX
× HDG 407.79	HEDGE	⊙ WM	WATER METER
× TC 410.04	TOP OF CURB	● POST	POST
× G 409.86	GUTTER	⊙ TREE	TREE
⊙ SMH	STORM MANHOLE	⊙ EB	ELECTRIC BOX
× TOA 409.86	TOP OF ASPHALT	○ 1/2" IRS	SET 3" ALUMINUM DISK STAMPED "SIVAN PLACE ADDITION, RPLS 3664"
● 1" IRF	1" IRON PIPE FOUND	○ SET "X" CUT	SET "X" CUT IN CONCRETE
⊙ HKT	HACKBERRY TREE	⊙ ET	ELM TREE
⊙ CT	CEDAR TREE	⊙ HCY	HICKORY TREE
⊙ CMT	CREPE MYRTLE	⊙ OCT	OAK TREE
■ CONCRETE		○ SET "X" CUT	SET "X" CUT IN CONCRETE
● 1" IRF	1" IRON ROD FOUND		

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT FRANCISCO MARTINEZ, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LA MICHOCANA 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 GENERAL PUBLIC, FIRE AND POLICE UNITS, AND 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 OF GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER AND ACROSS THE EASEMENT AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE 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 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 PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLANNING ORDINANCES RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

FRANCISCO MARTINEZ

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

PRELIMINARY PLAT

LA MICHOCANA ADDITION  
 LOT 1, BLOCK C/6978  
 72,008 SQ. FT. OR 1.653 AC.

BEING ALL OF  
 BLOCK C/6978, TRACTS 2,3,4  
 A 1.653 ACRE TRACT OF LAND OUT OF  
 A. BAST SURVEY, ABSTRACT No. 109  
 IN THE  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

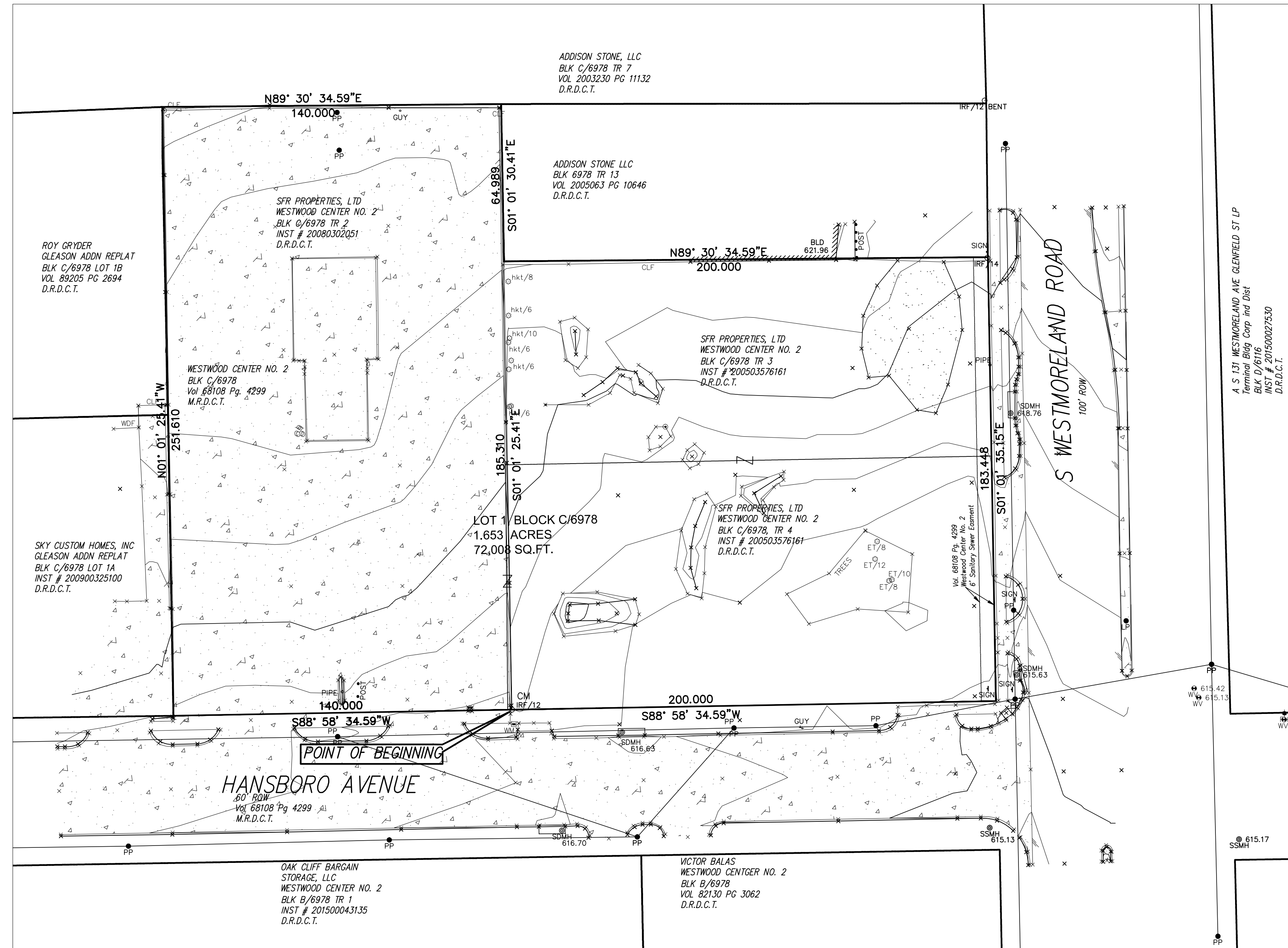
CITY PLAN FILE NUMBER S167-059

**SGI** SALCEDO GROUP, INC.  
 110 S.W. 2ND STREET  
 GRAND PRAIRIE, TX 75050  
 PHONE: (214)-941-8610

12-01-16

Texas TBPLS Firm License 10070800

SHEET 1 OF 1



GENERAL NOTES:

- ALL STRUCTURES ON LOT 1A ARE TO REMAIN.
- THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOTS FROM THREE LOTS.
- The basis of bearing is:

Texas State Plane Coordinate System  
 North Central Zone  
 North American Datum of 1983  
 on Grid Coordinate Values  
 no Scale and No Projection  
 Geodetic bearing established by GPS measurements taken 11-10-16

BENCHMARK:

City of Dallas Benchmark 53-T-4 ;  
 Spruce Valley Lane @ Hansboro Avenue  
 A Square is cut on top of a concrete curb at the mid-point at southeast corner of the intersection  
 ELEVATION : 622.510

- NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.

SURVEYOR'S CERTIFICATE

I, LOUIS SALCEDO, 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.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LOUIS M. SALCEDO  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

DATE

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED LOUIS M. SALCEDO, 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 AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

FLOOD STATEMENT: According to Community Panel No. 48113C0460 K, dated July 7, 2014 and Panel No. 48113C0480 K, dated July 7, 2014, of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage.

On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

OWNER

FRANCISCO MARTINEZ  
 STREET ADDRESS  
 CITY, STATE ZIP

SURVEYOR

SALCEDO GROUP, INC.  
 110 S.W. 2ND STREET  
 GRAND PRAIRIE, TEXAS 75050  
 (214) 941-8610