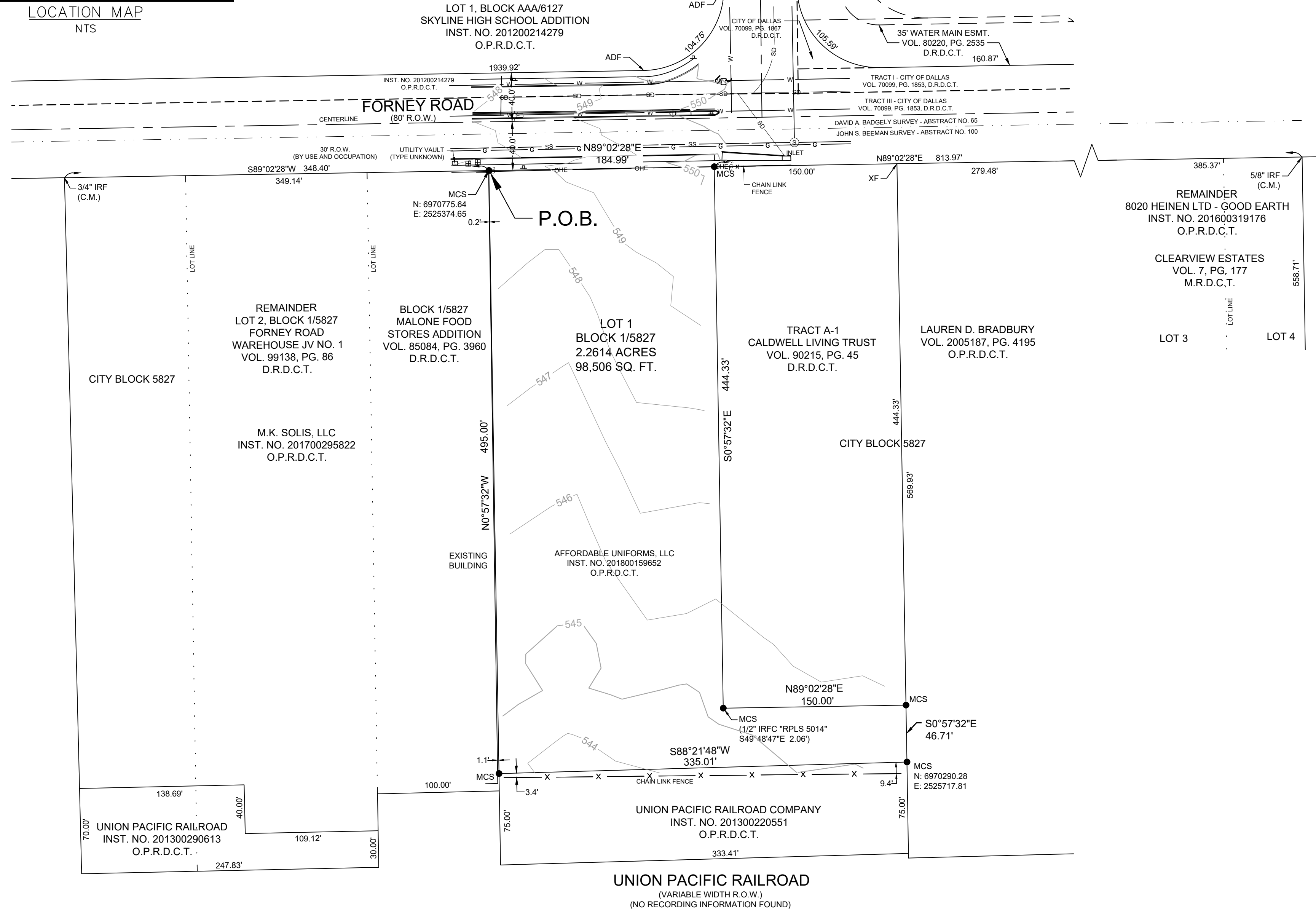


LOCATION MAP  
NTS



**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS AFFORDABLE UNIFORMS, LLC is the owner of a tract of land situated in the John S. Beeman Survey, Abstract No. 100, City of Dallas, Dallas County, Texas, and being part of Block 5827 of the Official Block Numbers of the City of Dallas, Texas; being all of that certain tract of land described in Warranty Deed with Vendor's Lien to Affordable Uniforms, LLC recorded in Instrument Number 201800159652 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a 3-1/4" metal cap stamped "MIGUEL ORNELAS ADDITION, RPLS 5867" set for corner in the south right-of-way line of Forney Road (an 80-foot wide right-of-way) at the northeast corner of Block 1/5827 of Malone Food Stores Addition, an addition to the City of Dallas according to the plat recorded in Volume 85084, Page 3960, Deed Records, Dallas County, Texas, also being the northeast corner of a tract of land described in General Warranty Deed to M.K. Solis, LLC recorded in Instrument No. 201700295822 of said Official Public Records; same being the northwest corner of said Affordable Uniforms, LLC tract, from which a 3/4" iron rod found for the northwest corner of said M.K. Solis, LLC tract bears South 89°02'28" West, a distance of 348.40 feet;

**THENCE** North 89°02'28" East, with said south right-of-way line of Forney Road, a distance of 184.99 feet to a 3-1/4" metal cap stamped "MIGUEL ORNELAS ADDITION, RPLS 5867" set at the northeast corner of said Affordable Uniforms, LLC tract and the northwest corner of a tract of land described as Tract A-1 in Warranty Deed to Caldwell Living Trust recorded in Volume 90215, Page 45, Deed Records, Dallas County, Texas, from which a 5/8-inch iron rod found at the northeast corner of a tract of land described in Warranty Deed to 8020 Heinen LTD - Good Earth recorded in Instrument No. 201600319176 of said Official Public Records bears North 89°02'28" East, a distance of 813.97 feet;

**THENCE** South 00°57'32" East, departing said south right-of-way line of Forney Road, with the east line of said Affordable Uniforms, LLC tract and the west line of said Tract A-1, a distance of 444.33 feet to a 3-1/4" metal cap stamped "MIGUEL ORNELAS ADDITION, RPLS 5867" set at an interior ell corner of said Affordable Uniforms, LLC tract and the southwest corner of said Tract A-1; from which a 1/2" iron rod with cap stamped "RPLS 5014" found for reference bears South 49°48'47" East, a distance of 2.06 feet;

**THENCE** North 89°02'28" East, continuing with the east line of said Affordable Uniforms, LLC tract and with the south line of said Tract A-1, a distance of 150.00 feet to a 3-1/4" metal cap stamped "MIGUEL ORNELAS ADDITION, RPLS 5867" set for corner in the west line of a tract of land described in General Warranty Deed with Vendor's Lien to Lauren D. Bradbury recorded in Volume 2005187, Page 4195, Official Public Records, Dallas County, Texas; same being a re-entrant corner of said Affordable Uniforms, LLC tract and the southeast corner of said Tract A-1;

**THENCE** South 00°57'32" East, with the east line of said Affordable Uniforms, LLC tract and the west line of said Bradbury tract, a distance of 46.71 feet to a 3-1/4" metal cap stamped "MIGUEL ORNELAS ADDITION, RPLS 5867" set at the northeast corner of a tract of land described in General Warranty Deed to Union Pacific Railroad Company recorded in Instrument Number 201300220551, Official Public Records, Dallas County, Texas;

**THENCE** South 89°21'48" West, departing said east line of the Affordable Uniforms, LLC tract and said west line of the Bradbury tract, with the north line of said Union Pacific Railroad Company tract, a distance of 335.01 feet to a 3-1/4" metal cap stamped "MIGUEL ORNELAS ADDITION, RPLS 5867" set for corner in the east line of said Malone Food Stores Addition, the east line of said M.K. Solis, LLC tract and the west line of said Affordable Uniforms, LLC tract;

**THENCE** North 00°57'32" West, along said west line of the Affordable Uniforms, LLC tract and said east line of Malone Food Stores Addition and said M.K. Solis, LLC tract, a distance of 495.00 feet to the **POINT OF BEGINNING** and containing 98,506 square feet or 2.2614 acres of land, more or less.

**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 12/8/2018 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

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That **AFFORDABLE UNIFORMS, LLC**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **MIGUEL ORNELAS 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 roadway 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: AFFORDABLE UNIFORMS, LLC  
a Texas limited liability company

Miguel Ornelas, Owner

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 Miguel Ornelas, 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

- NOTES:
- LOT 1 TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
  - COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - THE PURPOSE OF THIS PLAT IS TO ESTABLISH 1 LOT FROM 2 UNPLATTED TRACTS.
  - THERE ARE NO EXISTING STRUCTURES ON THE SURVEYED PROPERTY.
  - SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0365K AND 480171 0370K, REVISED DATE JULY 7, 2014.
- \*"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

**LEGEND**

- ✕ FIRE HYDRANT
- LIGHT POLE
- ⊙ MAN HOLE
- ⊕ POWER POLE
- ⊙ SANITARY SEWER MAN HOLE
- ⊙ SIGN
- ⊙ TRAFFIC SIGNAL MAN HOLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ OVERHEAD ELECTRIC LINE
- IRF IRON ROD FOUND
- MCS 3-1/4" METAL CAP STAMPED "MIGUEL ORNELAS ADDITION, RPLS 5867"
- ADP ALUMINUM DISK FOUND
- XF "X" CUT IN CONCRETE FOUND
- C.M. CONTROLLING MONUMENT
- VOL VOLUME
- PG PAGE
- INST. NO. INSTRUMENT NUMBER
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

**PRELIMINARY PLAT**  
**MIGUEL ORNELAS ADDITION**

LOT 1, BLOCK 1/5827  
2.2614 ACRES

JOHN S. BEEMAN SURVEY, ABSTRACT NO. 100  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S189-076

**OWNER**  
AFFORDABLE UNIFORMS, LLC  
CONTACT: MIGUEL ORNELAS  
1911 CONNER DRIVE  
DALLAS, TEXAS 75217  
PH. (214) 682-7476  
EMAIL: affordableuniforms@yahoo.com

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. 2018-018