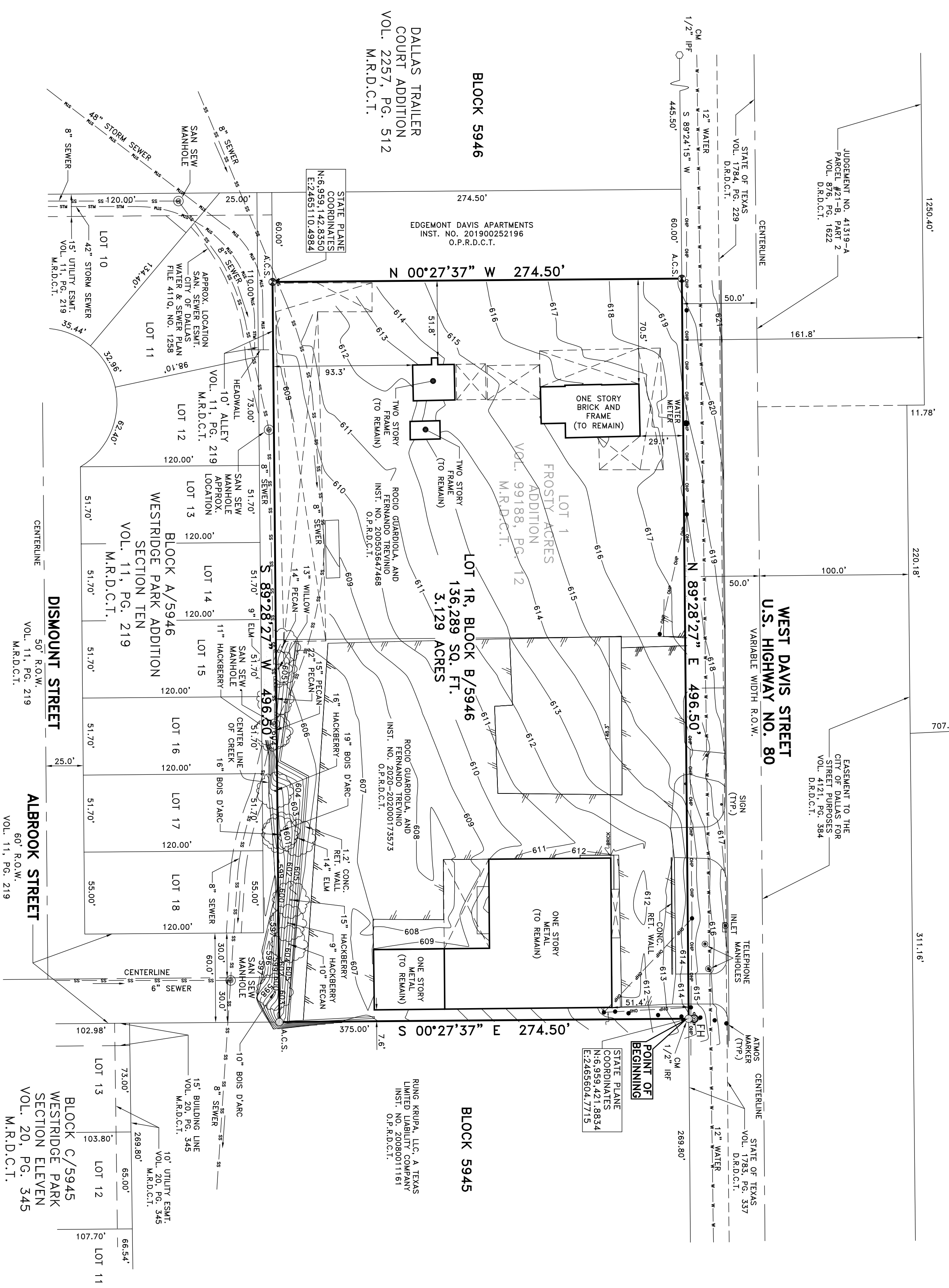


LOT 1, BLOCK C/7212  
PINNACLE INDUSTRIAL PARK,  
PHASE III  
VOL. NO. 2001018, PG. 711  
O.P.R.D.C.T.

LOT 2, BLOCK A/7212  
PINNACLE INDUSTRIAL PARK,  
PHASE VII  
INST. NO. 20070058329  
O.P.R.D.C.T.



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Rocio Guardiola and Fernando Treviño, are the sole owners of a 136,289 square foot tract of land situated in the James Weitzel Survey, Abstract No. 1541, City of Dallas, Dallas County, Texas, being conveyed to said Rocio Guardiola & Fernando Treviño, by Special Warranty Deed recorded in Instrument No. 202000173573, Official Public Records, Dallas County, Texas, and that tract of land conveyed to said Rocio Guardiola & Fernando Treviño, by Warranty Deed recorded in Instrument No. 200503647468, Official Public Records, Dallas County, Texas, some being Lot 1, Block B/5946, Frosty Acres Addition, an addition to the City of Dallas, according to the Map thereof recorded in Volume 99188, Page 12, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Rung Krupa, LLC, a Texas limited liability company, by deed recorded in Instrument No. 20080011161, Official Public Records, Dallas County, Texas, and being in the South Right-of-Way line of West Davis Street (aka U.S. Highway No. 80, a variable width Right-of-Way);

THENCE South 00 degrees 27 minutes 37 seconds East, along the West Right-of-Way line of said Krupa tract, a distance of 274.50 feet to a 1/2 inch iron rod set for corner with a 3-1/4 inch aluminum disk stamped "DKA" and "PLS 5513", said corner being the Northeast corner of Albrook Street (a 60 foot Right-of-Way, according to Westridge Park Addition, Section Ten, Block A/5946, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 11, Page 219, Map Records, Dallas County, Texas);

THENCE South 89 degrees 28 minutes 27 seconds West, along the North line of said Albrook Street, and a 10 foot wide alley created in said Westridge Park Addition, Section Ten, a distance of 496.50 feet to a 3-1/4 inch aluminum disk stamped "DKA" and "PLS 5513", said corner being the Southeast corner of that tract of land conveyed to that tract of land conveyed to Edgemont Davis Apartment, by deed recorded in Instrument No. 201900252196, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 27 minutes 37 seconds West, along the East line of said Edgemont Davis Apartments, a distance of 274.50 feet to a 1/2 inch iron rod set for corner with a 3-1/4 inch aluminum disk stamped "DKA" and "PLS 5513", said corner being the Northeast corner of said Edgemont Davis Apartments, and being in the South Right-of-Way line of said West Davis Street (aka U.S. Highway No. 80); THENCE North 89 degrees 28 minutes 27 seconds East, along the South Right-of-Way line of said West Davis Street (aka U.S. Highway No. 80), a distance of 496.50 feet to the POINT OF BEGINNING, and containing 136,289 square feet or 3,129 acres of land.

**OWNER'S DEDICATION**

NOW HEREOF, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Rocio Guardiola and Fernando Treviño, does hereby adopt this plat, designating the herein described property as **DAVIS-FERNANDO 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 hereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire line 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 line easements or 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 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 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 of any time of procuring the permission of anyone (Any public utility shall have the right of ingress and egress to provide 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2020.

BY: \_\_\_\_\_  
Rocio Guardiola  
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Rocio Guardiola, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2020.

BY: \_\_\_\_\_  
Fernando Treviño  
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Fernando Treviño, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryan Connolly, 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 (c)(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 \_\_\_\_\_, 2020.  
**RELEASED FOR REVIEW ON 09/17/2020. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.**

Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513  
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

PRELIMINARY PLAT  
DAVIS-FERNANDO ADDITION  
LOT 1R, BLOCK B/5946  
136,289 SQ.FT. / 3,129 ACRES  
BEING A REPLAT OF  
LOT 1, BLOCK B/5946, FROSTY ACRES ADDITION  
JAMES WETZEL SURVEY, ABSTRACT NO. 1541  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S190-237

OWNER: ROCIO GUARDIOLA &  
FERNANDO TREVIÑO  
3900 W DAVIS  
DALLAS, TEXAS 75211

PLANNING & SURVEYING  
Main Office  
D2023 Simon Road, Ste. 230  
Dallas, TX 75228  
P 214 349 2716  
F 214 349 2715  
Fax: No. 910168800  
www.cbgintx.com

SCALE: 1"=40' / DATE: 09-16-2020 / JOB NO. 1925216-3 / DRAWN BY: WTH

- GENERAL NOTES**
- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
  - 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A 3,129 ACRE OF LAND.
  - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
  - 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

LEGEND  
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  
INST. NO. = INSTRUMENT NUMBER  
VOL., PG. = VOLUME, PAGE  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
I/PF = IRON PIPE FOUND  
1/2" = 1/2 INCH IRON PIPE FOUND  
I/RF = IRON ROD FOUND  
A.C.S. = 3-1/4" ALUMINUM DISK STAMPED "DKA" AND "PLS 5513"  
SET OVER A 1/2 INCH IRON ROD SET

STATE PLATE  
LIMITED LIABILITY COMPANY  
NO. 98,959,421,8834  
E:2485604,7715

DALLAS TRAILER  
COURT ADDITION  
VOL. 2257, PG. 512  
M.R.D.C.T.

STATE OF TEXAS  
COUNTY OF DALLAS