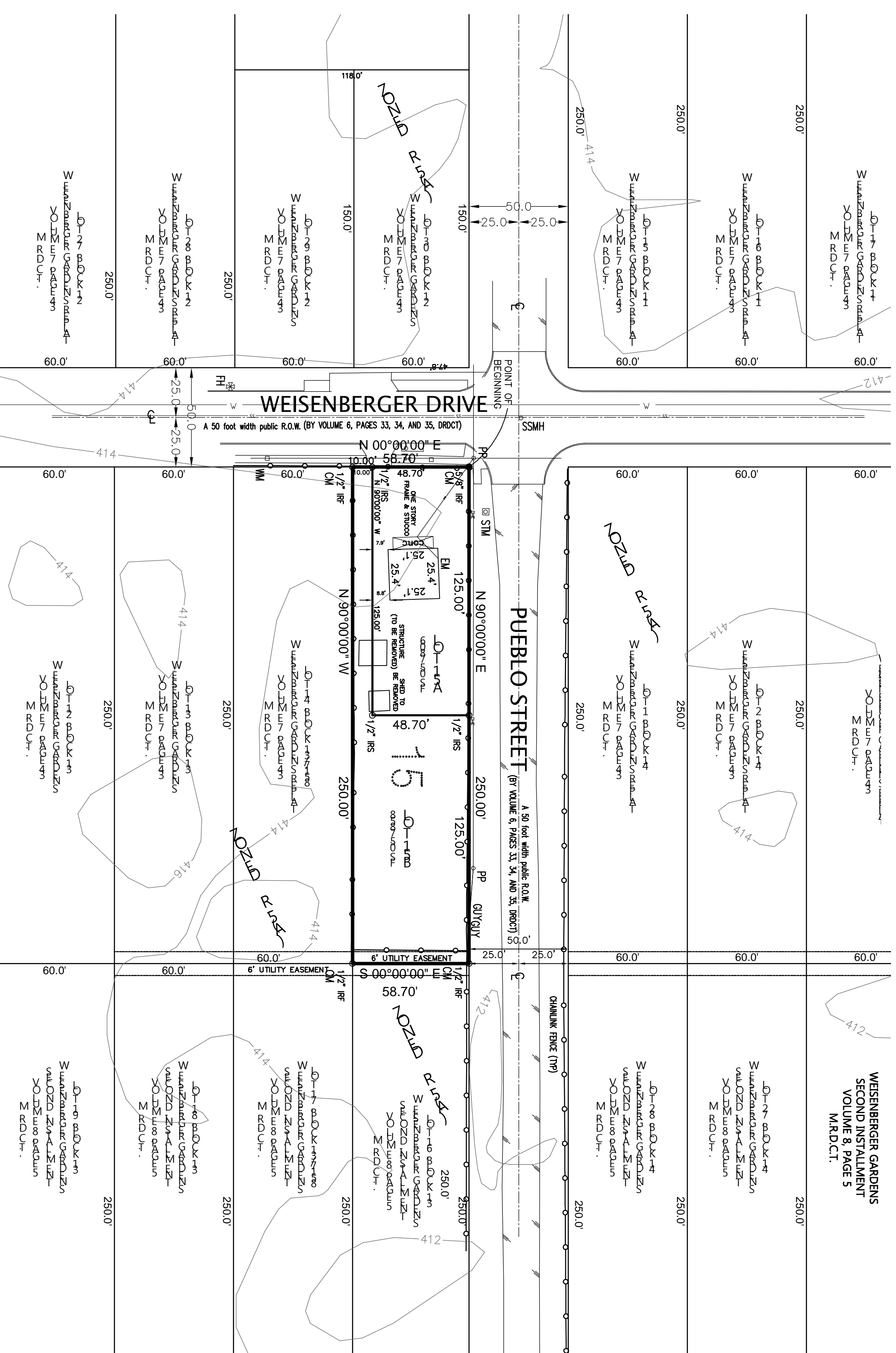
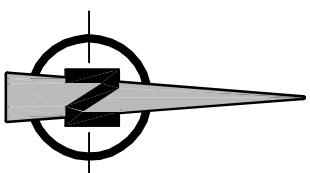
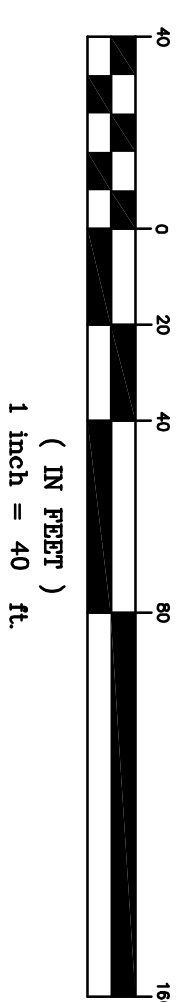


GRAPHIC SCALE



OWNERS' CERTIFICATE  
 STATE OF TEXAS  
 COUNTY OF DALLAS

WHEREAS Valentin Arrambide, is the owner of Lot 15, Block 13/7158 in Replat Weisenberger Gardens, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 7, Page 43, Deed Records, Dallas County, Texas, and being in the THOMAS CHESHIRE, D. A. LEARNED, AND HORACE BURNHAM SURVEY, ABSTRACT 252, as conveyed by deed recorded in Volume 77105, Page 1587, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the northwest corner of said Block 13/7158, some being on the southeasterly corner of the south right-of-way line of Pueblo Street, a 50 foot wide public right of way and the east right of way line of Weisenberger Drive, a 50 foot wide public right of way;

THENCE North 90° 00' 00" East, 250.00 feet with said south right of way line, to a 1/2 inch iron rod found for the north common corner of Lot 15, of said Lot 13/7158 and Lot 16, Block 13/7158 of Weisenberger Gardens Second Installment, according to the plat recorded in Volume 8, Page 5, Deed Records, Dallas County, Texas;

THENCE South 00° 00' 00" East, along the common line of said Lot 15 and Lot 16, 58.70 feet to a 1/2 inch iron rod found for the common corner of said Lot 15, and Lot 14, of said Weisenberger Gardens Replat, and said Lot 16, and Lot 17, of said Weisenberger Gardens Second Installment;

THENCE North 90° 00' 00" West, along the common lot line of said Lot 15, and Lot 14, of said Weisenberger Gardens Replat, 250.00 feet, to a 1/2 inch iron rod found on the easterly right of way line of Weisenberger Drive;

THENCE North 00° 00' 00" East with said easterly right of way line, 58.70 feet to the point of beginning, and containing 14,675.00 square feet, or 0.337 of an acre of land, more or less.

OWNERS' DEDICATION:  
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Valentin Arrambide does hereby adopt this plat, designating the herein described property as LOT 15A AND 15B, REPLAT WEISENBERGER GARDENS, 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 roadway management areas shown thereon. The easements shown on the plat are for the use and benefit of the public and are to be held in trust for the public. The maintenance of paving on the utility and fire line 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 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 homeowner as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works and Transportation.

Valentin Arrambide \_\_\_\_\_ 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 Valentin Arrambide, 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 \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 \_\_\_\_\_, 2016.

Xavier Chapa, R.P.L.S.  
 Registered Professional Land Surveyor No. 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 \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPER:  
 GARZA CONSTRUCTION CONSULTANTS

1419 MEMORY LANE  
 DALLAS, TEXAS 75217

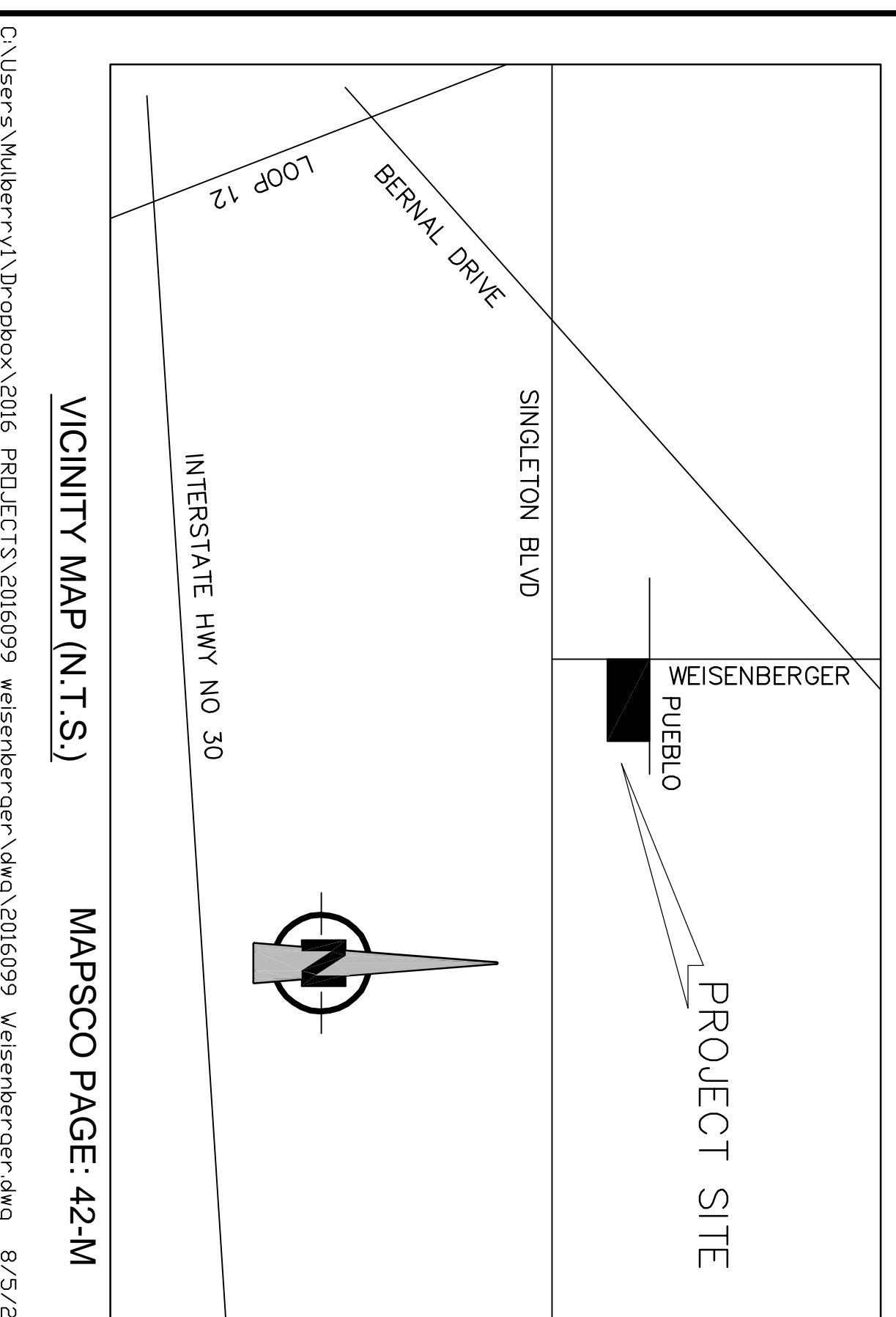
OWNER:  
 VALENTIN ARRAMBIDE  
 3130 WEISENBERGER DRIVE  
 DALLAS, TEXAS 75212

MARANOT

Xavier Chapa Engineering/Surveying  
 A MARANOT SUBSIDIARY  
 P.O. Box 153311  
 Irving, Texas 75015  
 TELEPHONE: 972259-9640

PRELIMINARY PLAT  
 REPLAT WEISENBERGER GARDENS  
 LOT 15A AND LOT 15B,  
 BLOCK 13/7158

BEING A REPLAT OF LOT 15, BLOCK 13/7158,  
 REPLAT WEISENBERGER GARDENS ADDITION,  
 THOMAS CHESHIRE, D. A. LEARNED, AND HORACE  
 BURNHAM SURVEYS, ABSTRACT 252,  
 CITY OF DALLAS,  
 DALLAS COUNTY, TEXAS.



WEISENBERGER  
 PUEBLO  
 PROJECT SITE

VICINITY MAP (N.T.S.)

MAPSCO PAGE: 42-M

- NOTES:
1. CONTROLLING MONUMENTS ARE: A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 15, BLOCK 13/7158, WEISENBERGER GARDENS, RECORDED IN VOLUME 7, PAGE 43, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND 1/2 INCH IRON RODS SET FOR THE REMAINING CORNERS FOR PROPOSED LOTS 15A AND 15B.
  2. BASIS OF BEARINGS IS NORTH 00° 00' 00" EAST, WHICH IS THE BEARING FOR THE EASTERLY RIGHT OF WAY LINE OF WEISENBERGER DRIVE AS ESTABLISHED BY REPLAT WEISENBERGER GARDENS, RECORDED IN VOLUME 7, PAGE 43, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.
  3. LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  4. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE LOT INTO TWO LOTS.
  5. THERE ARE NO PROTECTED TREES AFFECTED BY THIS PLAT.
  6. THE RESIDENTIAL STRUCTURE DEPICTED HEREIN ON LOT 15A WILL REMAIN.
  7. THE STRUCTURES CROSSING INTO THE PROPOSED LOT 15B WILL BE REMOVED.