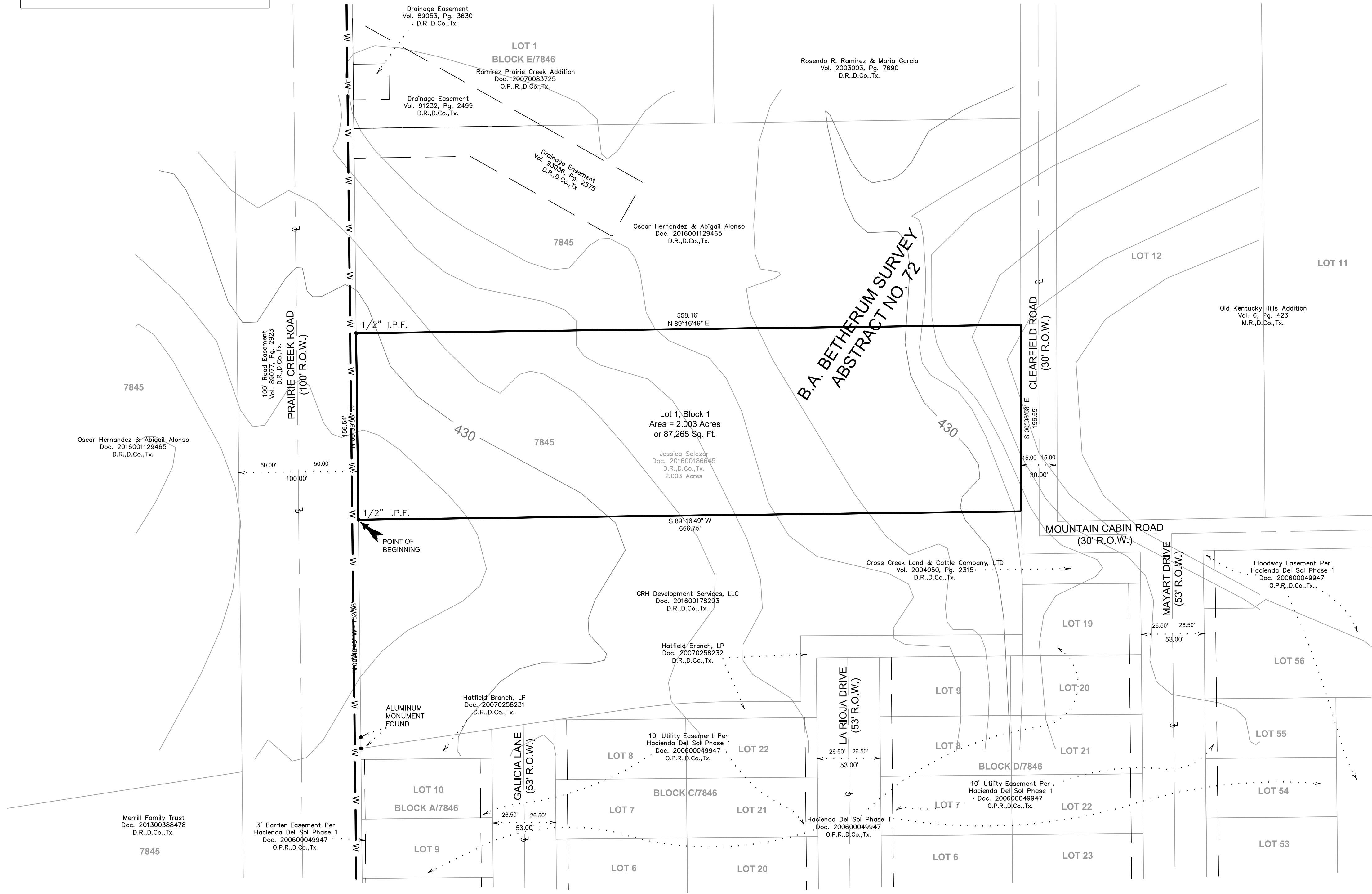
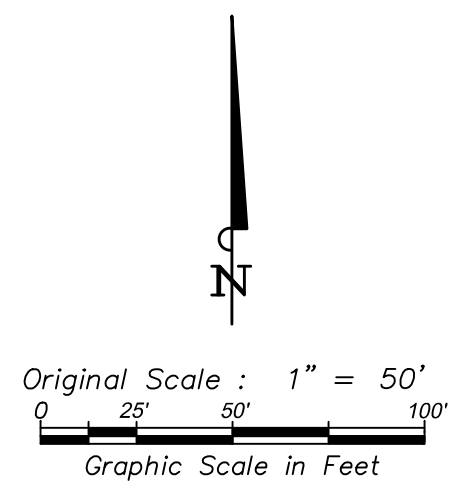


VICINITY MAP
NOT TO SCALE

- LEGEND -

● I.P.F.	IRON PIN FOUND
D.R.,D.Co.,Tx.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.,D.Co.,Tx.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.,D.Co.,Tx.	MAP RECORDS, DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
Sq. Ft.	SQUARE FEET
R.O.W.	RIGHT OF WAY
—	SUBJECT PROPERTY
—	ADJACENT PROPERTY
—	CENTERLINE R.O.W.
— W —	WATER LINE



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas Jessica Salazar is the Sole Owner of all that certain Lot, Tract, or Parcel of land located in B.A. Bethrum Survey, Abstract No. 72, being all of 2.003 acre tract conveyed to Jessica Salazar by deed, recorded in County Clerk's 201600186645, Deed Records, Dallas County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found for the common Northwest corner of a tract conveyed to GRH Development Services, LLC by deed in Document 201600178293 Deed Records, Dallas County, Texas (D.R.,D.Co.,Tx.), said point being in the Easterly Right of Way (ROW) of Prairie Creek Road having a 100' wide ROW, said point bears North 00 degrees 48 minutes 43 seconds West a distance of 182.58 feet from an aluminum monument found in said Easterly ROW;

THENCE along said Easterly ROW North 00 degrees 39 minutes 06 seconds West a distance of 156.54 feet to a 1/2" iron pin found for the common Southwest corner of a tract conveyed to Oscar Hernandez and Abigail Alonso by deed in Document 2016001129465 D.R.,D.Co.,Tx.;

THENCE departing said Easterly ROW, with the common South line of said Hernandez and Alonso tract North 89 degrees 16 minutes 49 seconds East a distance of 558.16 feet to a point for the common Southeast corner of said Hernandez and Alonso tract, being in the Westerly ROW of Clearfield Road having a 30' wide ROW;

THENCE with said Westerly ROW South 00 degrees 08 minutes 08 seconds East a distance of 156.55 feet to a point for the common Northeast corner of said GRH Development, LLC tract;

THENCE departing said Westerly ROW, with the common North line of said GRH Development Services tract South 89 degrees 16 minutes 49 seconds West a distance of 556.75 feet to the Point of Beginning containing in all some 2.003 acres or 87,265 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Jessica Salazar, does hereby adopt this plat, designating the herein described property as **SALAZAR 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 reserves 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 place upon, over or 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 same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, other improvements or growths which in any way may endanger or interfere with 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 ___ day of ___, 2018.

By: _____
Jessica Salazar, Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned Notary Public, on this day personally appeared Jessica Salazar, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this ___ day of ___, 2018.

Notary Public, State of Texas _____ Notary name (printed)

My commission expires: _____

GENERAL NOTES:

- CONTROLLING MONUMENTS ARE 1/2 INCH IRON PIN FOUND FOR THE SOUTHWEST CORNER OF JESSICA SALAZAR TRACT, ACCORDING TO A DEED RECORDED BY DOCUMENT NO. 201600186645, DEED RECORDS, DALLAS COUNTY, TEXAS, AND A 1/2 INCH IRON PIN FOUND FOR THE SOUTHWEST CORNER OF OSCAR HERNANDEZ & ABIGAIL ALONSO TRACT, ACCORDING TO A DEED RECORDED BY DOCUMENT NO. 2016001129465, DEED RECORDS, DALLAS COUNTY, TEXAS.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- COORDINATES SHOWN HEREON REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THE PURPOSE OF THIS PLAT IS TO CHANGE AN UNPLATTED 2.003 ACRE TRACT INTO ONE LOT.
- NO STRUCTURES EXIST ON THE SUBJECT PROPERTY.

SURVEYOR'S STATEMENT:

I, George R. Hill, 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 **PRELIMINARY** 2018.

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHOULD NOT VIEWED OR RELIED UPON AS A FINAL SURVEY

George R. Hill
Texas Registered Professional Land Surveyor No. 6022

APPROVED BY THE CITY OF DALLAS

DATE: _____

MAYOR: _____

CITY SECRETARY: _____

**PRELIMINARY PLAT
SALAZAR ADDITION**

Lot 1, Block 1
an addition to the City of Dallas
Situated in the
B.A. BETHRUM SURVEY, Abstract No.72
being a portion of
City Block 7845
City of Dallas,
Dallas County, Texas
October 17, 2018

OWNER / DEVELOPER:
Jessica Salazar
1050 Clearfield Road
Dallas, TX 75204
Tel: 469-269-4292

SURVEYOR:
Sempco Surveying, Inc.
3208 South Main St.
Fort Worth, TX 76110
Tel: (817)926-7876

Project No. 10861-BASE

Sempco Surveying Inc.
3208 S. MAIN ST., FORT WORTH, TX 76110-4278
TEL:(817)926-7876 FAX:(817)926-7878
GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS