

VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas, QUINTANILLA TECHNOLOGIES, INC. is the sole owner of a 1.2408 acre tract of land situated in the Crawford Grigsby Survey No. 27, Abstract No. 532, City of Dallas, Dallas County, Texas, being all of Lots 6-8, Block 6/2289, Maplewood, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 2, Page 121, Map Records, Dallas County, Texas, and being all of Lot 1B, Block 6/2289, Quintanilla's Subdivision No. 2, an addition to the City of Dallas according to the plat recorded in Volume 86158, Page 1988, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the southwest right-of-way line of Maple Avenue (70 foot right-of-way as created by said plat of Maplewood Addition), said rod being the most northerly east corner of said Lot 1B and the north corner of Lot 1, Block 6/2289, of said Maplewood Addition;

THENCE South 43° 40' 29" West along the common line between said Lot 1B and said Lot 1, a distance of 116.00 feet to a 3-1/4" aluminum disk stamped "MKQ" and "RLG INC" on a 1/2" iron rod set for corner, said disk being an ell corner of said Lot 1B;

THENCE South 46° 20' 42" East, a distance of 47.00 feet to a PK nail found on the northwest right-of-way line of Kings Road (a variable width right-of-way created by said plat of Maplewood Addition) and plot of Quintanilla's subdivision recorded in Volume 77089, Page 1690, Deed Records, Dallas County, Texas, 53 feet wide at this point, said nail being the most southerly east corner of said Lot 1B;

THENCE South 43° 40' 29" West along the northwest right-of-way line of said Kings Road and the southeast line of said Lot 1B, a distance of 34.00 feet to a 3-1/4" aluminum disk stamped "MKQ" and "RLG INC" on a 1/2" iron rod set for corner, in the northeast line of Lot 15, Block 6/2289, of said Maplewood Addition, said disk being the south corner of said Lot 1B, from which the east corner of said Lot 15 bears South 46° 20' 42" East a distance of 3.00 feet;

THENCE North 46° 20' 42" West along the common line between the westerly line of said Lot 1B, the westerly line of Lots 6, 7, and 8, Block 6/2289, of said Maplewood Addition, and the northeasterly line of said Lot 15 and Lots 16, 17, 18, 19, 20, 21, and 22, Block 6/2289, of said Maplewood Addition, a distance of 396.68 feet to a 3-1/4" aluminum disk stamped "MKQ" and "RLG INC" on a 1/2" iron rod set for corner, said disk being the north corner of said Lot 22, the west corner of said Lot 8, the south corner of Lot 9, and the east corner of Lot 23, Block 6/2289, of said Maplewood Addition;

THENCE North 43° 40' 29" East along the common line between said Lot 8 and Lot 9, a distance of 150.00 feet to a 3-1/4" aluminum disk stamped "MKQ" and "RLG INC" on a 1/2" iron rod set for corner, said disk being the north corner of said Lot 22, the west corner of said Lot 8, the south corner of Lot 9, and the east corner of Lot 23, Block 6/2289, of said Maplewood Addition;

THENCE South 46° 20' 42" East along the southwest right-of-way line of said Maple Avenue and the northeast line of said Lots 6, 7, 8 and Lot 1B, passing at a distance of 149.68 feet a 3/4" iron rod found at the east corner of said Lot 6 and the north corner of said Lot 1B, passing at a distance of 199.68 feet a 1/2" iron rod found continuing a total distance of 349.68 feet to the POINT OF BEGINNING and containing 54,049 square feet or 1.2408 acres, more or less.

NOTES:

- 1) BASIS OF BEARINGS: SOUTHWEST LINE OF MAPLE AVENUE (S46° 20' 42"E) PER THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING WESTERN DATA SYSTEMS VIRTUAL REFERENCE NETWORK.
- 2) BEARINGS SHOWN ON THIS SURVEY DO NOT MATCH THOSE SHOWN ON EXISTING PLATS. HOWEVER, THE INTERNAL ANGLES OF THE BOUNDARY LINES DO MATCH.
- 3) CONTROLLING MONUMENTS: AS SHOWN
- 4) LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- 5) THE PURPOSE OF THIS PLAT IS TO COMBINE FOUR PLATTED LOTS INTO ONE PLATTED LOT.
- 6) COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 7) EXISTING BUILDING TO REMAIN.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That QUINTANILLA TECHNOLOGIES, INC. acting by and through its owner, Roy Quintanilla, does hereby adopt this plat, designating the herein described property as MKQ, 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 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 of 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 _____, 2017.

QUINTANILLA TECHNOLOGIES, INC.

Signature: _____
Roy Quintanilla
Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Chris Regis, 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 and in the capacity stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Dale R. White, 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 _____, 2017

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed upon as a final survey document".

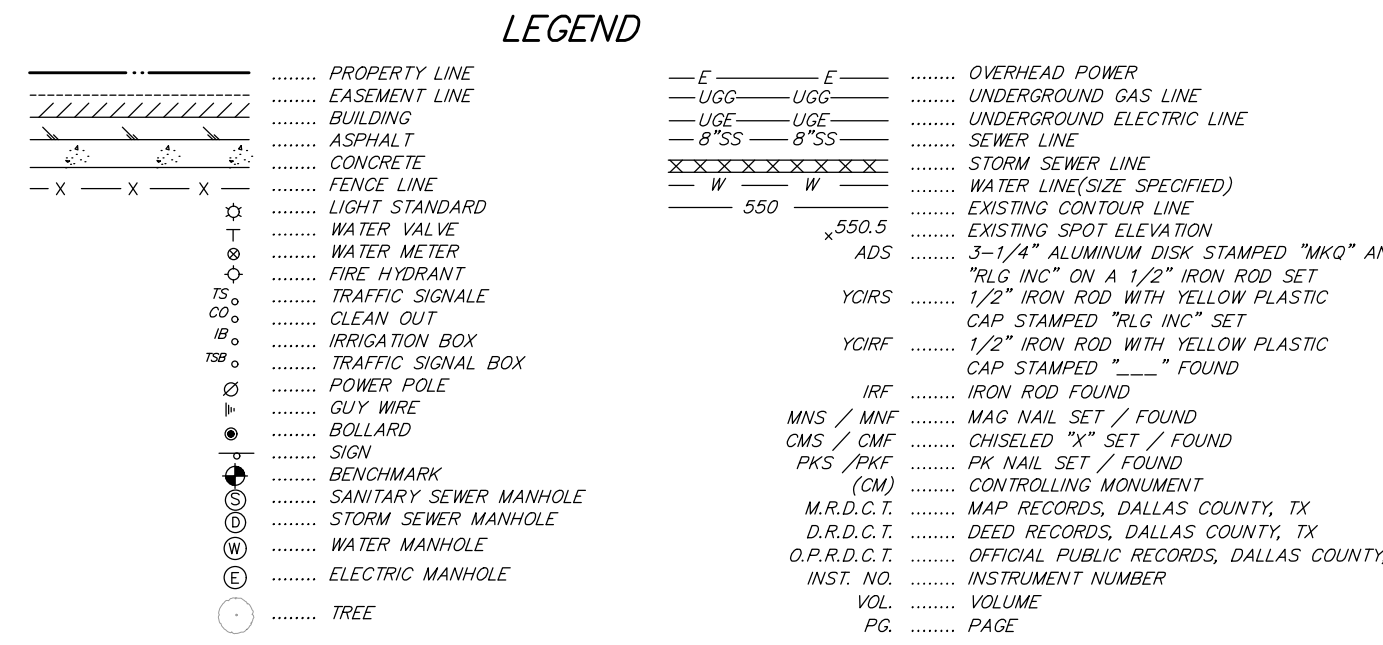
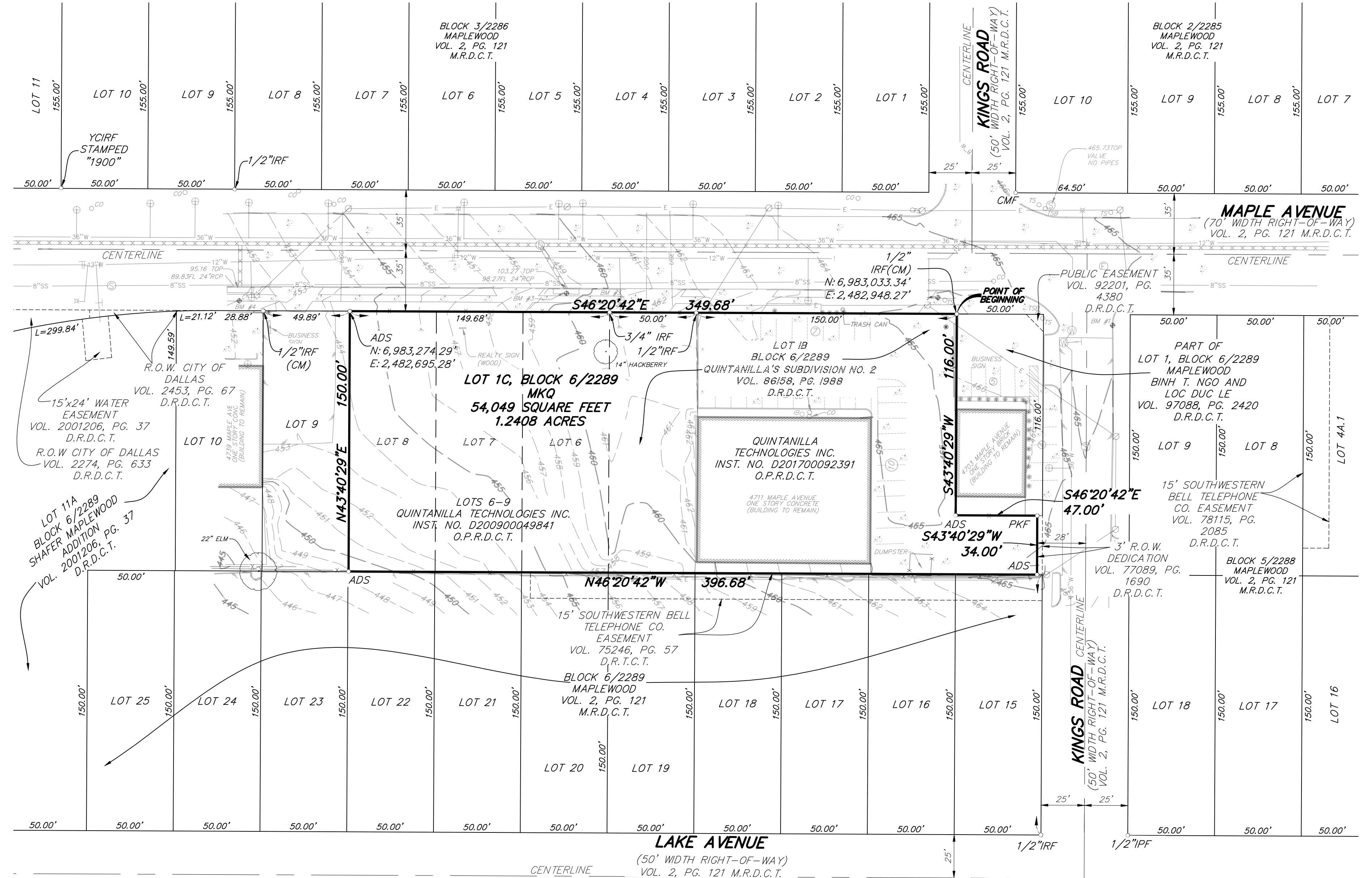
Dale R. White
Texas Registered Professional Land Surveyor No. 4762

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Dale R. White, 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 purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2017

Notary Public in and for the State of Texas



PRELIMINARY PLAT
MKQ
LOT 1C, BLOCK 6/2289
REPLAT
ALL OF LOTS 6, 7 AND 8, BLOCK 6/2289
MAPLEWOOD
AND ALL OF LOT 1B, BLOCK 6/2289
QUINTANILLA'S SUBDIVISION NO. 2
CRAWFORD GRIGSBY SURVEY NO. 27, ABSTRACT NO. 532
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-024
ENGINEERING NO. 311T-____
SCALE: 1" = 40' DATE: 11-02-17

OWNER:
QUINTANILLA TECHNOLOGIES, INC.
4739 MAPLE AVENUE
DALLAS, TEXAS 75219
214-773-6783

SURVEYOR:
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TX PE REG #493
TBPLS REG #100341-00

RECORDED	INST#	-	JOB NO.	1713.069	E-FILE	1713.069PP	DWC NO.	26,693W
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