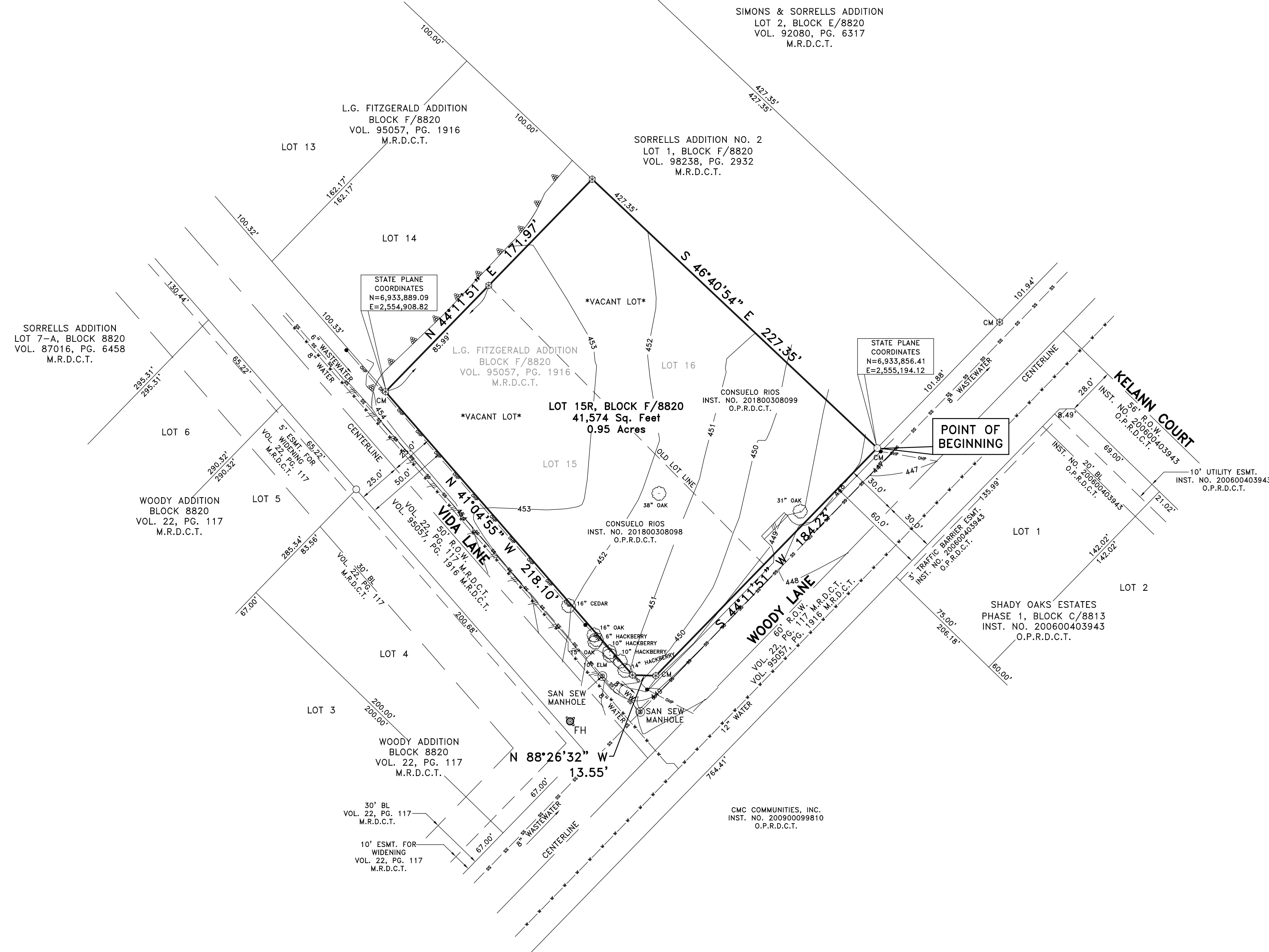
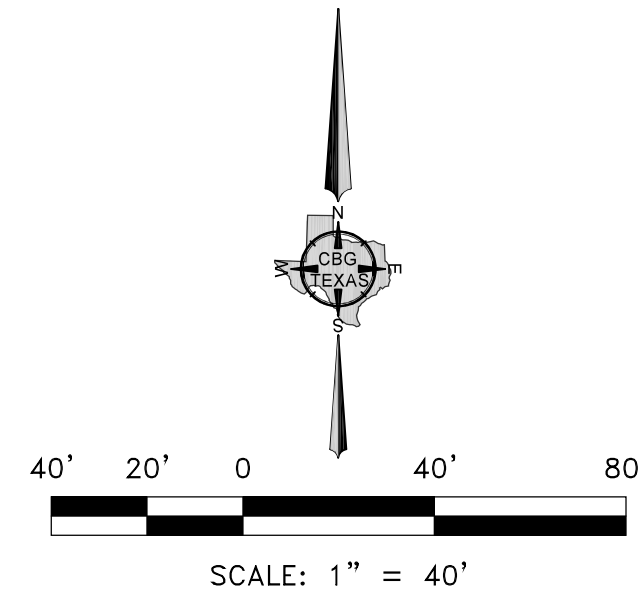


VICINITY MAP  
NOT TO SCALE



**GENERAL NOTES**

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ANY NEW STRUCTURE MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 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. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- ⊗ = 5/8 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "LEN DAVIS 1625"
- = 1/2 INCH IRON ROD FOUND

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Consuelo Rios is the sole owner of tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being Lots 15 and 16, Block F/8820 of L.G. Fitzgerald Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 95057, Page 1916, Map Records, Dallas County, Texas, same being a tract of land conveyed to Consuelo Rios by Special Warranty Deed recorded in Instrument No. 201800308099, Official Public Records, Dallas County, Texas, same being a tract of land conveyed to Consuelo Rios by Special Warranty Deed recorded in Instrument No. 201800308099, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the East corner of Lot 16, Block F/8820 of said L.G. Fitzgerald Addition, said corner being along the Northwest right of way line of Woody Lane (60 foot right of way), said corner being the South corner of a tract of land conveyed to Armando Carreno-Ramirez by General Warranty Deed recorded in Instrument No. 20190054635, Official Public Records, Dallas County, Texas;

THENCE South 44 degrees 11 minutes 51 seconds West along the Northwest line of said Woody Lane, a distance of 184.23 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "LEN DAVIS 1625" for corner;

THENCE North 88 degrees 26 minutes 32 seconds West, a distance of 13.55 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "LEN DAVIS 1625" for corner, said corner being along the Northeast right of way line of Vida Lane (50 foot right of way);

THENCE North 41 degrees 04 minutes 55 seconds West along the Northeast line of said Vida Lane, a distance of 218.10 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "LEN DAVIS 1625" for corner, said corner being the South corner of Lot 14, Block F/8820 of said L.G. Fitzgerald Addition;

THENCE North 44 degrees 11 minutes 51 seconds East along the Southeast line of Lot 14, Block F/8820 of said L.G. Fitzgerald Addition, a distance of 171.97 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "LEN DAVIS 1625" for corner, said corner being along the Southwest line of said Armando Carreno-Ramirez tract;

THENCE South 46 degrees 40 minutes 54 seconds East along the Southwest line of said Armando Carreno-Ramirez tract, a distance of 227.35 feet to the POINT OF BEGINNING and containing 41,574 square feet or 0.95 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Consuelo Rios, does hereby adopt this plat, designating the herein described property as **CONSUELO RIOS 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 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 \_\_\_\_\_, 2019.

BY: \_\_\_\_\_  
Consuelo Rios (OWNER)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Consuelo Rios 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 \_\_\_\_\_, 2019.

Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryan Connally, 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 \_\_\_\_\_, 2019.

**RELEASED FOR REVIEW 11/13/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Bryan Connally  
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 Connally 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

PRELIMINARY PLAT  
**CONSUELO RIOS ADDITION**  
LOT 15R, BLOCK F/8820  
41,574 SQ.FT. / 0.95 ACRES  
BEING A REPLAT OF OF LOTS 15 AND 16, BLOCK F/8820,  
L.G. FITZGERALD ADDITION  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. 5190-039



OWNER: CONSUELO RIOS  
2316 JORDAN VALLEY ROAD  
DALLAS, TEXAS 75253  
214-725-1677