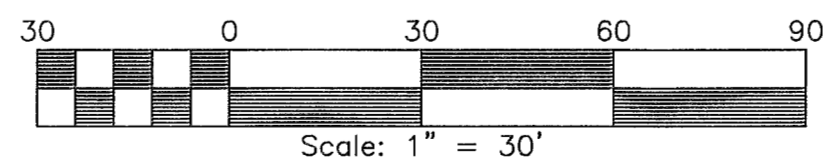
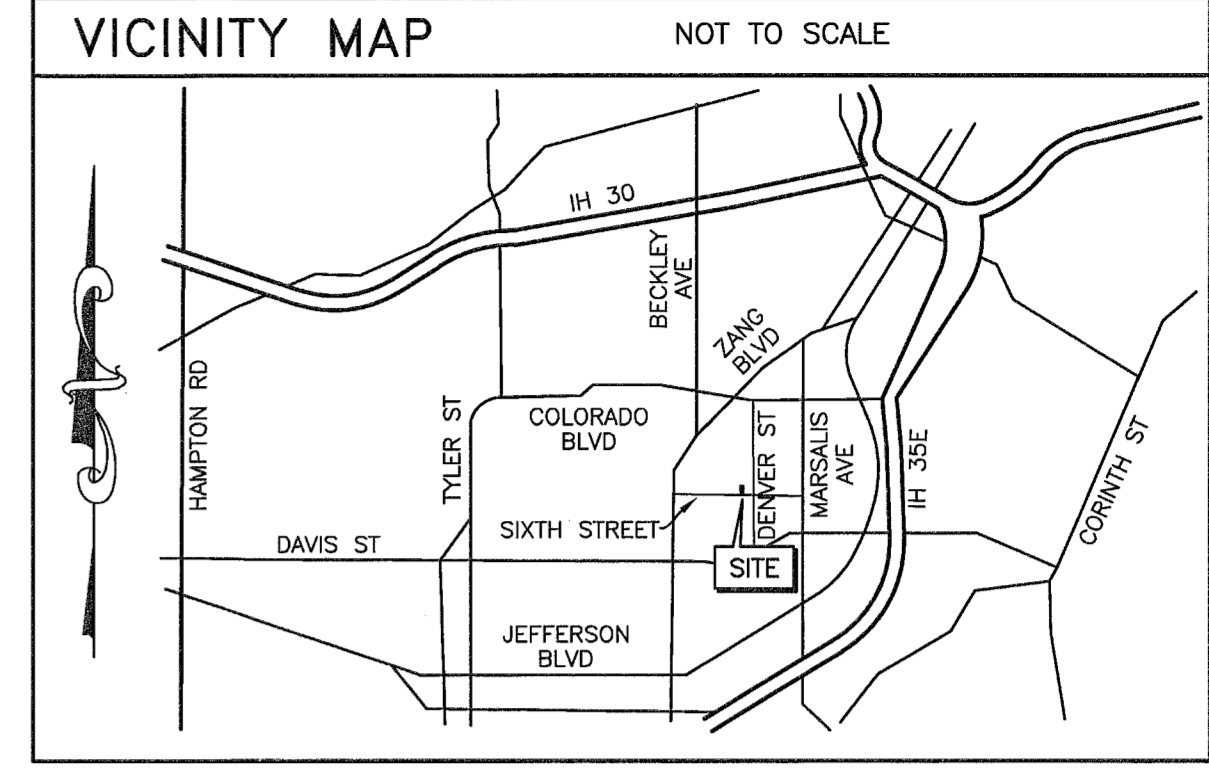


- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS.
 2. NO BUILDING OR STRUCTURE SHALL CROSS ANY LOT LINES OR PROPERTY LINES.
 3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 4. BEARINGS SHOWN HEREON ARE BASED ON GRID BEARINGS, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011, CONVERGENCE ANGLE: 1' 00" 00".
 5. COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011), GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.



LEGEND

○ IRFC	IRON ROD FOUND WITH YELLOW CAP
○ FND X	CHISELED "X" IN CONCRETE FOUND
○ PIPE	IRON PIPE FOUND
● 5/8" IRFC	5/8" IRON ROD WITH YELLOW CAP SET STAMPED "KRW-4125"
(CM)	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
SF	SQUARE FEET
AC	ACRES



OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, WISTERIA HILLS 9, LLC, IS THE OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE ELIZABETH ROBINSON SURVEY, ABSTRACT NO. 1211, CITY OF DALLAS, DALLAS COUNTY, TEXAS, ALSO BEING SITUATED IN OFFICIAL CITY OF DALLAS BLOCK NO. 3433, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO WISTERIA HILLS 9, LLC, BY SPECIAL WARRANTY DEED DATED DECEMBER 31, 2012, AND RECORDED IN INSTRUMENT NO. 20130008037, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH YELLOW CAP FOR THE SOUTHEAST CORNER OF SAID WISTERIA HILLS 9, LLC, TRACT, SAME BEING SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO CRUZ VARELA BY WARRANTY DEED RESERVING LIFE ESTATE DATED JANUARY 1, 2006 AND RECORDED IN INSTRUMENT NO. 20070058574, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF SIXTH STREET (A VARIABLE WIDTH RIGHT-OF-WAY BY VOLUME 1, PAGE 442, MAP RECORDS, DALLAS COUNTY, TEXAS) FROM WHICH THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SIXTH STREET WITH THE WEST RIGHT-OF-WAY LINE OF DENVER STREET (50' RIGHT-OF-WAY BY VOLUME 2, PAGE 24, MAP RECORDS, DALLAS COUNTY, TEXAS) BEARS NORTH 88 DEGREES 49 MINUTES 12 SECONDS EAST, A DISTANCE OF 149.92 FEET;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SIXTH STREET, SOUTH 88 DEGREES 49 MINUTES 12 SECONDS WEST, A DISTANCE OF 74.97 FEET TO A 1/2" IRON ROD FOUND WITH YELLOW CAP FOR THE SOUTHWEST CORNER OF SAID WISTERIA HILLS 9, LLC, TRACT, SAME BEING SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO JESUS ALEXANDER FUENTES AND CHRISTIAN VENESSIA CRUZ BY GENERAL WARRANTY DEED DATED AUGUST 26, 2016, AND RECORDED IN INSTRUMENT NO. 201600243874, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG THE WEST LINE OF SAID WISTERIA HILLS 9, LLC, TRACT, SAME BEING THE EAST LINE OF SAID FUENTES AND CRUZ TRACT, NORTH 00 DEGREES 54 MINUTES 00 SECONDS WEST, A DISTANCE OF 146.96 FEET TO A 1/2" IRON ROD FOUND WITH YELLOW CAP FOR THE NORTHWEST CORNER OF SAID WISTERIA HILLS 9, LLC, TRACT, SAME BEING THE NORTHWEST CORNER OF SAID FUENTES AND CRUZ TRACT, AND BEING ON THE SOUTH LINE OF AN ALLEY FIFTEEN (15.00) FEET IN WIDTH (VOLUME 1, PAGE 442, MAP RECORDS, DALLAS COUNTY, TEXAS);

THENCE ALONG THE NORTH LINE OF SAID WISTERIA HILLS 9, LLC, TRACT, SAME BEING THE SOUTH LINE OF SAID ALLEY, NORTH 88 DEGREES 50 MINUTES 58 SECONDS EAST, A DISTANCE OF 74.69 FEET TO A 1/2" IRON ROD FOUND WITH YELLOW CAP FOR THE NORTHEAST CORNER OF SAID WISTERIA HILLS 9, LLC, TRACT, SAME BEING THE NORTHWEST CORNER OF SAID VARELA TRACT;

THENCE ALONG THE EAST LINE OF SAID WISTERIA HILLS 9, LLC, TRACT, SAME BEING THE WEST LINE OF SAID VARELA TRACT, SOUTH 01 DEGREES 00 MINUTES 41 SECONDS EAST, A DISTANCE OF 146.92 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.252 ACRES OR 10,995 SQUARE FEET OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WISTERIA HILLS 9, LLC, ACTING BY AND THROUGH IT'S DULY AUTHORIZED AGENT, XXXXXXXX, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **WISTERIA HILLS ADDITION** AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AND DOES 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 AND UPON 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, TEXAS.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2019.

BY: XXXXXXXX

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED XXXXXXXX, 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR
 STATE OF TEXAS

PRELIMINARY/FINAL PLAT
WISTERIA HILLS ADDITION
 LOTS 1 & 2, BLOCK 3433
 ELIZABETH ROBINSON SURVEY, ABSTRACT NO. 1211
 CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO.: S189-131

RELEASED 2/18/19 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

KURTIS R. WEBB
 REG. PROF. LAND SURVEYOR
 NO. 4125

SURVEYOR:
 WEBB SURVEYING, INC.
 3401 Custer Road, Suite 139
 Plano, TX 75023
 Phone: 469-512-7380

OWNER:
 WISTERIA HILLS 9, LLC
 1207 ELDORADO AVE.
 DALLAS, TEXAS 75208

Date: 2/18/19
 SHEET 1 OF 1