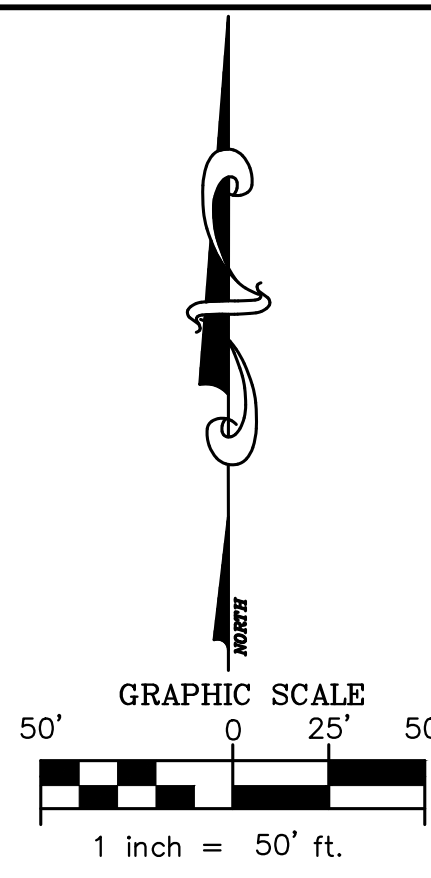


VICINITY MAP
NOT TO SCALE



Legend of Symbols & Abbreviations

- (C.M.) - CONTROLLING MONUMENT
- IRF - IRON ROD FOUND
- VL. - VOLUME
- PG. - PAGE
- D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. - INSTRUMENT NUMBER
- EM - ELECTRIC METER
- PP - POWER POLE
- LP - LIGHT POLE
- OHP - OVERHEAD POWER
- GM - GAS METER
- A/C - AIR CONDITIONER
- WM - WATER METER
- CO - CLEAN OUT
- SS - SANITARY SEWER
- GUY - GUY ANCHOR WIRE

GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE 4202, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
2. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS REPLAT IS TO CREATE TWO PLATTED LOTS FOR CONSTRUCTION.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

LINE	BEARING	DISTANCE
L1	N 89°40'31" E	8.00'

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PLEASANT PROPERTIES, LLC, JAVIER MARTINEZ AND ANGELICA MARTINEZ DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS MARTINEZ HACIENDA 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 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 AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2016.

OWNER PLEASANT PROPERTIES, LLC

OWNER JAVIER MARTINEZ

OWNER ANGELICA MARTINEZ

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARED _____ 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2016. _____ NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARED _____ 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2016. _____ NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARED _____ 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2016. _____ NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS.

SURVEYOR'S STATEMENT

I, BRIAN J. MADDOX, 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.

NOT TO BE RECORDED FOR ANY REASON.
FOR REVIEW PURPOSES ONLY.

BRIAN J. MADDOX
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5430

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BRIAN J. MADDOX, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, PLEASANT PROPERTIES, LLC., AND JAVIER AND ANGELICA MARTINEZ are the owners of a 4.676 acre tract of land situated in the James F. Pruitt Survey, Abstract Number 1178, situated in City of Dallas Block 8773, being a portion of Lot 15 and Lot 16, Haymarket Acres, an addition to the City of Dallas recorded in Volume 8, Page 469 of the Map Records of Dallas County, Texas, also being all of a tract of land described by Special Warranty Deed to Pleasant Properties, LLC., recorded in Instrument Number 201400330907 of the Official Public Records of Dallas County, Texas, and all of a tract of land described by General Warranty Deed to Javier Martinez and Angelica Martinez recorded in Instrument Number 200600064052 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "PRECISE" found for corner;

THENCE South 00 degrees 04 minutes 32 seconds West a distance of 667.50 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 06 minutes 59 seconds West a distance of 307.79 feet to a 3 inch aluminum disk stamped "MARTINEZ HACIENDA ADDITION R.P.L.S. 5430" set for corner;

THENCE North 00 degrees 19 minutes 52 seconds East a distance of 520.53 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 40 minutes 31 seconds East a distance of 8.00 feet to a 1/2 inch iron rod with cap stamped "PRECISE" found for corner;

THENCE North 00 degrees 19 minutes 52 seconds East a distance of 150.00 feet to a 1/2 inch iron rod with cap stamped "PRECISE" found for corner;

THENCE North 89 degrees 40 minutes 31 seconds East a distance of 296.77 feet to the POINT OF BEGINNING containing 203,682 square Feet, or 4.676 acres of land.

PRELIMINARY PLAT

**MARTINEZ HACIENDA ADDITION
LOT 1 AND 2, BLOCK 8773**

BEING A REPLAT OF
LOT 15 AND 16 HAYMARKET ACRES
CITY OF DALLAS BLOCK 8773
EMBRACING ALL OF A TRACT OF LAND, TO
PLEASANT PROPERTIES, LLC, RECORDED IN
INSTRUMENT NUMBER 201400330907
O.P.R.D.C.T. AND ALL OF A TRACT OF LAND
TO JAVIER MARTINEZ AND ANGELICA
MARTINEZ RECORDED IN INSTRUMENT NUMBER
200600064052 O.P.R.D.C.T.

SITUATED IN THE
JAMES F. PRUITT SURVEY, ABSTRACT NO. 1178
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S156-102

Owner: PLEASANT PROPERTIES, LLC
P.O. Box 80038
Balch Springs, Texas 75180

Owner: JAVIER MARTINEZ AND ANGELICA MARTINEZ
10136 OAKWOOD DRIVE
Dallas, Texas 75217

Surveyor: MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm Reg. No. 10013200