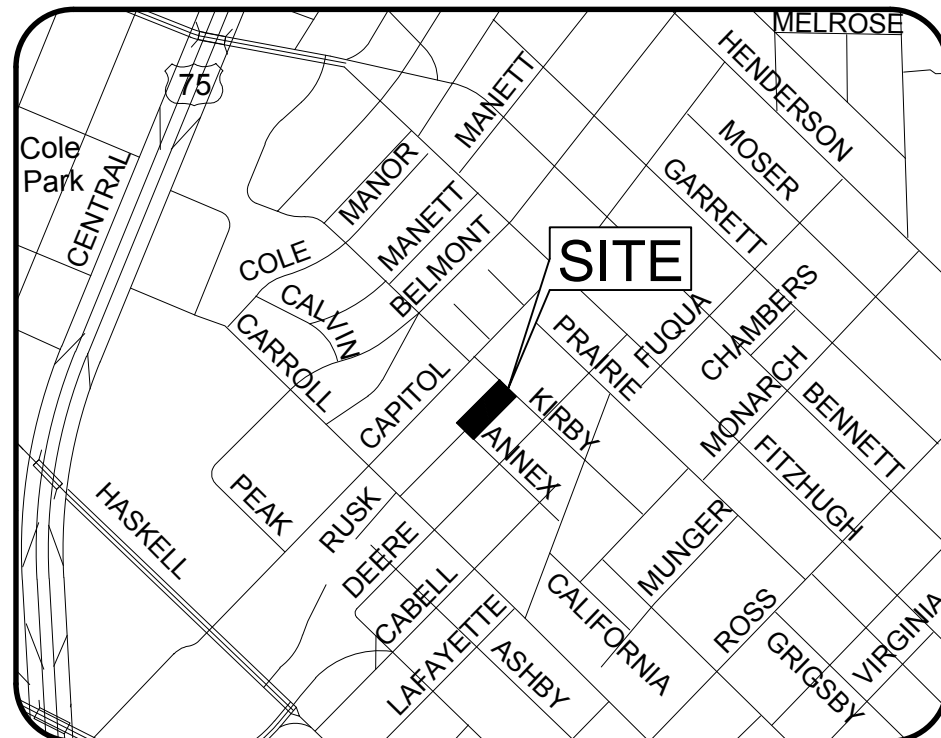


VICINITY MAP - NOT TO SCALE



- GENERAL NOTES:
- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, (2011)
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT FROM PART OF LOTS 3 AND 4.
 - 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - 4) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - 5) ALL EXISTING IMPROVEMENTS TO BE REMOVED.

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL. PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
AC	ACRE
I.R.S.	1/2" IRON ROD YELLOW CAP STAMPED "TXHS" SET
I.R.F.	1/2" IRON ROD FOUND
C.M.	CONTROL MONUMENT
WM	WATER METER
CO	CLEANOUT

	ASPHALT PAVING
	CHAIN LINK FENCE
	WOOD FENCE
	CONCRETE PAVING

	OES OVERHEAD ELECTRIC SERVICE
	G UNDERGROUND GAS LINE
	SS SANITARY SEWER LINE
	W WATER LINE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Adam and Gloria Fuentes are the owners of a tract of land situated in the John Grigsby Survey, Abstract No. 495 and being the southeast 33 feet of Lot 3, and the northwest 18.00 feet of Lot 4, Block E/2011 of Millmo Terrace Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 164, Map Records, Dallas County, Texas, and being a tract of land conveyed to Adam and Gloria Fuentes by Deed recorded in Volume 2002154, Page 4635, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follow:

COMMENCING at 5/8 inch iron rod with stamped "TERRACORP" found for a point in the southwesterly right-of-way line of Kirby Street (60 foot right-of-way) And same being the northwesterly right-of-way line of Deere Street (50 foot right-of-way):

THENCE North 45 degrees 22 minutes 21 seconds West, along the southwesterly right-of-way line of said Kirby Street and being the northerly corner of a tract of land conveyed to Premier Level Homes Corporation by General Warranty Deed recorded in Instrument No. 201700175182, Official Public Records, Dallas County, Texas, a distance of 225.91 feet to a 3/8 inch iron rod found for the POINT OF BEGINNING of the herein described tract;

THENCE South 45 degrees 09 minutes 47 seconds West, along the southeasterly line of said Fuentes Tract, common with the northwesterly line of said Premier Level Homes tract, a distance of 169.00 feet to a 1/2 inch iron rod with yellow cap stamped "TXHS" set from previous survey dated 12/11/2017 found lying on the northeasterly line of Lot 1, Block 4/1539, Elk Hill Addition, an addition to the City of Dallas County, Texas, according to the map recorded in Volume 1, Page 85, Map Records, Dallas County, Texas;

THENCE North 45 degrees 22 minutes 21 seconds West, along the southwesterly line of said Fuentes tract, common with the northeasterly line of said Elk Hill Addition, a distance of 50.76 feet to a 1/2 inch iron rod with yellow cap stamped "TXHS" set from previous survey dated 12/11/2017 found for the southerly corner of a tract of land conveyed to Juan M. and Maria Rosario Salas by General Warranty Deed recorded in Volume 99164, Page 9369, Deed Records, Dallas County, Texas;

THENCE North 45 degrees 09 minutes 47 seconds East, along the northwesterly line of said Fuentes tract, common with southeasterly line of said Salas tract, a distance of 169.00 feet to a 5/8 inch iron rod found lying on the southwesterly right-of-way line of said Kirby Street;

THENCE South 45 degrees 22 minutes 21 seconds East, along the northeasterly line of said Fuentes tract, common with southwesterly right-of-way line of said Kirby Street, a distance of 50.76 feet to the POINT OF BEGINNING containing 8,577 square feet or 0.197 an acre.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Adam Fuentes and Gloria Fuentes, do hereby adopt this plat, designating the herein described property as **FIELDS BRO 1**, 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 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 the 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 _____ DAY OF _____, 2018.

Adam Fuentes, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Adam Fuentes, 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 therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

Gloria Fuentes, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gloria Fuentes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

SURVEYOR'S STATEMENT

I, Raul D. Reyes, 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 _____ day of _____, 2018.

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. (3/14/2018)

Raul D. Reyes
Texas Registered Professional Land Surveyor No. 5390
STATE OF TEXAS
COUNTY OF DALLAS

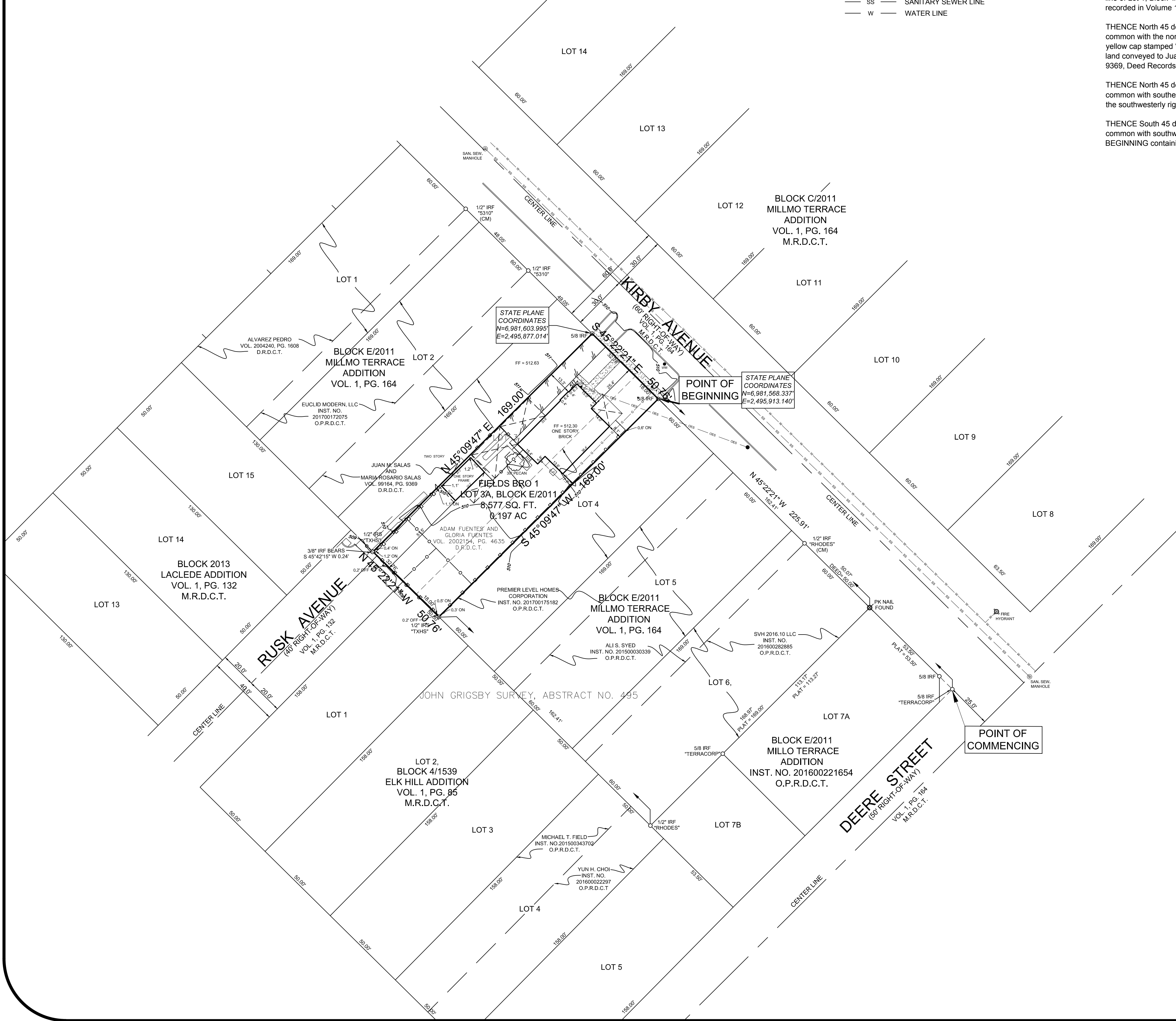
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raul D. Reyes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature



SCALE 1"=30'



OWNER
ADAM AND GLORIA FUENTES
2319 KIRBY STREET
DALLAS, TEXAS 75204

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300



FINAL PLAT
FIELDS BROS 1
LOT 3A, BLOCK E/2011
REPLAT OF SOUTHEAST 33 FEET OF LOT 3 AND THE
NORTHWEST 18 FEET OF LOT 4, BLOCK E/2011,
MILMO TERRACE ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-147