

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas **David Ornelas**, is the sole owners of a 11.61 acre tract of land situated in the George Floyd Survey No. 89C, Abstract No. 463 in the City of Dallas, Dallas County, Texas, and being all of Tract 1 and Tract 2, as described in a deed recorded in Document No. 201600169309, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod found at the southeast corner of the herein described tract, for the southwest corner of a tract of land as described in a deed to Trans-Atlantic Financial, Inc. as recorded in Document No. 201300310955 of the said official public records, point being in the northerly line of Cedardale Road (80 feet right-of-way);

THENCE South 69 degrees 18 minutes 55 seconds West along the common lie of this tract and the said right-of-way, a distance of 460.29 feet to a set 1/2 inch iron rod at the southeast corner of a tract of land as described in a deed to Fernando and Amparo Martinez as recorded in Document No. 20070296480 of the said official public records;

THENCE North 30 degrees 45 minutes 36 seconds West along the common lin of this tract and the said Martinez tract, pass the common east line of a tract of land described as Tract 1 in a deed to Nick Barajas as recorded in Document No. 201400097577 of the said official public records, a distance of 1083.05 feet to a 1 inch pipe found in the southeasterly line of a tract of land as described in a deed to Joe Thomas Highnote as recorded in Volume 88150, Page 5074, Deed Records, Dallas County, Texas;

THENCE North 60 degrees 06 minutes 12 seconds East along the common line of this tract and the said Highnote tract, a distance of 450.10 feet to a 1/2 inch iron rod found at the northwest corner of a tract of land as described in a deed to Herdez Trucking, Inc. as re4corded in Volume 200189, Page 1970 of the said deed records;

THENCE South 30 degrees 54 minutes 56 seconds East along the common line of this tract and the said Herdez tract, pass the common west line of a tract of land as described in a deed to Cornelius Berry as recorded in Volume 95101, Page 745 of the said deed records, continuing along the said Trans-Atlantic Financial tract, a distance of 1156.80 feet to the POINT OF BEGINNING and containing 11.61 acres of computed land more or less.

SURVEYOR'S STATEMENT

I, **William P. Price**, 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.

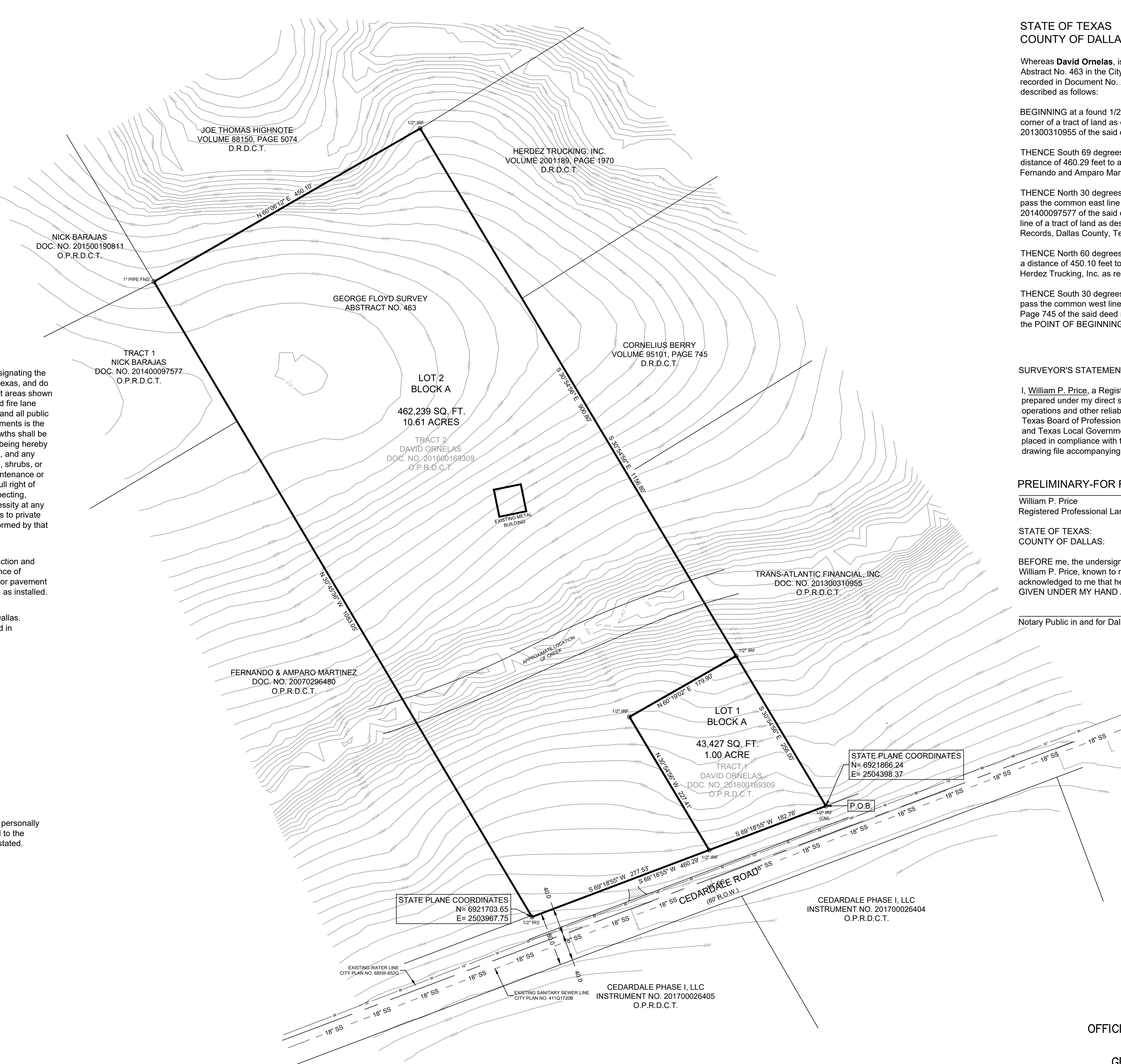
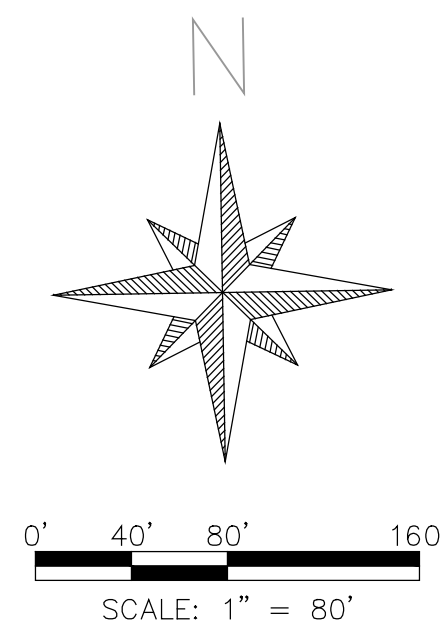
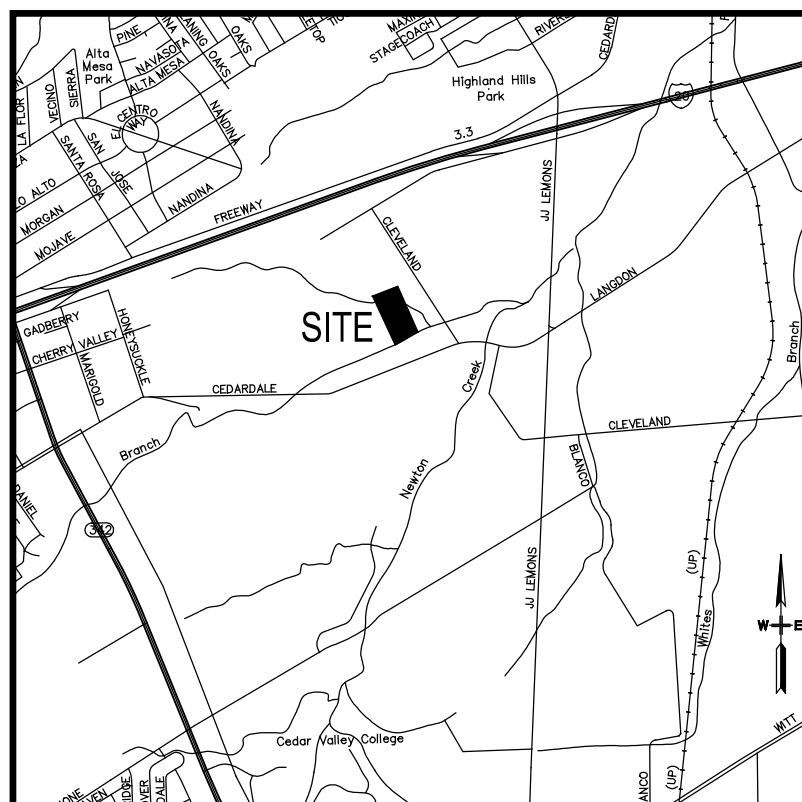
PRELIMINARY-FOR REVIEW PURPOSES ONLY

William P. Price Date
Registered Professional Land Surveyor, No. 3047

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 **William P. Price**, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 _____, 2018.

Notary Public in and for Dallas County, Texas



OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **David Ornelas**, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **ORNELAS ESTATES**, 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. Sidewalks shall be constructed by the builder as required by City Council Resolutions No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2018.

David Ornelas
BY: _____
PRINTED NAME : David Ornelas
TITLE: Owner

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 **David Ornelas**, Owner, 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. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Public in and for Dallas County

- NOTES:
- IRF - Iron Rod Found
 - IRFC - Iron Rod Found Capped
 - R.O.W. - Right-of-way
 - C.M. - Controlling Monument
 - M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
 - 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
 - P.O.B. - POINT OF BEGINNING
 - FND. - FOUND
 - ESMT. - EASEMENT
 - VOL. - VOLUME
 - PG. - PAGE
 - ALL EXISTING STRUCTURES WILL BE REMOVED.
 - THE PURPOSE OF THIS PLAT IS TO PLAT TRACT 1 AND 2.

GENERAL NOTES:

1. Basis of Bearing - The Basis of Bearing of this survey is Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983
2. Lot-to-lot drainage is not permitted without Engineering Section approval.
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.
5. May require Texas Department of Transportation approval for any modification of driveways along TxDOT right-of-way frontage.

FLOOD CERTIFICATE
As determined by the Flood Insurance Rate Maps Dallas County, Texas, the subject property Does not lie within a Special Flood Hazard Area (100 Year Flood), Map date July 7, 2014 Community Panel No. 48113C 0380L subject lot is located in Zone X.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

OWNER/DEVELOPER:
DAVID ORNELAS
201 S MARLBOROUGH
DALLAS, TEXAS 75028

TBPS No. 101733-00

NO.	DATE	REVISION
1.		
2.		
3.		

SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
surveygroup@att.net

JOB NO.:	17-135
DATE:	March 27, 2018
SCALE:	1" = 80'
DRAWN BY:	RP

PRELIMINARY PLAT
OF
ORNELAS ESTATES
LOTS 1 & 2, BLOCK A
BEING A REPLAT OF TRACT 1 & 2
DOCUMENT NUMBER 201600169309
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN
GEORGE FLOYD SURVEY, ABSTRACT NO 89C
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-169