

- LEGEND**
- C.I.P.F. - YELLOW CAPPED IRON PIN FOUND
  - I.P.F. - IRON PIN FOUND
  - M.N.S. - MAG NAIL SET W/ WASHER STAMPED "SALINAS 5129"
  - (C.M.) - CONTROLLING MONUMENT
  - D.R.D.C.T. - DEED RECORDS DALLAS COUNTY TEXAS
  - O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
  - R.P.R.D.C.T. - REAL PROPERTY RECORDS DALLAS COUNTY TEXAS
  - FND. - FOUND
  - U.E. - UTILITY EASEMENT
  - CONC. - CONCRETE
  - - FIRE HYDRANT
  - - WATER VALVE
  - - WATER METER
  - P.P. - POWER POLE
  - ▬ - ASPHALT

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Raquel Salinas, is the owner of a tract of land situated in the Jesse Elam Survey, Abstract No. 444, City of Dallas, Dallas County, Texas and being the same called 0.44 acre tract of land as conveyed to Raquel Salinas by General Warranty Deed recorded in Instrument No. 201400171709, of the Official Public Records of Dallas County, Texas, and being more particularly described as follows;

Beginning at a mag nail with washer stamped "SALINAS 5129" set in concrete on the west right-of-way line of S. Buckner Boulevard (variable width R.O.W.) and for the northeast corner of said 0.44 acre tract and the southeast corner of Lot 3, Block A/6268 of Presley Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 98069, Page 57, of the Map Records of Dallas County, Texas;

Thence, South 01°13'17" West, along the west right-of-way line of S. Buckner Boulevard (variable width R.O.W.) and the east line of said 0.44 acre tract, a distance of 75.00 feet to a mag nail with washer stamped "SALINAS 5129" set in concrete for the southeast corner of said 0.44 acre tract and the northeast corner of Lot 4, Block A/6268 of Ingram Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 2001175, Page 13, of the Map Records of Dallas County, Texas;

Thence, South 89°32'59" West, along the south line of said 0.44 acre tract, the north line of said Lot 4, the north line of tracts one and two as conveyed to Stardust Motels, Inc. by deed recorded in Volume 97065, Page 7139, of the Deed Records of Dallas County, Texas and the north line of tract two, a 0.2301 acre tract of land as conveyed to Dal-Tile Corporation by deed recorded in Instrument No. 200600331234, of the Official Public Records of Dallas County, Texas, at a distance of 234.39 feet passing a 5/8" iron pin found and continuing for a total distance of 255.32 feet to a 1/2" pipe found for the southwest corner of said 0.44 acre tract and the southeast corner of tract one, a 0.3325 acre tract of land as conveyed to Dal-Tile Corporation by deed recorded in Instrument No. 200600331234, of the Official Public Records of Dallas County, Texas;

Thence, North 00°14'32" East, along the west line of said 0.44 acre tract and the east line of said 0.3325 acre tract, a distance of 74.42 feet to a 1/2" yellow capped iron pin found stamped "RPS 2509" for the northwest corner of said 0.44 acre tract and the southwest corner of said Lot 3;

Thence, North 89°25'35" East, along the north line of said 0.44 acre tract and the south line of said Lot 3, a distance of 256.60 feet to the Point of Beginning and containing 18,996 square feet or 0.436 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Raquel Salinas, does hereby adopt this plat, designating the herein described property as **SALINAS - BUCKNER 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 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, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

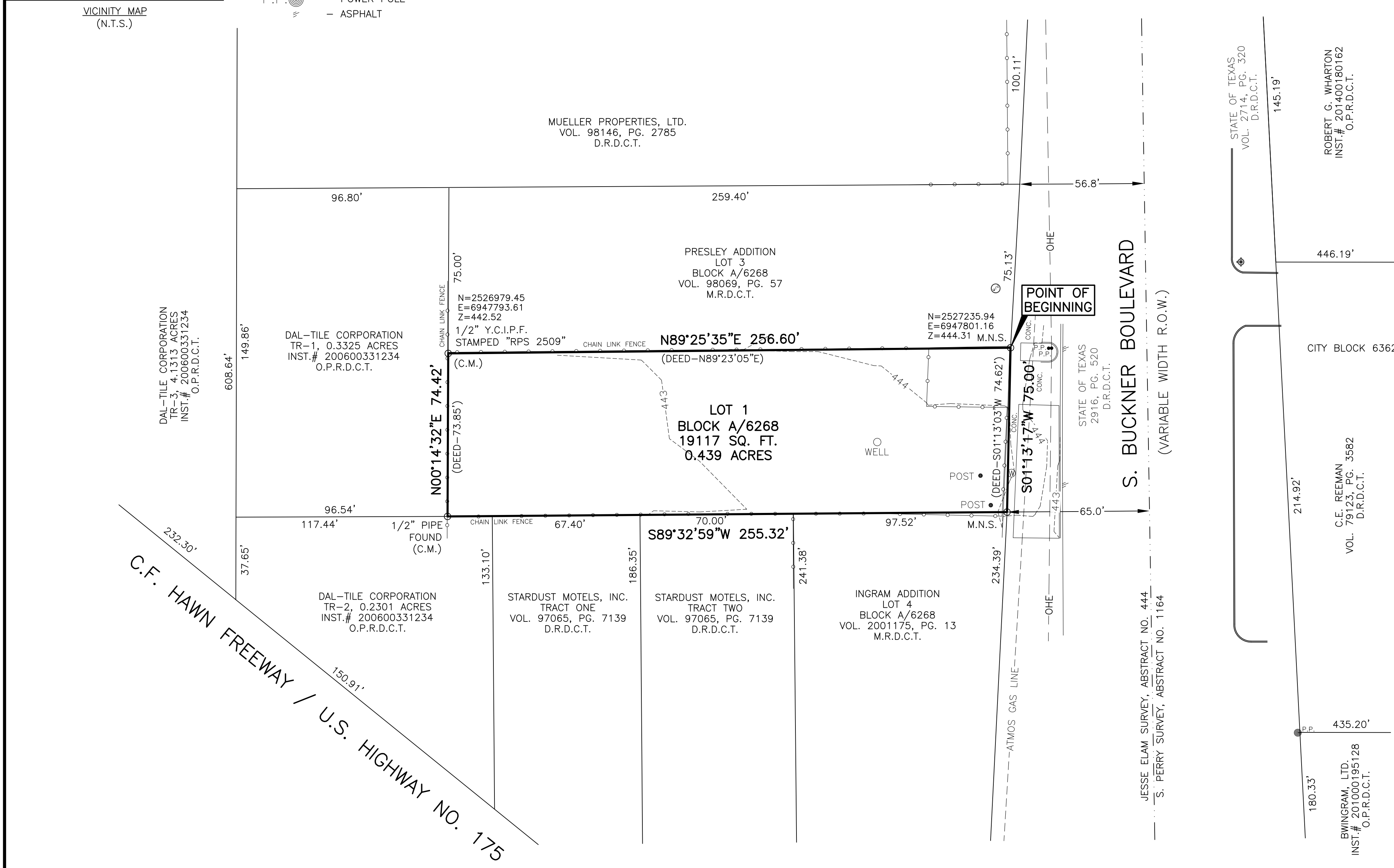
BY: \_\_\_\_\_  
Raquel Salinas, Owner

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Raquel Salinas, 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 consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public for and in the State of Texas  
My commission expires: \_\_\_\_\_



**SURVEYOR'S STATEMENT**

I, James Bart Carroll, 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.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

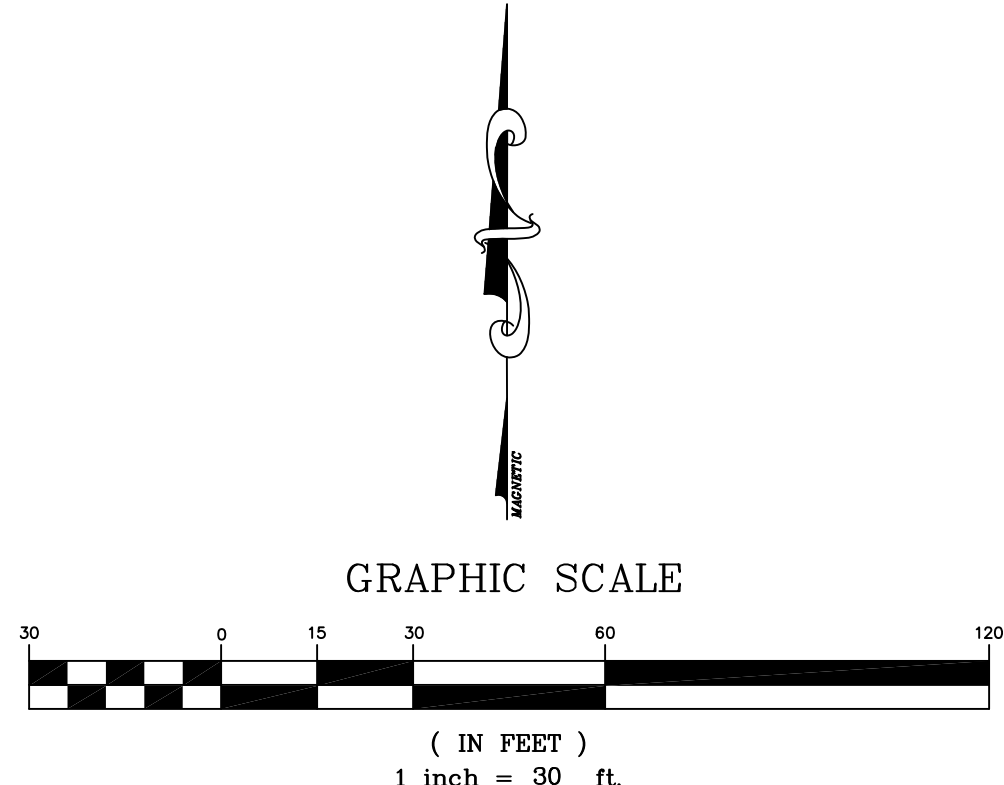
James Bart Carroll  
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, 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 purpose and considerations therein expressed.

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

Notary Public for the State of Texas  
My Commission expires: \_\_\_\_\_



**GENERAL NOTES:**

1. Purpose of the plot is the create one lot from one tract of land.
2. Bearings based on the south line of deed recorded in Instrument No. 201400171709, Official Public Records of Dallas County, Texas.
3. Lot-to-lot drainage is not permitted without Engineering Section Approval.
4. No structures existing. Property is vacant.
5. TxDOT approval may be required for any driveway modification or new access point(s).
6. State Plane coordinates based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.

**MINOR PLAT**  
**SALINAS - BUCKNER ADDITION**  
**LOT 1, BLOCK A/6268**  
**0.436 ACRES OF LAND**  
**JESSE ELAM SURVEY, ABSTRACT NO. 444**  
**City of Dallas, Dallas County, Texas**  
**City Plan File No. S156-170**

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11 LAVON, TEXAS 75166			
O: (214) 726-2041 C: (972) 742-4411			
TEXAS FIRM REGISTRATION NO.: 10007200			
JOB No.	SCALE:	DATE	DRAWN BY:
2319-16	1"=30'	APRIL 6, 2016	CP

OWNER:  
RAQUEL SALINAS  
930 IRENE STREET  
SEAGOVILLE, TEXAS 75159