

MARCOS MARTINEZ  
VOL. 96104, PG. 4569  
D.R.D.C.T.

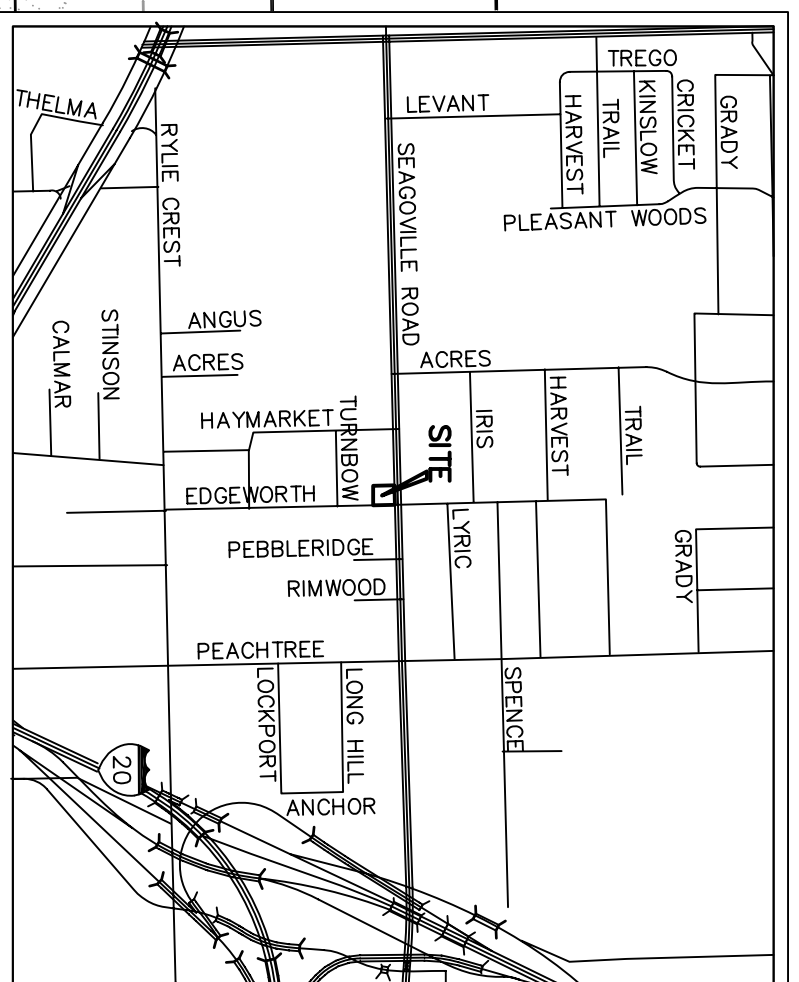
JEFFREY ALAN DEHATE  
VOL. 97028, PG. 1125  
D.R.D.C.T.

ARTURO QUINTANILLA AND  
MAYELA QUINTANILLA,  
HUSBAND AND WIFE  
INST. NO. 20070321585  
O.P.R.D.C.T.

MARIE CHANCE  
VOL. 95157, PG. 2361  
D.R.D.C.T.

LOT 30, BLOCK B  
SENGER PARK ADDITION  
VOL. 19, PG. 277  
M.R.D.C.T.  
30' BUILDING LINE  
M.R.D.C.T.

VICINITY MAP



STATE OF TEXAS  
COUNTY OF DALLAS

OWNER'S CERTIFICATE

Whereas, ARTURO QUINTANILLA AND WIFE, MAYELA QUINTANILLA, are the owners of the certain tract of land situated in City Block 7780 in the J. R. Ryke Survey, Abstract No. 1245, and being all that certain tract of land conveyed to Arturo Quintanilla and wife, Mayela Quintanilla, by Warranty Deed recorded in Volume 2003155, Page 13822, Deed Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" inch from rod with "Paisler & Mankin SURV" red plastic cap found (previously set) for the Northeast corner of said Quintanilla tract (Volume 2003155, Page 13822), same being the Southwest intersection of Seagoville Road (60' right-of-way) and Edgeworth Drive (60' right-of-way);

THENCE South 00 deg. 36 min., 36 sec. East, along the common line of said Quintanilla tract (Volume 2003155, Page 13822) and said Edgeworth Drive, a distance of 250.00 feet to a 1/2" inch iron rod with "Paisler & Mankin SURV" red plastic cap found (previously set) for the Southeast corner of said Quintanilla tract (Volume 2003155, Page 13822), same being the Northeast corner of hot certain tract of land conveyed to Mohammed Tagi Nofgfi, by deed recorded in Volume 96165, Page 1719, ordered Deed Records;

THENCE South 89 deg. 18 min., 09 sec. West, along the common line of said Quintanilla tract (Volume 2003155, Page 13822) and said Nofgfi tract, a distance of 266.37 feet to a 3/8" inch iron rod found for the Southwest corner of said Quintanilla tract (Volume 2003155, Page 13822), same being the Southeast corner of that certain tract of land conveyed to Arturo M. Quintanilla and wife, Mayela Quintanilla, by deed recorded in Volume 98163, Page 2372, said Deed Records;

THENCE North 00 deg. 38 min., 26 sec. West, along the common line of said Quintanilla tract (Volume 2003155, Page 13822) and said Quintanilla tract (Volume 98163, Page 2372), a distance of 250.12 feet to a 1/2" inch iron rod with "Paisler & Mankin SURV" red plastic cap found (previously set) for the Northwest corner of said Quintanilla tract (Volume 2003155, Page 13822), same being the Northeast corner of said Quintanilla tract (Volume 98163, Page 2372), same being in the South right-of-way line of ordered Seagoville Road;

THENCE North 89 deg. 19 min., 37 sec. East, along the common line of said Quintanilla tract (Volume 2003155, Page 13822) and said Seagoville Road, a distance of 267.96 feet to the POINT OF BEGINNING and containing 66,806 square feet or 1,534 acres of computed land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT **ARTURO QUINTANILLA AND WIFE, MAYELA QUINTANILLA**, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS AND DO HEREBY DEDICATE, IN FEE ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE ADDITION 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 THEREON. ALL UTILITIES SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED THEREON. THE MAINTENANCE OF RUBBERB COLLECTION AGENCIES AND ALL PUBLIC UTILITIES FOR EACH PARTICULAR USE, THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS, OR OTHER IMPROVEMENTS OR GROUPTHS 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 ANY PARTS WHICH ARE OBSTACLES TO 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 ADING 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 ORIGINALLY PERFORMED BY THAT UTILITY.) THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND REGULATIONS OF THE CITY OF DALLAS, TEXAS.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: \_\_\_\_\_

ARTURO QUINTANILLA

STATE OF TEXAS:  
COUNTY OF DALLAS:  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ARTURO QUINTANILLA, 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 HERIN STATED AND THE ACT AND DEED OF SAID COMPANY,  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY  
MY COMMISSION EXPIRES: \_\_\_\_\_

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: \_\_\_\_\_

MAYELA QUINTANILLA

STATE OF TEXAS:  
COUNTY OF DALLAS:  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MAYELA QUINTANILLA, 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 HERIN STATED AND THE ACT AND DEED OF SAID COMPANY,  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY  
MY COMMISSION EXPIRES: \_\_\_\_\_

**PRELIMINARY PLAT**  
**QUINTANILLA ADDITION**  
**LOTS 1, 2, & 3, BLOCK 7780**  
J. R. RYKE SURVEY, ABSTRACT NO. 1245  
CITY PLAN FILE NO. 5145-185

THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_

**PEISER & MANKIN SURVEYING, LLC**  
[www.peisersurveying.com](http://www.peisersurveying.com)

JOB NO: 14-1202  
DATE: 5/7/2015  
FIELD DATE: 12/9/2014  
SCALE: 1" = 30'  
DRAWN: J.W. MANKIN  
CHECKED: J.W. MANKIN

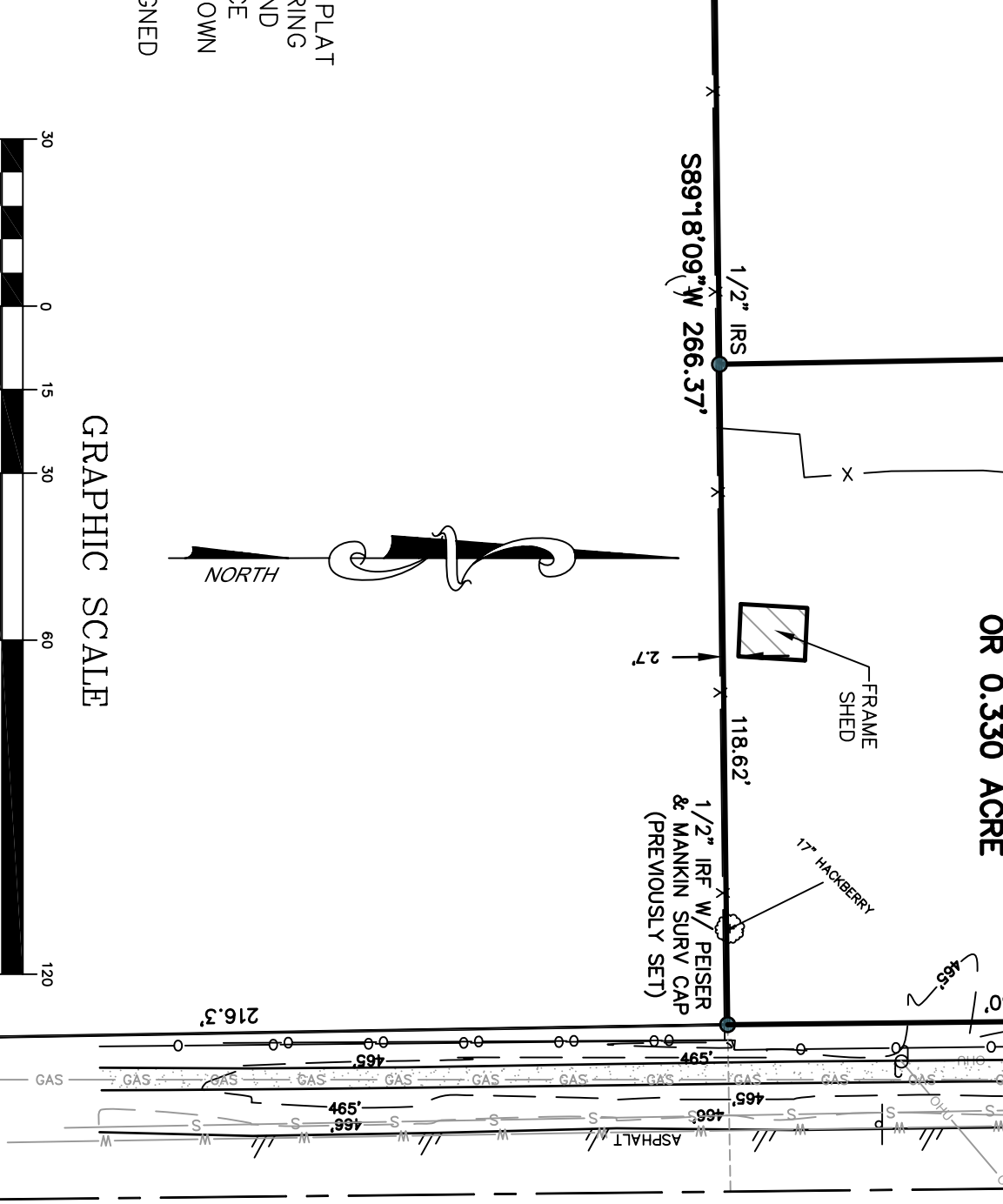
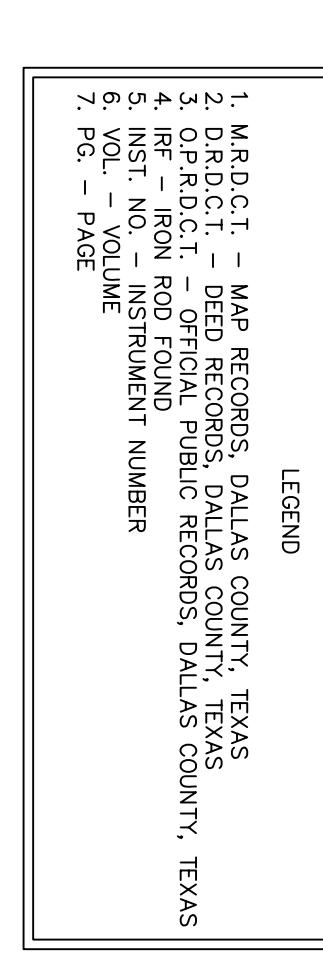
623 E. DALLAS ROAD  
GRAPEVINE, TEXAS 76051  
817-481-1806 (O)  
817-481-1889 (F)

COMMERCIAL RESIDENTIAL TOPOGRAPHY MORTGAGE  
Texas Board of Professional Surveyors  
Member Since 1927

OWNER:  
ARTURO & MAYELA QUINTANILLA  
11120 SEAGOVILLE ROAD  
DALLAS, TEXAS

ENGINEER:  
SHOLA MORHUNFOLO  
OKM ENGINEERING, INC.  
112 S. MADISON AVE.  
DALLAS, TX 75208  
214-941-9412

SHEET 1



1, TMOOTHY R. MANKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FOUND IN HIS OFFICE, AND THAT THIS PLAT SUBSTANTIALLY COMPLEES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CORP. ORDINANCE NO. 19455, AS AMENDED, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212, I FURTHER AFFIRM THAT MOUNTAINING 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 NOT TO BE RECORDED FOR ANY PURPOSE RELEASE FOR REVIEW 5/17/2015**  
TIMOTHY R. MANKIN DATE \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122  
STATE OF TEXAS  
COUNTY OF TARRANT:  
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS  
MY COMMISSION EXPIRES: 08/15/2016

**LEGEND**

⊗	GAS METER	⊗	WATER MANHOLE
⊗	IRR CONTROL VALVE	⊗	WATER HYDRANT
⊗	TELEPHONE PESTICIDE	⊗	FULL PORTAGE
⊗	DUMP CHUTE	⊗	TRANSFORMER PAD
⊗	S.S. MANHOLE	⊗	ELECTRIC METER
⊗	CLEAN OUT	⊗	STORM DRAIN MANHOLE
⊗	TRAFFIC SIGNAL POLE	⊗	SIGN
⊗	TELEPHONE MANHOLE	⊗	LIGHT POLE
⊗	SIDE MANHOLE	⊗	TYPICAL FENCE
⊗	BOULDER	⊗	ROCKED
⊗	VAULT	⊗	COVERED AREA
⊗	A/C PAD	⊗	

**GENERAL NOTES:**

1. Basis of Bearing was established using GPS Observations held City of Dallas Geodetic Monuments 69-D-2 and 69-D-3 and is to the datum system (North Central Zone, North American Datum of 1983).
2. 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.
3. Purpose of plat--To create three lots from a 1.534 acre tract of land.
4. Existing structures to be remain.
5. Elevations shown hereon based on City of Dallas Benchmark 69-D-2; square cut on North edge of 8-foot concrete walk at the entrance to Richard Logos School at northerly property line on Edgeworth Drive, and 125 feet North of Zurich Street, elevation=455.29
6. 69-D-3; square cut on concrete curb, East side of Hoyermarket Road, 70 feet South of centerline of Seagoville Road, and 20 feet from end of curb.

**OWNER:** ARTURO & MAYELA QUINTANILLA  
11120 SEAGOVILLE ROAD  
DALLAS, TEXAS

**ENGINEER:** SHOLA MORHUNFOLO  
OKM ENGINEERING, INC.  
112 S. MADISON AVE.  
DALLAS, TX 75208  
214-941-9412