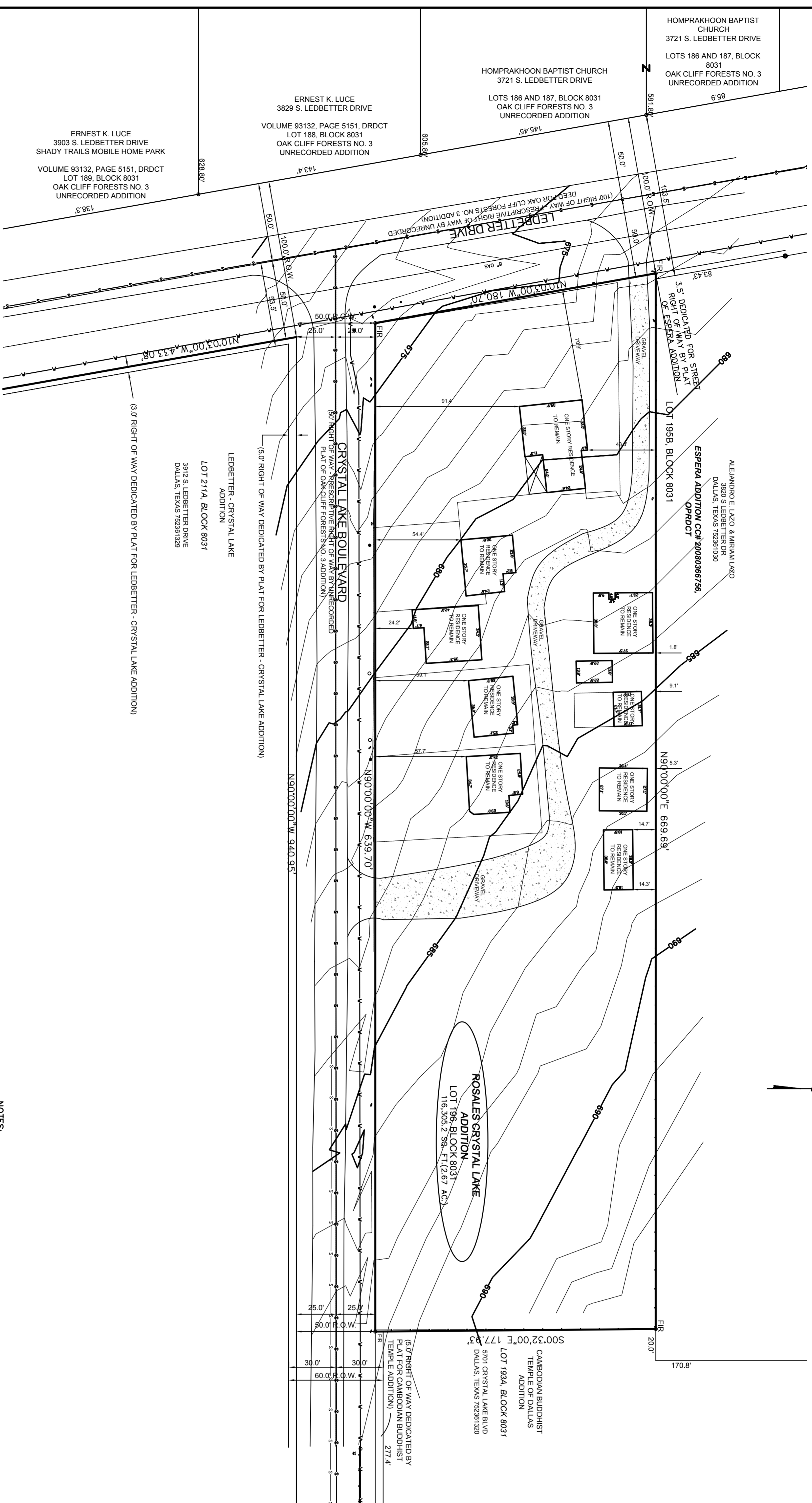
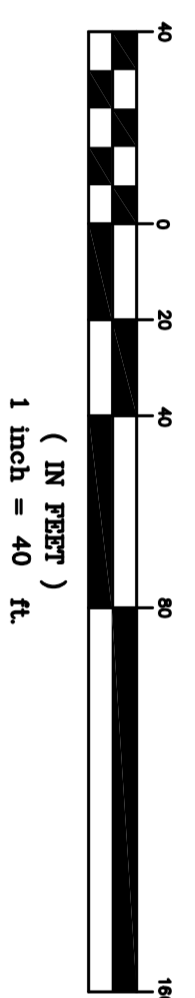


GRAPHIC SCALE



SURVEYOR'S STATEMENT

I, Xavier Chapa, 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 _____, 2018.
 Xavier Chapa, R.P.L.S.
 Registered Professional Land Surveyor No. 25668

PRELIMINARY: THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE. THIS PLAT IS RELEASED FOR REVIEW BY THE CITY OF DALLAS. MAY, 2018
 XAVIER CHAPA, R.P.L.S. LICENSE 25668

STATE OF TEXAS
 COUNTY OF DALLAS
 BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Xavier Chapa, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:

1. CONTROLLING MONUMENTS ARE A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER AND A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THE ROSALES AND AYALA TRACT AS RECORDED IN CC FILE NUMBER 201300135191, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
2. BASIS OF BEARINGS IS NORTH 90°00' 00" EAST, WHICH IS THE BEARING FOR THE NORTH LINE OF SAID ROSALES AND AYALA TRACT.
3. LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT IN BLOCK 8031.
5. THERE ARE NO PROTECTED TREES AFFECTED BY THIS PLAT. ALL PROTECTED TREES WILL BE PRESERVED.
6. ALL STRUCTURES ON THIS LOT WILL REMAIN.

LEGEND:

- IRF— IRON ROD FOUND
- CM— CONTROLLING MONUMENT
- DRDCT— DEED RECORDS, DALLAS COUNTY TEXAS
- MROCT— MAP RECORDS, DALLAS COUNTY, TEXAS
- R.O.W.— RIGHT OF WAY
- IRF— IRON ROD FOUND
- IRF— IRON ROD FOUND
- O.P.R.D.C.T.— OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

MARANOT

Xavier Chapa, Registered Professional Land Surveyor
 A MARANOT SURVEYOR
 Irving, Texas 75015
 P. O. Box 15311
 TELEPHONE: 972259-9640

OWNER:
 ROBERTO ROSALES AND EZPERANZA AYALA
 2531 SARIITA COURT
 DALLAS, TEXAS 75211
 TELEPHONE 214-642-6417

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, Roberto Rosales and Esperanza Ayala are the owners of a 2.67 acre tract in City, Block 8031, in the JOHN J. METCALF SURVEY, ABSTRACT NUMBER 885, CITY OF DALLAS, DALLAS COUNTY, TEXAS, as conveyed by Warranty Deed recorded in Instrument Number 201300135191, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the northeast corner of said Rosales and Ayala tract as recorded in County Clerk's File Number 201300135191, Official Public Records of Dallas County, Texas, some being an interior corner of Combodion Buddhist Temple of Dallas Addition according to the plat recorded in Volume 2001043, Page 1652, Plat Records, Dallas County, Texas, and being on the south line of Espera Addition, according to the plat recorded in County Clerk's File Number 20080366756, Official Public Records, Dallas County, Texas;

THENCE South 00° 32' 00" East, along the common line of said Rosales and Ayala tract and said Combodion Buddhist Temple of Dallas Addition, a distance of 177.93 feet, to found 1/2 inch iron rod in the north line of Crystal Lake Boulevard, (a variable width right of way) for the southeast corner of the herein described tract;

THENCE North 90° 00' 00" West, with the north line of crystal lake boulevard, a distance of 639.70 feet to a found 1/2 inch iron rod in the east right of way line of South Ledbetter Drive, (a variable width right of way), for the southwest corner of the herein described tract;

THENCE North 10° 03' 00" West, with the east line of said Ledbetter Drive, a distance of 180.7 feet, to found 1/2 inch iron rod for the northwest corner of the herein described tract;

THENCE North 90° 00' 00" East, a distance of 669.69 feet to the place of beginning, and containing 116,480 Square Feet or 2.67 Acres of Land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Roberto Rosales does hereby adopt this plat, designating the herein described property as ROSALES CRYSTAL LAKE 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 roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to 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 line 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 or 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 of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to or from the property for the purpose of reading meters and any maintenance or ordinary 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 _____, 2018.

Roberto Rosales _____ Date _____

Esperanza Ayala _____ Date _____

STATE OF TEXAS
 COUNTY OF DALLAS
 Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Roberto Rosales known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2018.

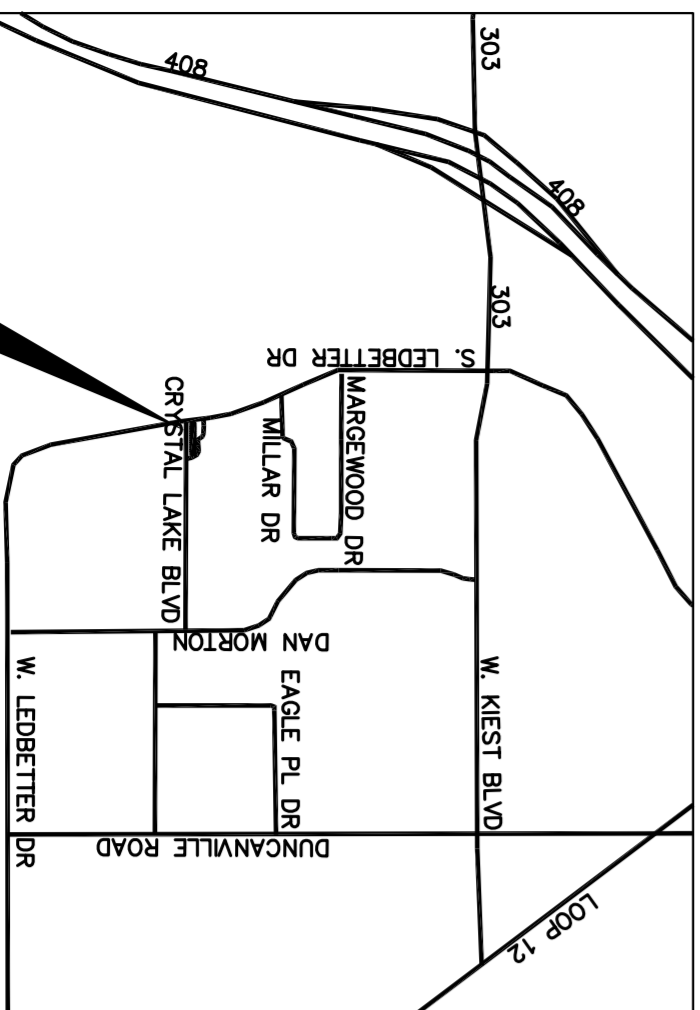
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF DALLAS
 Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Esperanza Ayala known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT
ROSALES CRYSTAL LAKE ADDITION
LOT 196, BLOCK 8031
 IN THE JOHN METCALF SURVEY,
 ABSTRACT NO. 885,
 CITY OF DALLAS,
 DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S178-194



SITE

VICINITY MAP NOT TO SCALE MAPSCO PAGE 62-A