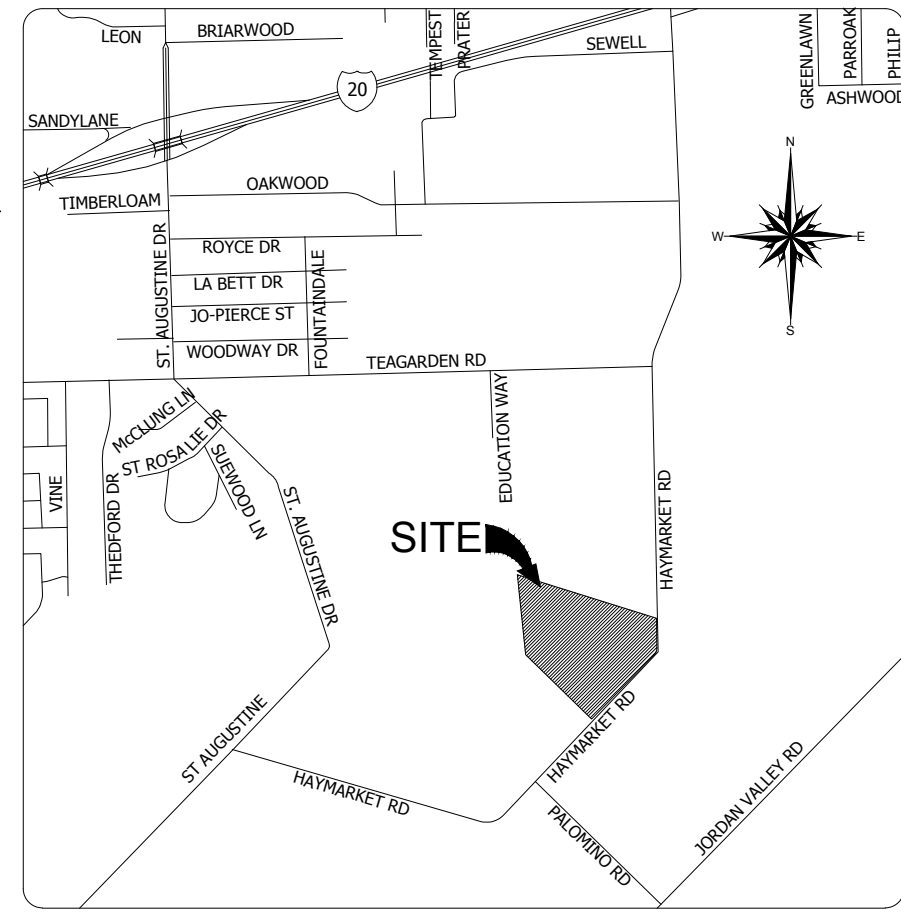


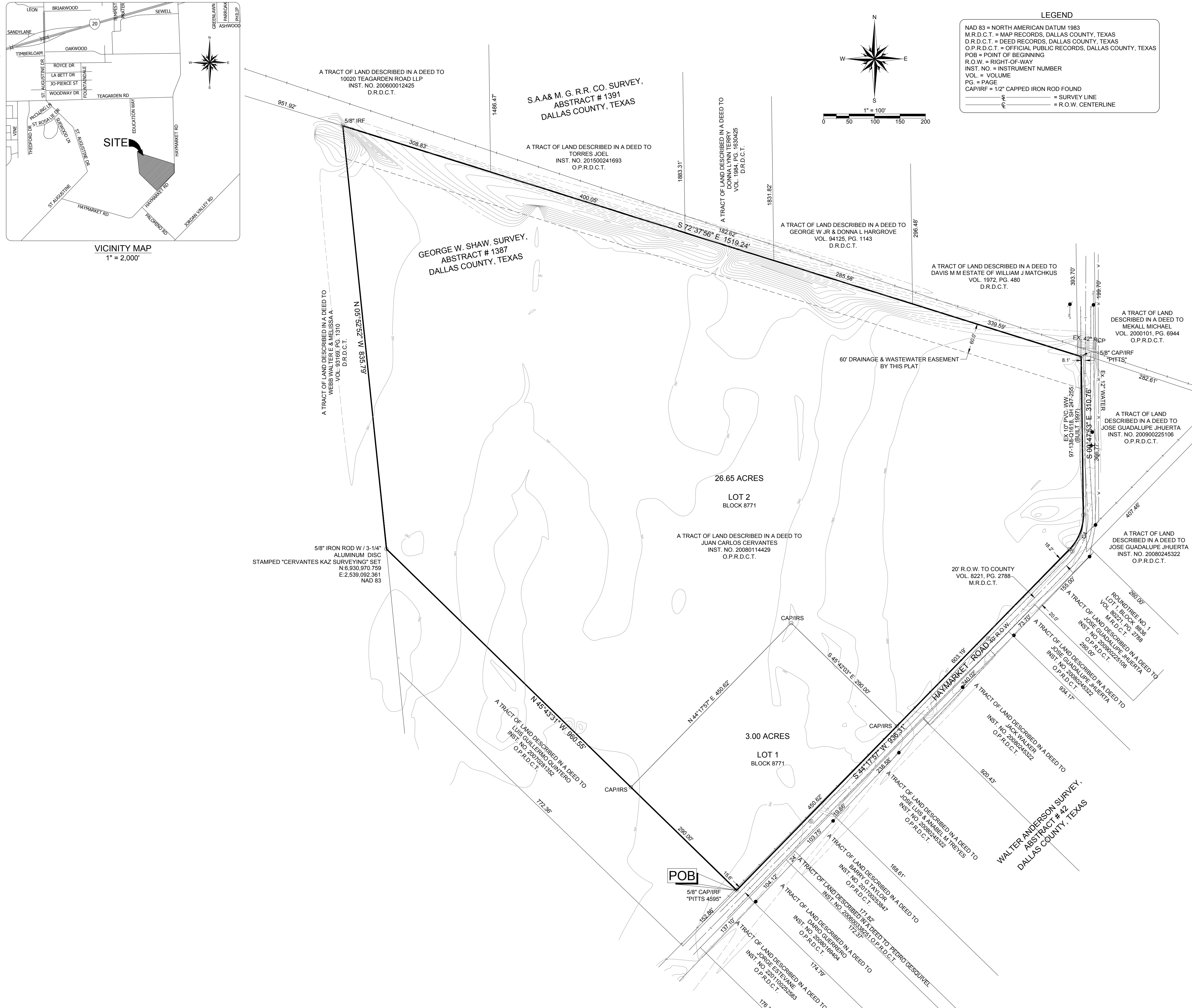
VICINITY MAP  
1" = 2,000'



**LEGEND**

NAD 83 = NORTH AMERICAN DATUM 1983  
 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  
 POB = POINT OF BEGINNING  
 R.O.W. = RIGHT-OF-WAY  
 INST. NO. = INSTRUMENT NUMBER  
 VOL. = VOLUME  
 PG. = PAGE  
 CAPIRF = 1/2" CAPPED IRON ROD FOUND

— SURVEY LINE  
 — R.O.W. CENTERLINE



**GENERAL NOTES:**

1. BASIS OF BEARING DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT AND ARE BASED ON VRS-RTK OBSERVATIONS.
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. NTTA APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).
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.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	94.88'	74.71'	72.80'	S 21°45'37" W 45°07'03"

**SURVEYOR:**  
 KAZ SURVEYING, INC.  
 1720 WESTMINSTER STREET  
 DENTON, TEXAS 76205  
 PHONE: (940) 382-3446  
 TBPLS FIRM #10002100

**OWNER:**  
 JUAN CARLOS CERVANTES  
 1012 S EDGEFIELD  
 DALLAS, TX 75208  
 PHONE: (214) 881-3369

**ENGINEER:**  
 CRANNELL, CRANNELL & MARTIN ENGINEERING  
 2570 FM 407, SUITE 209  
 HIGHLAND VILLAGE, TX 75077  
 PHONE: (972) 691-6633  
 TBPE FIRM #605

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS

WHEREAS, JUAN CARLOS CERVANTES is the owner of all that certain lot, tract or parcel of land lying and being situated in the City of Dallas, Dallas County, Texas and being a part of the George W. Shaw Survey, Abstract number 1387 and being all of the certain tract of land described in deed to Juan Carlos Cervantes recorded in Instrument number 20080114429, Official Public Records, Dallas County, Texas and being more fully described by metes and bounds as follows;  
 BEGINNING at a capped iron rod found in the Northwest line of Haymarket Road and being the Southeast corner of a called 3.0349 acre tract of land described in deed to Luis Guillermo Quintero recorded in Instrument number 20070281352, Official Public Records, Dallas County, Texas;  
 THENCE along the common line of said 3.0349 acre tract and this tract, North 45 degrees 43 minutes 31 seconds West, 960.55 feet to a 5/8 inch iron rod set with an aluminum cap at the Northeast corner of said 3.0349 acre tract;  
 THENCE North 05 degrees 52 minutes 52 seconds West, 835.79 feet to a 5/8 inch iron rod found;  
 THENCE South 72 degrees 37 minutes 56 seconds East, 1519.24 feet to a capped iron rod found in the West line of said Haymarket Road;  
 THENCE along said West line, South 00 degrees 47 minutes 53 seconds East, 310.76 feet to a capped iron rod set stamped "KAZ";  
 THENCE continuing along said West line and along a curve to the right whose long chord bears, South 21 degrees 45 minutes 37 seconds West, 72.80 feet and whose radius is 94.88 feet and an arc length of 74.71 feet to a capped iron rod set stamped "KAZ";  
 THENCE continuing along the Northwest line of said Haymarket Road, South 44 degrees 17 minutes 57 seconds West, 936.31 feet to the PLACE OF BEGINNING and containing 29.65 acres of land more or less;

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JUAN CARLOS CERVANTES, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, MICHAEL J. HOPKINS DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **CERVANTES 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 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 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 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 AT DALLAS, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY: \_\_\_\_\_  
 JUAN CARLOS CERVANTES

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN CARLOS CERVANTES 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 \_\_\_\_\_, 2018.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

**SURVEYOR'S STATEMENT**

I, KENNETH A. ZOLLINGER, 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.

KENNETH A. ZOLLINGER  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5312

STATE OF TEXAS  
 COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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.

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

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

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.

THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM A 29.65 AC. TRACT OF LAND.

1720 WESTMINSTER  
 DENTON, TX 76205  
 (940)382-3446

JOB NUMBER: 170096-PP  
 DRAWN BY: TK  
 DATE: 6-22-2018  
 R.P.L.S.  
 KENNETH A. ZOLLINGER

CITY PLAN FILE NO. S178 -240  
**PRELIMINARY PLAT**  
**CERVANTES ADDITION**  
**LOTS 1 & 2, BLOCK 8771**  
 BEING ALL OF A TRACT OF LAND IN THE  
 S. A. & M. G. R. R. SURVEY, ABSTRACT NUMBER 1391,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS