

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Jose Garcia is the owner of tracts of land in CITY OF DALLAS BLOCK 6046, in the SAMUEL B. PRYOR SURVEY, ABSTRACT NO. 1117, DALLAS COUNTY, Texas, as conveyed by Deed recorded in File Number 20120031493, and File Number 20070129734, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch from rod found for the northeast corner of Lot 4, Redbird Square Subdivision, according to the plat recorded in Volume 85048, Page D, Love Freeway (U.S. Highway 67), a variable width right of way);

THENCE North 89° 43' 37" West, along the common line of said Lot 4, and said Garcia tracts, 578.31 feet to a point in the centerline of Boulder Creek;

THENCE North 17° 40' 00" West, 24.76 feet to a point in said centerline;

THENCE North 05° 54' 11" West, 209.29 feet to a point in said centerline;

THENCE along the centerline of said, the following calls:

L1	N52°03'00"E	195.00
L2	S70°39'00"E	80.25
L3	N87°44'00"E	168.10
L4	N61°01'00"E	59.60
L5	N70°55'00"E	138.23
L6	N05°11'00"W	157.53
L7	N07°48'00"W	101.99

THENCE departing said centerline and along the south line of City of Dallas Red Bird Airport tract recorded in Volume 2486, Page 107, Deed Records, Dallas County, Texas, North 89° 33' 52" East, 556.87 feet to a 1/2 inch from rod found on the west right of way line of said Marvin D. Love Freeway;

THENCE South 38° 34' 04" West, along the west right of way line of said Marvin D. Love Freeway, 144.83 feet to a concrete right of way monument;

THENCE South 36° 49' 45" West, along the west right of way line of said Marvin D. Love Freeway, 539.06 feet to a 1/2 inch iron rod;

THENCE South 36° 53' 15" West, along the west right of way line of said Marvin D. Love Freeway, 147.00 feet to the point of beginning, and containing 386,054 square feet, or 8.69 acres of land, more or less.

OWNERS' DEDICATION:

NOW HEREOF, KNOW ALL MEN BY THESE PRESENTS:

THAT Jose Garcia does hereby adopt this plat, designating the herein described property as RED BIRD RANCH ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate in fee to the public use for the streets, alleys and floodway monument areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to public 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, shrubs, or other improvements or growth 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 only public utility, shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growth on the easements as shown, and the property owner shall be responsible for the replacement of any such improvements or growth removed. All easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon 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 private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.)

Water main and wastewater easements shall also include additional area of work space for construction and maintenance of the systems. Additional easement areas shall be reserved for the use of any other utility 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 is approved subject to all plotting ordinances, rules, regulations, of the City of Dallas, Texas. Sidewalks shall be constructed by the homebuilder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works and Transportation.

Jose Garcia _____ Date _____

STATE OF TEXAS
COUNTY OF DALLAS

Before me, a duly designated authority, a notary public in and for the State of Texas, on this day personally appeared Jose Garcia, 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

SURVEYOR'S STATEMENT

I, Xavier Choppa, 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 Seagoville 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 Seagoville 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 _____, 2017.

Xavier Choppa, R.P.L.S.

Registered Professional Land Surveyor No. 2568

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 Choppa, 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 _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE THIS PLAT IS RELEASED FOR REVIEW BY THE CITY OF DALLAS AUGUST 14, 2017. XAVIER CHOPPA, R.P.L.S. LICENSE 2568

OWNER:
JOSE GARCIA
3204 MONTE CARLO
DALLAS, TEXAS 75224
TELEPHONE 214-853-3587

PRELIMINARY PLAT
RED BIRD RANCH ADDITION

LOT 1 BLOCK 1/ 6046
BEING AN 8.69 ACRE TRACT IN CITY OF DALLAS BLOCK 6046
SAMUEL B. PRYOR SURVEY, ABSTRACT NO. 1117
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 167-286

MARANOT
Xavier Choppa Engineering/Surveying
A MARANOT SUBSIDIARY
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