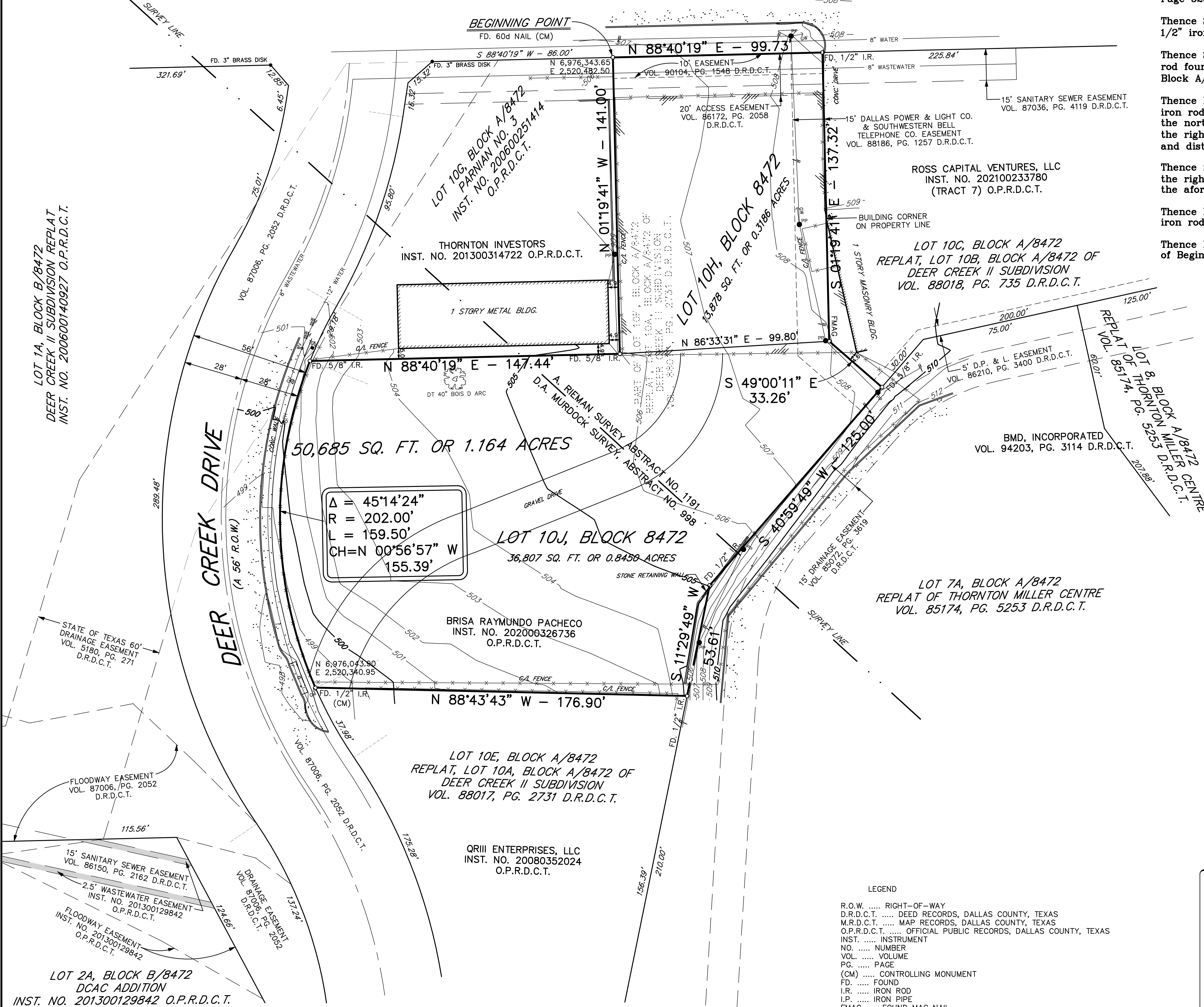


R. L. THORNTON FREEWAY
(INTERSTATE HIGHWAY 30, A VARIABLE WIDTH R.O.W.)



LOT 1A, BLOCK B/8472
DEER CREEK II SUBDIVISION REPLAT
INST. NO. 200600140927 O.P.R.D.C.T.

LOT 2A, BLOCK B/8472
DCAC ADDITION
INST. NO. 201300129842 O.P.R.D.C.T.

LEGEND

R.O.W.	RIGHT-OF-WAY
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST.	INSTRUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
FD.	FOUND
(CM)	CONTROLLING MONUMENT
I.R.	IRON ROD
I.P.	IRON PIPE
FMAG	FOUND MAG NAIL
SQ. FT.	SQUARE FEET

GENERAL NOTES:

- Basis of Bearings is the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- The purpose of this plat is to create two lots from part of an existing lot.
- Coordinates shown are Texas State Plane Coordinate System, North Texas Central Zone 4202, North American datum of 1983 on grid coordinate values, no scale and no projection.
- No structures on site.

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS Brisa Raymundo Pacheco is the owner of part of Lot 10F, Block A/8472 of REPLAT, LOT 10A, BLOCK A/8472 OF DEER CREEK II SUBDIVISION, an addition to the City of Dallas, Texas, recorded in Volume 88017, Page 2731 of the Deed Records of Dallas County, Texas, situated in the A. Rieman Survey, Abstract No. 1191 and the D.A. Murdock Survey, Abstract No. 998, and being all of that same tract of land described in Special Warranty Deed with Vendor's Lien to Brisa Raymundo Pacheco, recorded in Instrument No. 202000326736 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 60d nail found in the south R.O.W. line of R. L. Thornton Freeway (Interstate Highway 30 - a variable width R.O.W.), and being the northeast corner of Lot 10G, Block A/8472 of Parnian No. 3, an addition to the City of Dallas, Texas, recorded in Instrument No. 200600251414 of the Official Public Records of Dallas County, Texas;

Thence North 88°40'19" East, 99.73' along said south line of R. L. Thornton Freeway to a 1/2" iron rod found at the northwest corner of Lot 10C, Block A/8472 of Replat, Lot 10B, Block A/8472 of Deer Creek II Subdivision, an addition to the City of Dallas, Texas, recorded in Volume 88018, Page 735 of the Deed Records of Dallas County, Texas;

Thence South 01°19'41" East, 137.32' along the west line of said Lot 10C to a mag nail found at an interior corner of said Lot 10C;

Thence South 49°00'11" East, 33.26' along the southwest line of said Lot 10C to a 5/8" iron rod found in the northwest line of Lot 7A Block A/8472 of Replat of Thornton Miller Centre, an addition to the City of Dallas, Texas, recorded in Volume 85174, Page 5253 of the Deed Records of Dallas County, Texas;

Thence South 40°59'49" West, 125.00' along the northwest line of said Lot 7A to a 1/2" iron rod found at an interior corner of said Lot 7A;

Thence South 11°29'49" West, 53.61' along the west line of said Lot 7A to a 1/2" iron rod found at the northeast corner of Lot 10E, Block A/8472 of said Replat, Lot 10A, Block A/8472 Of Deer Creek II Subdivision;

Thence North 88°43'43" West, 176.90' along the north line of said Lot 10E to a 1/2" iron rod found in the east R.O.W. line of Deer Creek Drive (a 56' R.O.W.) and being the northwest corner of said Lot 10E; said point being on a non-tangent curve to the right having a central angle of 45°14'24" and a radius of 202.00' (Chord bearing and distance of North 00°56'57" West, 155.39');

Thence northerly, along the east line of Deer Creek Drive and around said curve to the right, a distance of 159.50' to a 5/8" iron rod found at the southwest corner of the aforementioned Lot 10G;

Thence North 88°40'19" East, 147.44' along the south line of said Lot 10G to a 5/8" iron rod found at the southeast corner of said Lot 10G;

Thence North 01°19'41" West, 141.00' along the east line of said Lot 10G to the Point of Beginning and containing 50,685 square feet or 1.164 acres of land.

SURVEYOR'S STATEMENT:

I, RUDY RANGEL, 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 Engineers and Land Surveyors, 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 _____, 2022.

*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.
RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5664

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Rudy Rangel, 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.

GIVEN under my hand and seal of office, this the ___ day of _____, 2022.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BRISA RAYMUNDO PACHECO does hereby adopt this plat, designating the herein described property as **MTY 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 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 _____, 2022.

Brisa Raymundo Pacheco, Owner

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Brisa Raymundo Pacheco, 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.

GIVEN under my hand and seal of office, this the ___ day of _____, 2022.

Notary Public in and for the State of Texas.

PRELIMINARY PLAT
MTY ADDITION

LOTS 10H & 10J, BLOCK A/8472

A REPLAT OF PART OF LOT 10F, BLOCK A/8472 OF REPLAT, LOT 10A, BLOCK A/8472 OF DEER CREEK II SUBDIVISION, SITUATED IN THE A. RIEMAN SURVEY ABSTRACT NO. 1191 AND THE D. A. MURDOCK SURVEY ABSTRACT NO. 998, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S212-106
CITY ENGINEERING PLAN FILE NO. _____

DEVELOPER
BRISA RAYMUNDO PACHECO
1324 BRIARWOOD DR.
GARLAND, TEXAS 75041
PH. 469-554-6025
BRISAP26@GMAIL.COM

RANGEL LAND SURVEYING 1012 TIMBERLINE DR., HEATH, TX. 75032 RANGELANDSURVEY@SWBELL.NET	DATE: 02/18/2022 JOB NO. 20096A
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