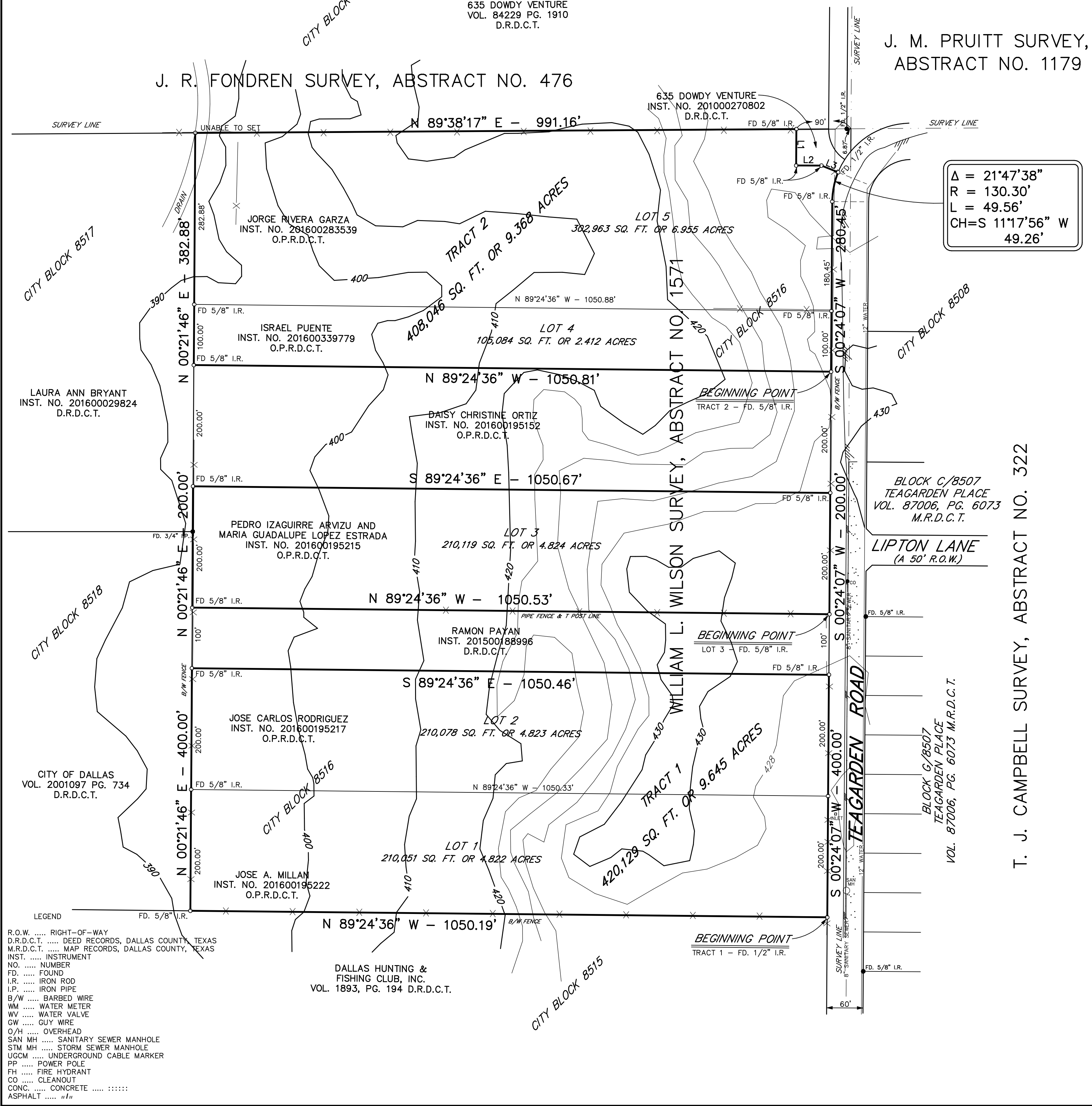
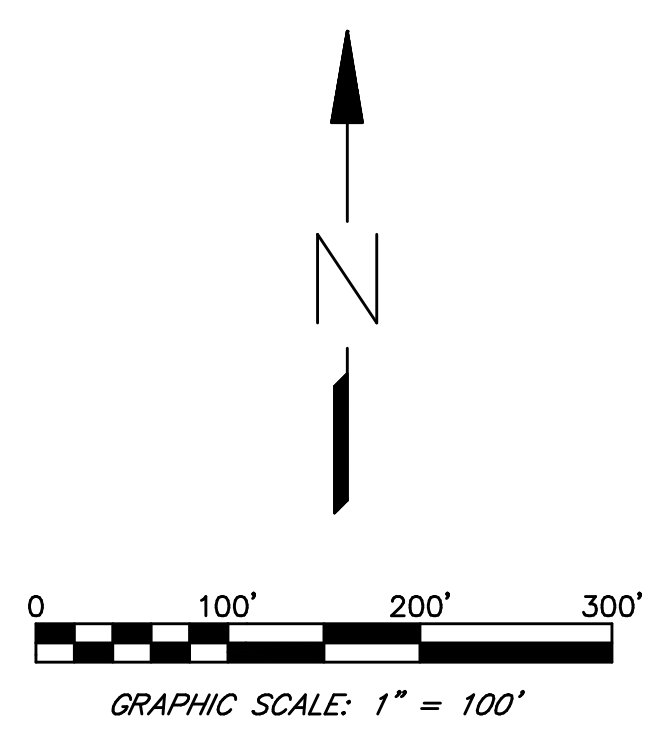


L1 S 00°16'44" W - 60.00'  
 L2 S 89°43'16" E - 41.67'  
 L3 S 68°07'34" E - 29.56'



Δ = 21°47'38"  
 R = 130.30'  
 L = 49.56'  
 CH = S 11°17'56" W  
 49.26'

**OWNER'S CERTIFICATE**

STATE OF TEXAS:  
 COUNTY OF DALLAS:

**TRACT 1**

WHEREAS Jose A. Millan and Jose Carlos Rodriguez, are the owners of tracts of Land in Block 8516 in the City of Dallas, Texas, and being situated in the William L. Wilson Survey, Abstract No. 1571, and being the same tracts of land described in Warranty Deed to Jose A. Millan, recorded in Instrument Number 201600195222 and in Warranty Deed Jose Carlos Rodriguez, recorded in Instrument Number 201600195217, of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the west R.O.W. line of Teagarden Road (a 60' R.O.W.) and being the common northeast corner of that same tract of land described in deed to Dallas Hunting & Fishing Club, Inc., recorded in Volume 1893, Page 194 of the Deed Records of Dallas County, Texas, the southeast corner of the above mentioned Osvaldo Rojas property and the southeast corner of City Block 8516;

THENCE N 89°24'36" W, 1,050.19' along the common north line of said Dallas Hunting & Fishing Club, Inc. property and the south line of said Jose A. Millan property to a 5/8" iron rod found at the southeast corner of that same tract of land described in deed to the City of Dallas, recorded in Volume 2001097, Page 734 of the Deed Records of Dallas County, Texas;

THENCE N 00°21'46" E, 400.00' along the east line of said City of Dallas property to a 5/8" iron rod corner;

THENCE S 89°24'36" E, 1,050.46' along the south line of the same tract of land described in deed to Ramon Payan, recorded in Instrument No. 201500188996 of the Deed Records of Dallas County, Texas and the common north line of said Jose Carlos Rodriguez property, to a 5/8" iron rod for corner in the west line of Teagarden Road;

THENCE S 00°24'07" W, 400.00' along the west line of Teagarden Road, to the Point of Beginning, and containing 420,129 square feet or 9.645 acres of land, more or less.

**TRACT 2**

WHEREAS Pedro Izaguirre Arvizu and Maria Guadalupe Lopez Estrada, Daisy Christine Ortiz, Israel Puente, and Jorge Rivera Garza are the owners of tracts of Land in Block 8516 in the City of Dallas, Texas, and being situated in the William L. Wilson Survey, Abstract No. 1571, and being the same tracts of land described in Warranty Deed Pedro Izaguirre Arvizu and Maria Guadalupe Lopez Estrada, recorded in Instrument Number 201600195215, of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod set in the west R.O.W. line of Teagarden Road (a 60' R.O.W.) and being the northeast corner of that same tract of land described in deed to Ramon Payan, recorded in Instrument No. 201500188996 of the Deed Records of Dallas County, Texas; said point being N 00°24'07" E, 500.00' along the west line of Teagarden Road from the common northeast corner of that same tract of land described in deed to Dallas Hunting & Fishing Club, Inc., recorded in Volume 1893, Page 194 of the Deed Records of Dallas County, Texas, the southeast corner of the above mentioned Osvaldo Rojas property and the southeast corner of City Block 8516;

THENCE N 89°24'36" W, 1,050.53' along the north line of said Ramon Payan property to a 5/8" iron rod set for corner in the east line of that same tract of land described in deed to the City of Dallas, recorded in Volume 2001097, Page 734 of the Deed Records of Dallas County, Texas;

THENCE N 00°21'46" E, at 200.00' along the east line of said City of Dallas property passing a 3/4" iron pipe at the southeast corner of that same tract of land described in deed to Laura Ann Bryant, recorded in Instrument No. 201600029824 of the Deed Records of Dallas County, Texas, and continuing along the east line of said Bryant property a total distance of 200.00' to a iron rod to set for corner;

THENCE S 89°24'36" E, 1050.67' along the south line of that same tract of land described in deed to Daisy Christine Ortiz, recorded in Instrument No. 201600195152 of the Deed Records of Dallas County, Texas a 5/8" iron rod set for corner;

THENCE S 00°24'07" W, 200.00' along the west line of Teagarden Road to the Point of Beginning and containing 210,119 square feet or 4.824 acres of land.

**General Notes:**

- As of the date of this survey, parts of these properties do lie within a known designated flood plain or flood hazard area. The properties lies within Zones AE & X, as shown on Flood Insurance Rate Map No. 48113C0520K, dated 7/7/14.
- The properties have direct physical access to Teagarden Road, a dedicated public street.
- There is no observed evidence of current earth moving work, building construction or building additions at the Properties.
- There are no known proposed changes in street right of way lines affecting the Properties.
- There is no observed evidence of use of the Properties as a solid waste dump, sump or sanitary landfill.
- Bearing Source is WGS84.

**GENERAL NOTES:**

- REFERENCE BEARING, N 0°00'00" E, FOR THE EAST LINE OF TEAGARDEN ROAD, BLOCK G/8507 OF TEAGARDEN PLACE ADDITION, RECORDED IN VOLUME 87006, PAGE 6073, M.R.D.C.T.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS FROM 5 TRACTS OF LAND.
- 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.
- NO STRUCTURES ON SITE.

**FINAL PLAT**  
**ROJAS ADDITION**  
 LOTS 1, 2, 3, 4 & 5, BLOCK 1/8516

AN ADDITION OF 3 TRACTS OF LAND SITUATED IN THE WILLIAM L. WILSON SURVEY, ABSTRACT NO. 1571, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 178-314

<b>OWNER</b>	<b>OWNER</b>	<b>OWNER</b>
PEDRO IZAGUIRRE ARVIZU & MARIA GUADALUPE LOPEZ ESTRADA 8808 CRAIG DRIVE DALLAS, TX 75217	JOSE CARLOS RODRIGUEZ 3113 RAINBOW DRIVE GRAND PRAIRIE, TX 75052	
<b>OWNER</b>	<b>OWNER</b>	<b>OWNER</b>
ISRAEL PUENTE 214 W. CHERRY STREET DUNCANVILLE, TX 75116	JOSE A. MILLAN 2219 LOVEDALE AVENUE DALLAS, TX 75235	JORGE RIVERA GARZA 604 JOYCE DRIVE GARLAND, TX 75040

**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  
 INST. .... INSTRUMENT  
 NO. .... NUMBER  
 FD. .... FOUND  
 I.R. .... IRON ROD  
 I.P. .... IRON PIPE  
 B/W .... BARBED WIRE  
 WM .... WATER METER  
 WV .... WATER VALVE  
 GW .... GUY WIRE  
 O/H .... OVERHEAD  
 SAN MH .... SANITARY SEWER MANHOLE  
 STM MH .... STORM SEWER MANHOLE  
 UGOM .... UNDERGROUND CABLE MARKER  
 PP .... POWER POLE  
 FH .... FIRE HYDRANT  
 CO .... CLEANOUT  
 CONC. .... CONCRETE  
 ASPHALT ....

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JOSE A. MILLAN, JOSE CARLOS RODRIGUEZ, PEDRO IZAGUIRRE ARVIZU and MARIA GUADALUPE LOPEZ ESTRADA, ISRAEL PUENTE, and JORGE RIVERA GARZA, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as ROJAS 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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
Jose A. Millan, Owner

\_\_\_\_\_  
Jose Carlos Rodriguez, Owner

\_\_\_\_\_  
Pedro Izaguirre Arvizu, Owner      \_\_\_\_\_  
Maria Guadalupe Lopez Estrada

\_\_\_\_\_  
Israel Puente, Owner

\_\_\_\_\_  
Jorge Rivera Garza, Owner

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas.

STATE OF TEXAS:  
COUNTY OF DALLAS:

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

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Notary Public in and for the State of Texas.

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COUNTY OF DALLAS:

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STATE OF TEXAS:  
COUNTY OF DALLAS:

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STATE OF TEXAS:  
COUNTY OF DALLAS:

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GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

SCOTT DAVIS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas.

FINAL PLAT  
ROJAS ADDITION  
LOTS 1, 2, 3, 4 & 5, BLOCK 1/8516  
AN ADDITION OF 3 TRACTS OF LAND  
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CITY PLAN FILE NO. S 178-314

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214 W. CHERRY STREET  
DUNCANVILLE, TX 75116  
OWNER  
JOSE A. MILLAN  
2219 LOVEDALE AVENUE  
DALLAS, TX 75235  
OWNER  
JORGE RIVERA GARZA  
604 JOYCE DRIVE  
GARLAND, TX 75040

DAVIS LAND SURVEYING CO., INC.  
9777 FERGUSON ROAD, SUITE 105  
DALLAS, TEXAS 75228  
DATE: 08/17/18  
JOB NO. 16046A  
214-321-0569