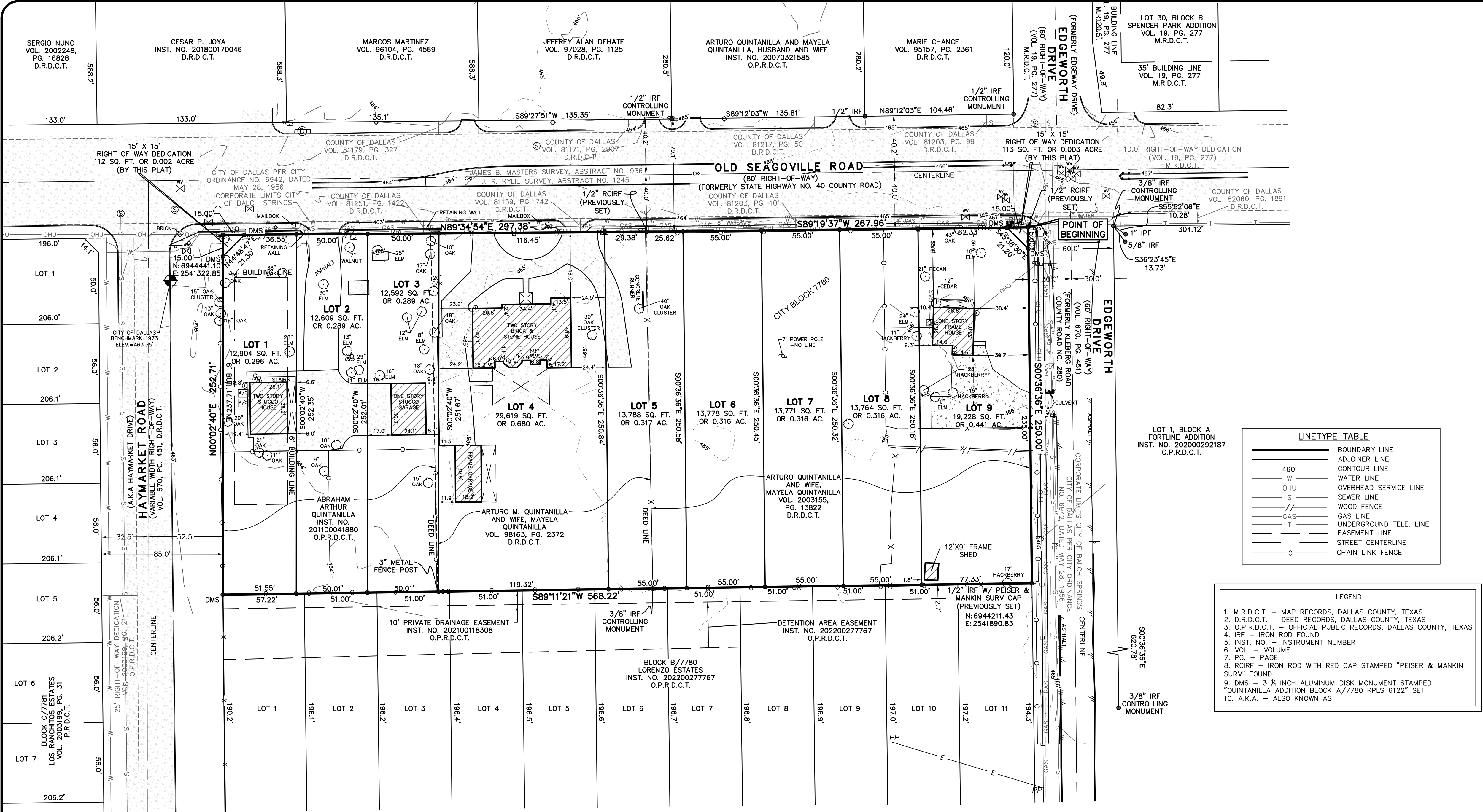
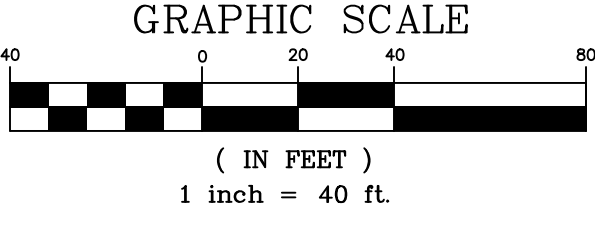
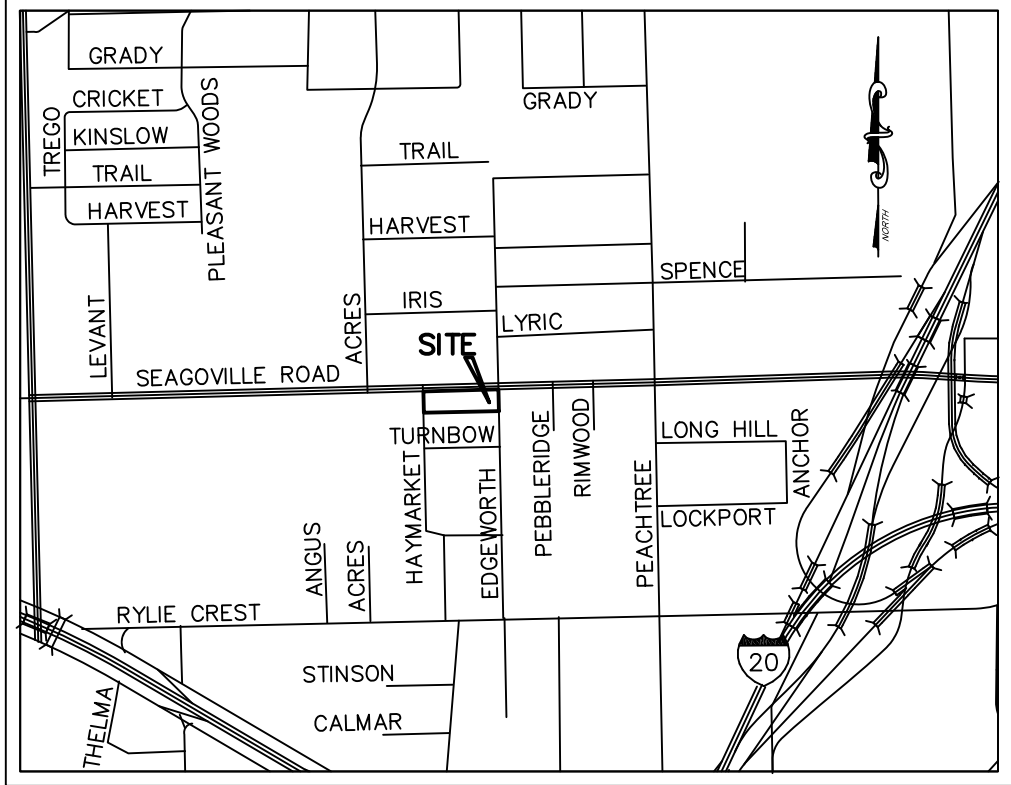




EXISTING STRUCTURES TO REMAIN



VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

1. Basis of Bearing was established using GPS Observations hold City of Dallas Geodetic Monuments 69-D-2 and 69-D-3 and is on the TX Coordinate System (North Central Zone)-NAD83 (2007).
2. Lot-to-lot drainage will not be allowed without proper Engineering Division approval.
3. 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.
4. Purpose of plat-To create nine lots from three existing tracts of land.
5. Existing structures to remain.
6. Elevations shown herein based on City of Dallas Benchmark 69-D-2: square cut on North edge of 8-foot concrete walk at the entrance to Richard Lagow School at northerly property line on Edgeworth Drive, and 125 feet North of Zurich Street, elevation=465.29'
- 69-D-3: square cut on concrete curb, East side of Haymarket Road, 70 feet South of centerline of Seagoville Road, and 20 feet from end of curb.

LEGEND

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MANHOLE		CONCRETE
	DOWN GUY		TRANSFORMER PAD		GAS MANHOLE		BOLLARD
	S.S. MANHOLE		ELECTRIC METER		VAULT		COVERED AREA
	CLEAN OUT		STORM DRAIN MANHOLE		TREE		A/C PAD

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, ARTURO QUINTANILLA AND WIFE, MAYELA QUINTANILLA AND ABRAHAM ARTHUR QUINTANILLA, are the owners of the certain tract of land situated in City Block 7780 in the J. R. Rylie Survey, Abstract No. 1245, and being all that certain tract of land conveyed to Arturo Quintanilla and wife, Mayela Quintanilla, by Warranty Deed recorded in Volume 2003155, Page 13822, Deed Records, Dallas County, Texas, and being all of that that certain tract of land conveyed to Arturo M. Quintanilla and wife, Mayela Quintanilla, by deed recorded in Volume 98163, Page 2372, said Deed Records, and being all of that certain tract of land conveyed to Abraham Arthur Quintanilla, by Warranty Deed recorded in Instrument Number 201100041880, Official Public Records, Dallas, County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap found (previously set) for the Northeast corner of said Quintanilla tract (Volume 2003155, Page 13822), same being the Southwest intersection of Seagoville Road (80' right-of-way) and Edgeworth Drive (60' right-of-way);

THENCE South 00 deg. 36 min. 36 sec. East, along the common line of said Quintanilla tract (Volume 2003155, Page 13822) and said Edgeworth Drive, a distance of 250.00 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap found (previously set) for the Southeast corner of said Quintanilla tract (Volume 2003155, Page 13822), same being the Northeast corner of Block B/7780, Lorenzo Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 202200277767, aforesaid Official Public Records;

THENCE South 89 deg. 11 min. 21 sec. West, along the common line of said Quintanilla tract (Volume 2003155, Page 13822) and said Block B/7780, passing at a distance of 266.37 feet, a 3/8 inch iron rod found for the Southwest corner of said Quintanilla tract (Volume 2003155, Page 13822), same being the Southeast corner of said Quintanilla tract (Volume 98163, Page 2372), and continuing along the common line of said Quintanilla tract (Volume 98163, Page 2372) and said Block B/7780, passing the southwest corner of said Quintanilla tract (Volume 98163, Page 2372), same being the southeast corner of aforesaid Abraham Quintanilla tract (Instrument Number 201100041880), and continuing along the common line of said Abraham Quintanilla tract (Instrument Number 201100041880) and said Block B/7780, a total distance of 568.22 feet to a 3 1/4 inch aluminum disk monument stamped "Quintanilla Addition Block A/7780 RPLS 6122" set for the southwest corner of said Abraham Quintanilla tract (Instrument Number 201100041880), same being in the easterly right-of-way line of Haymarket Drive (a variable width right-of-way);

THENCE North 00 deg. 02 min. 40 sec. East, along the common line of said Abraham Quintanilla tract (Instrument Number 201100041880) and said Haymarket Drive, a distance of 252.71 feet to a 3 1/4 inch aluminum disk monument stamped "Quintanilla Addition Block A/7780 RPLS 6122" set for the most westerly northwest corner of the herein described tract, same being the northwest corner of said Abraham Quintanilla tract (Instrument Number 201100041880), same being in the intersection of said Haymarket Drive and aforesaid Old Seagoville Road;

THENCE North 89 deg. 34 min. 54 sec. East, along the common line of said Abraham Quintanilla tract (Instrument Number 201100041880) and said Old Seagoville Road, passing the northeast corner of said Abraham Quintanilla tract (Instrument Number 201100041880), same being the northwest corner of aforesaid Quintanilla tract (Volume 98163, Page 2372), and continuing along the common line of said Quintanilla tract (Volume 98163, Page 2372) and said Old Seagoville Road, a total distance of 297.38 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap found (previously set) for the northeast corner of said Quintanilla tract (Volume 98163, Page 2372), same being the northwest corner of aforesaid Quintanilla tract (Volume 2003155, Page 13822);

THENCE North 89 deg. 19 min. 37 sec. East, along the common line of said Quintanilla tract (Volume 2003155, Page 13822) and said Old Seagoville Road, a distance of 267.96 feet to the POINT OF BEGINNING and containing 142,278 square feet or 3.266 acres of computed land, more or less.

PRELIMINARY PLAT
QUINTANILLA ADDITION
LOTS 1-9, BLOCK A/7780

J. R. RYLIE SURVEY, ABSTRACT NO. 1245
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. _____
ENGINEERING PLAN FILE NO. _____

OWNER:
ARTURO, ABRAHAM, & MAYELA
QUINTANILLA
11120 SEAGOVILLE ROAD
DALLAS, TEXAS
ABRAHAMQ972@GMAIL.COM
972-333-8572

JOB NO.: 14-1202	PEISER & MANKIN SURVEYING, LLC	SHEET
DATE: 12/16/2022	www.peisersurveying.com	
FIELD DATE: 03/05/2021		
SCALE: 1" = 40'	1604 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	1
FIELD: N.T.K.	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
DRAWN: J.B.W.		2
CHECKED: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00	