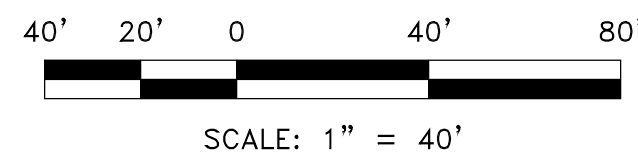


VICINITY MAP  
NOT TO SCALE



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Cazares Casas, LLC, is the owner of a 0.44 acre tract of land situated in the James Ray Survey, Abstract No. 1214, Dallas County, Texas, same being Lot 8A, Block 23/4319, of Replat of Lots 8 & 9, City Block 23/4319 & Part of Lot 20, City Block 22/4318 of Bellevue Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 475, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with a 3-1/4" aluminum cap stamped "E.A." and "RPLS 5513" for corner, said corner being at the intersection of the Southwest Right-of-Way line of Fernwood Avenue (a 50 foot Right-of-Way dedicated by Volume 1, Page 475, Map Records, Dallas County, Texas) and the Northwest Right-of-Way line of Exeter Avenue (a 50 foot Right-of-Way dedicated by Volume 1, Page 475, Map Records, Dallas County, Texas), from which a 1/2 inch iron rod found bears South 29 degrees 07 minutes 20 seconds East, a distance of 1.46 feet for witness;

THENCE South 58 degrees 33 minutes 39 seconds West, along the Northwest Right-of-Way line of said Exeter Avenue, a distance of 100.00 feet to a 1/2 inch iron rod found with a 3-1/4" aluminum cap stamped "E.A." and "RPLS 5513" for corner, said corner lying along the Northwest Right-of-Way line of said Exeter Avenue, same being the East corner of Lot 7, Block 23/4319 Bellevue Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 475, Map Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears South 21 degrees 16 minutes 57 seconds East, a distance of 0.69 feet for witness;

THENCE North 27 degrees 36 minutes 44 seconds West, along the Northeast line of said Lot 7, a distance of 194.50 feet to a 1/2 inch iron rod found with a 3-1/4" aluminum cap stamped "E.A." and "RPLS 5513" for corner, said corner being the North corner of said Lot 7, same lying along the Southeast Right-of-Way line of a 12 foot alley (dedicated by Volume 1, Page 475, Map Records, Dallas County, Texas), from which a 1/2 inch iron rod found bears South 57 degrees 51 minutes 07 seconds East, a distance of 0.67 feet for witness;

THENCE North 58 degrees 33 minutes 36 seconds East, along the Southeast Right-of-Way line of said 12 foot alley, a distance of 100.00 feet to a 1/2 inch iron rod found with a 3-1/4" aluminum cap stamped "E.A." and "RPLS 5513" for corner, said corner lying along the Southwest Right-of-Way line of said 12 foot alley, same lying along the Southwest Right-of-Way line of said Fernwood Avenue, from which a 1/2 inch iron pipe found bears South 22 degrees 07 minutes 00 seconds West, a distance of 2.95 feet for witness;

THENCE South 27 degrees 36 minutes 44 seconds East, along the Southwest Right-of-Way line of said Fernwood Avenue, a distance of 194.50 feet to the POINT OF BEGINNING and containing 19,416.5 square feet or 0.44 acres of land.

**LIEN HOLDERS SUBORDINATION AGREEMENT**

The lien holder or mortgagee concur with the Owner's Certificate and agree to subordinate its interests to the provisions of the Owner's Dedication.

LIEN HOLDER: Cynthia Chapa

By: \_\_\_\_\_  
Lien Holder

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Cynthia Chapa 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

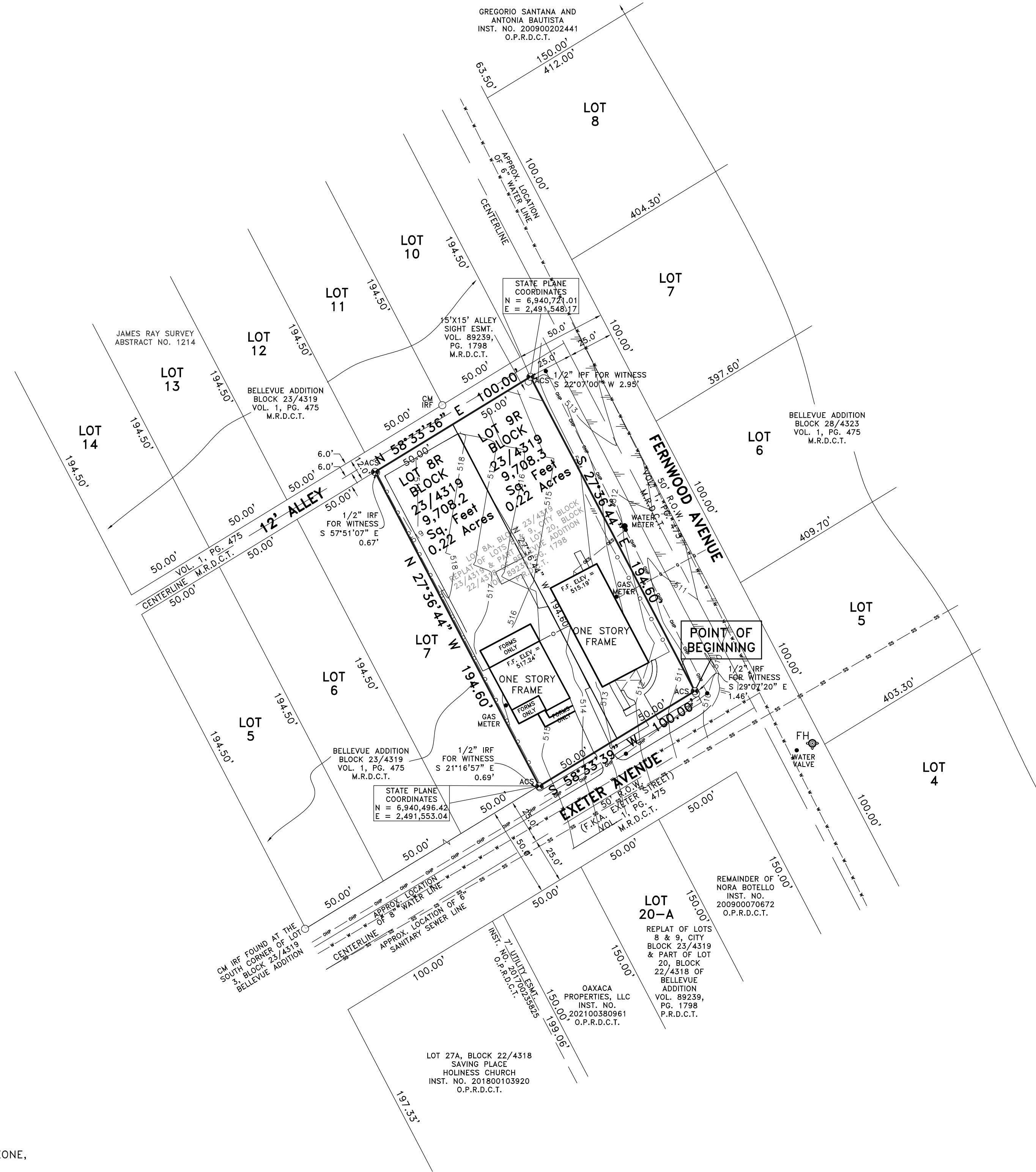
Notary Public in and for the State of Texas

**LEGEND**

- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- ESMT. = EASEMENT
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- ACS = 1/2 INCH IRON ROD SET WITH A 3-1/4" ALUMINUM CAP STAMPED "E.A." AND "RPLS 5513"
- F.K.A. = FORMERLY KNOWN AS
- APPROX. = APPROXIMATE
- IRF = 1/2 INCH IRON ROD FOUND

**GENERAL NOTES**

- 1) BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 2) THE PURPOSE OF THIS PLAT IS TO DIVIDE AN EXISTING LOT INTO 2 LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 6) ALL STRUCTURES TO REMAIN.



**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Cazares Casas, LLC, does hereby adopt this plat, designating the herein described property as **RAMOS 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 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 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 \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Cazares Casas, LLC (Owner)  
\_\_\_\_\_ (Representative)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryan Connolly, 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 \_\_\_\_\_, 2023.

RELEASED FOR REVIEW 10/03/2023 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.

Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

**CERTIFICATE OF APPROVAL**

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ by said Commission.

\_\_\_\_\_  
Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest: \_\_\_\_\_  
Secretary

**PRELIMINARY PLAT  
EXETER ADDITION**  
LOTS 8R & 9R, BLOCK 23/4319  
19,416.5 SQ.FT. / 0.44 ACRES  
JAMES RAY SURVEY, ABSTRACT NO. 1214  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S234-011

OWNER: CAZARES CASAS, LLC  
3122 ROCKFORD DR.  
DALLAS, TEXAS, 75211

