

#### OWNER'S CERTIFICATE AND DEDICATION

Number 8770, in the City of Dallas, Dallas County Texas, according to that General Warranty Deed with are surface distances; Surface adjustment Scale Factor: 1.0001365060 (TxDOT Dallas). Vendor's Lien recorded in Instrument number 201900324175 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod found with cap stamped "Premier Surveying" on the north corner of **4.** The purpose of this plat is to create one lot from unplatted tract. said 10.944 acre tract and the east corner of that tract of land described in General Warranty Deed with Vendor's Lien to Benito Ruiz, as recorded in Instrument Number 201700221548, O.P.R.D.C.T., said iron

5. The subject property is currently zoned "A(A)" according to the City of Dallas zoning website rod being on the southwest right-of-way line of Haymarket Road (a 50 foot right-of-way);

THENCE South 72 degrees 48 minutes 32 seconds East, with said right-of-way line, a distance of 6. Existing structures to remain in place. 137.44 feet to a 3/4-inch iron pipe found (controlling monument) on the most northerly east corner of said 10.944 acre tract and the north corner of that tract of land described in Warranty Deed with 7. Contours shown derived from dfwmaps.com; 2-foot intervals. Vendor's Lien to Fernando Astorga Arreola and wife, Silvia Elena Alvarado Enriquez, as recorded in Instrument Number 202100199105, O.P.R.D.C.T.;

THENCE, departing said right-of-way line and with the common line of said 10.944 acre tract and said Fernando Astorga Arreola tract, the following courses and distances;

South 31 degrees 13 minutes 12 seconds West, a distance of 368.02 feet to a 1/2-inch iron rod found with cap stamped "Premier Surveying" for corner;

South 41 degrees 54 minutes 02 seconds East, a distance of 68.97 feet to a 1/2-inch iron rod found with cap stamped "Premier Surveying" for corner;

South 72 degrees 34 minutes 15 seconds East, a distance of 161.51 feet to a 1/2-inch iron rod found with cap stamped "Premier Surveying" for corner;

South 03 degrees 06 minutes 05 seconds West, a distance of 28.98 feet to a 1/2-inch iron rod found with cap stamped "Premier Surveying" for corner, from which a 1/2" iron pipe found bears North 79 degrees 02 minutes 46 seconds West, a distance of 2.35 feet;

South 03 degrees 44 minutes 44 seconds East, a distance of 89.26 feet to a 3/4-inch iron pipe found (controlling monument) for corner;

South 57 degrees 39 minutes 58 seconds East, a distance of 221.99 feet to a 3-inch metal fence post found for the most southerly east corner of said 10.944 acre tract and the south corner of said Fernando Astorga Arreola tract, said corner being on the northwest line of that tract of land described in General Warranty Deed with Vendor's Lien to Irma Ramos Hernandez, as recorded in Instrument Number 201400114333, O.P.R.D.C.T.;

THENCE South 43 degrees 18 minutes 15 seconds West, with the common line of said 10.944 acre tract and said Hernandez tract, a distance of 410.90 feet to a 1/2-inch iron rod found for the south corner of said 10.944 acre tract and the west corner of said Hernandez tract, said corner being on the northeast line of that tract of land described in Special Warranty Deed with Vendor's Lien with Mineral Reservations to Land Link Realty, LLC, as recorded in Instrument Number 201900030275,

**THENCE** North 72 degrees 23 minutes 31 seconds West, with the southwest line of said 10.944 acre tract and said northeast line of said Land Link Realty tract, a distance of 827.31 feet to a 1/2-inch iron rod found with cap stamped "Premier Surveying" (controlling monument) for the west corner of said 10.944 acre tract and the south corner of the aforementioned Ruiz tract;

THENCE North 44 degrees 53 minutes 44 seconds East, with the common line of said 10.944 acre tract and said Ruiz tract, a distance of 1,045.39 feet to the POINT OF BEGINNING and CONTAINING, in all, 476,709 square feet or 10.944 acres of land, more or less.

### NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CARLOS SALGADO, does hereby adopt this plat, designating the herein described property a SALGADO 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

WITNESS, my hand at Dallas County, Texas, this the \_\_\_\_ day of \_\_

BEFORE ME, the undersigned authority, on this day personally appeared Carlos Salgado, 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

SURVEYOR:

Garcia Land Data, Inc.

6210 Campbell Rd. Ste. 110

Dallas, Tx. 75248-1388

Attn: Rene Salinas, RPLS

Ph. 214.987.0149

email:

rene.salinas@garcialanddata.com

Given under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_

**NOTARY PUBLIC** in and for the State of Texas

#### **GENERAL NOTES:**

1. Basis of Bearings: bearings are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.

WHEREAS, CARLOS SALGADO LANDA and MARICELA ARRIAGA ORTEGA are the owners of a 2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American 10.944 acre tract of land situated in the George W. Shaw Survey, Abstract Number 1387, and City Block Datum of 1983 on Grid Coordinate Values, no scale and no projection; All distances shown hereon

**3.** Lot-to-Lot drainage is not permitted without Engineering Section approval.

(https://developmentweb.dallascityhall.com/publiczoningweb/).

#### SURVEYOR'S STATEMENT

I, Rene M. Salinas, 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.

Dated this the \_\_\_\_ day of \_\_

## THIS MAP IS FOR REVIEW ONLY

Rene M. Salinas Registered Professional Land Surveyor Texas Registration No. 6093

RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RENE M. SALINAS, RPLS

\*\*\* PRELIMINARY \*\*\*

THIS DOCUMENT SHALL NOT BE

RELEASE DATE: 8/07/2024

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Rene M. Salinas, 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

Given under my hand and seal of office, this the \_\_\_\_ of \_\_\_\_

NOTARY PUBLIC in and for the State of Texas

# PLACE COUNTY RECORDING LABEL HERE

## CERTIFICATE OF APPROVAL

I, <u>Tony Shidid</u>, Chairperson or <u>Brent Rubin</u>, Vice Chairperson of the City Plan Commission of the City of Dallas, State o Texas, hereby certify that the attached plat was duly filed fo approval with the City Plan Commission of the City of Dallas on the \_\_\_\_\_day of \_\_

and same was duly approved on the \_\_\_\_\_day of A.D. 20 by said Commission.

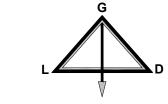
> Chairperson or Vice Chairperson City Plan Commission Dallas, Texas

Attest: Secretary

## Plat of **SALGADO ADDITION**

being a part of City Block 8770 situated in the George W. Shaw Survey, Abstract No. 1387, and in the City of Dallas, Dallas County Texas.

**CITY PLAN FILE NO. S234-179** 



214-987-0149 Dallas, TX 75248-1388 F 214-987-4026

SHEET

1 of 1 D/C: RS/EG DATE: 8/08/2024 SCALE: 1" = 60' GLD: 5898

TBPLS Firm No. 10136500