

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS Alejandro Escobedo Molina and Barbara Escobedo Gonzalez are the owners of a 107,963 square foot or 2.478 acre tract of land, situated in the Isham D. Browder Survey, Abstract Number 71, City and County of Dallas, Texas, being part of City Block 8768, and being all of a tract of land described in a Warranty Deed with Vendor's Lien to Alejandro Escobedo Molina and Barbara Escobedo Gonzalez, recorded in Instrument # 201800190685 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 3/4 inch iron rod found (Controlling Monument) in the North right of way line of Teagarden Road (Formerly County Road 310), a 60 foot right-of-way at this point, created in Volume 2131, Page 162, Deed Records, Dallas County, Texas (D.R.D.C.T.), said point being the common South corner between said Alejandro Escobedo Molina and Barbara Escobedo Gonzalez tract, and a tract of land described in a Deed to James Patrick Guerrero Bridget Esquivel Guerrero, recorded in Volume 97210, Page 559, (D.R.D.C.T.);

THENCE North 00 degrees 34 minutes 29 seconds West, with the West line of said Alejandro Escobedo Molina and Barbara Escobedo Gonzalez tract, a distance of 1180.33 feet to a 5/8 inch iron rod found (Controlling Monument) for the common North corner between said Alejandro Escobedo Molina and Barbara Escobedo Gonzalez tract, and said James Patrick Guerrero and Bridget Esquivel Guerrero tract, same being in the South line of Lot 8, Block B/8486, Forest Heights Addition, an Addition to the City of Dallas, recorded in Volume 20, Page 223, Map Records of Dallas County, Texas;

THENCE North 88 degrees 49 minutes 47 seconds East, with the common line between said Alejandro Escobedo Molina and Barbara Escobedo Gonzalez tract and said Forest Heights Addition, at 14.40 feet passing the Southeast corner of said Lot 8, and the Southwest corner of Lot 9, Block B/8486, at an additional 72.00 feet passing the Southeast corner of said Lot 9, and the Southwest corner of Lot 10, said Block B/8456, continuing for a total distance of 91.58 feet to a 1 inch iron pipe found at the common North corner between said Alejandro Escobedo Molina and Barbara Escobedo Gonzalez tract and a tract of land described in a Deed to Lazaro Herrera, recorded in Volume 96067, Page 3610, (D.R.D.C.T.);

THENCE South 00 degrees 33 minutes 55 seconds East, with the common line between said Alejandro Escobedo Molina and Barbara Escobedo Gonzalez tract and said Lazaro Herrera tract, a distance of 1180.09 feet to a 3/8 inch iron rod found at the common South corner between said Alejandro Escobedo Molina and Barbara Escobedo Gonzalez tract and said Lazaro Herrera tract, same being in the North right of way line of said Teagarden Road;

THENCE South 88 degrees 40 minutes 30 seconds West, with the common line between said Alejandro Escobedo Molina and Barbara Escobedo Gonzalez tract and said North right of way line of Teagarden Road, a distance of 91.39 feet to the POINT OF BEGINNING, containing 107,963 square foot or 2.478 acre tract of land more or less.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2023.

Alejandro Escobedo Molina
Owner

Barbara Escobedo Gonzalez
Owner

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 Alejandro Escobedo Molina and Barbara Escobedo Gonzalez 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 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

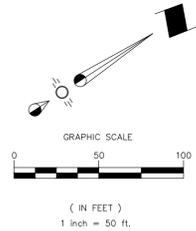
LEGEND

- (C.M.) CONTROLLING MONUMENT
O.P.R.D.C.T. OFFICIAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
POB POINT OF BEGINNING
p. m. PLATTED, MEASURED
IRF IRON ROD FOUND (AS NOTED)
IPF IRON PIPE FOUND (AS NOTED)
WM WATER METER
SANITARY SEWER CLEANOUT
UTILITY POLE
GUY ANCHOR
MAILBOX
OHP OVERHEAD POWER LINE
CHAIN LINK FENCE
BARB WIRE FENCE
WIF WIRE FENCE

DARRELL KEITH JONES
VOL. 95181, PG. 3370
O.P.R.D.C.T.



VICINITY MAP (NOT TO SCALE)



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Alejandro Escobedo Molina and Barbara Escobedo Gonzalez, does hereby adopt this plat, designating the herein described property as CASA ESCOBEDO, 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.

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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, Section 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.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF DALLAS

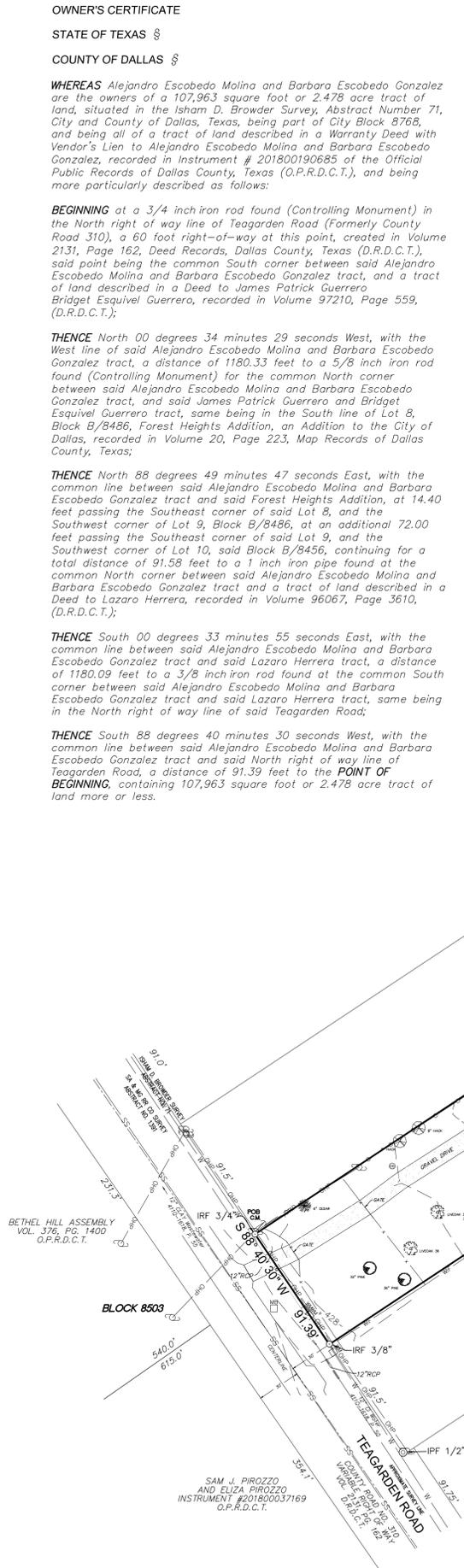
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under 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

GENERAL NOTES:

- 1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
3. The purpose of this plat is to Create 1 lot from a tract of land.
4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
5. All distances are deed distances unless otherwise noted.



Printed by: 12147 Pld Date: 4/7/2023 11:25 AM
Drawing: G:\My Drive\Survey\23023-9331 Teagarden Rd Dallas_AEscobedo-Plat.dwg Saved By: 12147 Save Time: 4/7/2023 11:22 AM

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ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
CASA ESCOBEDO
LOT 2, BLOCK A/8768

2.478 ACRES SITUATED IN THE
ISHAM D. BROWDER SURVEY, ABSTRACT NO. 71
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: S223-125