



**OWNER'S CERTIFICATE**

**STATE OF TEXAS**  
**COUNTY OF DALLAS**  
 WHEREAS Arturo Chavez is the owner of a 0.298 acre tract of land situated in the Thacker V. Griffin Survey, Abstract Number 511, City of Dallas, Dallas County, Texas, same being Lots 1 and 2, Block A/7216, Mexico Hills, an unrecorded subdivision, same being that tract of land conveyed to Arturo Chavez by General Warranty Deed recorded in Instrument Number 20250047157, Official Public 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 yellow cap stamped "BURNS SURVEYING" for corner, said corner being a Southeast corner of a tract of land conveyed to RSR Real Property Holdings, Inc. by deed recorded in Instrument Number 201900038372, Official Public Records, Dallas County, Texas, same lying along the West Right-of-Way line of Westmoreland Road (a variable width Right-of-Way);  
 THENCE South 00 degrees 00 minutes 08 seconds East, a distance of 100.00 feet to said corner, said corner lying along the West Right-of-Way line of said Westmoreland Road, same being a Northeast corner of said RSR tract;  
 THENCE North 89 degrees 42 minutes 57 seconds West, a distance of 130.00 feet to a 1/2 inch iron rod found with a yellow cap stamped "BURNS SURVEYING" for corner, said corner being an inner "el" corner of said RSR tract;  
 THENCE North 00 degrees 00 minutes 08 seconds West, a distance of 100.00 feet to a 3 inch metal post found for corner, said corner being an inner "el" corner of said RSR tract;  
 THENCE South 89 degrees 42 minutes 57 seconds East, a distance of 130.00 feet to the POINT OF BEGINNING and containing 13,000 square feet or 0.298 acres of land.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That Arturo Chavez, does hereby adopt this plat, designating the herein described property as **LOT 1, BLOCK A/7216, WESTMORELAND CHAVEZ 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 roadway management areas shown there. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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).  
 This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.  
 Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Arturo Chavez

Title: 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 Arturo Chavez, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.  
 Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
 My commission expires:

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Dallas, Dallas County, Texas.  
 WITNESS MY HAND AT \_\_\_\_\_, TEXAS this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
**"Preliminary, this document shall not be recorded for any purpose."**  
 Barry S. Rhodes  
 Registered Professional Land Surveyor  
 R.P.L.S. No. 3691  
**STATE OF TEXAS**  
**COUNTY OF ROCKWALL**  
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
 My commission expires:

**CERTIFICATE OF APPROVAL**

I, \_\_\_\_\_, Chairperson or Vice Chairperson of the City Planning 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 Planning Commission  
 Dallas, Texas

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

**PRELIMINARY PLAT**  
**LOT 1R, BLOCK A/7216**  
**WESTMORELAND CHAVEZ ADDITION**  
 BEING LOTS 1 AND 2, BLOCK A/7216 MEXICO HILLS (UNRECORDED), 13,000 SQ. FT. (0.298 ACRES) SITUATED IN THE THACKER V. GRIFFIN SURVEY, ABSTRACT NO. 511 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO.: PLAT-20-00075  
 CITY ENGINEERING FILE NO.:

**BURNS SURVEYING**  
 PROFESSIONAL LAND SURVEYORS  
 OFFICE: 2701 SUNSET RIDGE DRIVE SUITE 303, ROCKWALL, TX 75087  
 SURVEYOR: BARRY S. RHODES - R.P.L.S. NO. 3691  
**FIRM NO. 10194368**  
 WEBSITE: WWW.BURNSURVEYING.COM  
 PHONE: (214) 325-1050  
 JOB NO.: 20240925-01 PREPARATION DATE: 01/19/2026 DRAWN BY: ANR

PROPERTY ADDRESS: 1903-1905 N WESTMORELAND ROAD, DALLAS, TEXAS 75212  
 OWNER: ARTURO CHAVEZ  
 ADDRESS: 706 W. CHURCH STREET, GRAND PRAIRIE, TEXAS 75050  
 PHONE: 214-962-6539



**SURVEYOR'S NOTES**

- ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS REPLAT IS TO CREATE 1 PLATTED LOT FROM 2 LOTS IN AN UNRECORDED PLAT.
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48130284A, DATED 06/23/2021, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DALLAS COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.

**LEGEND**

D.R.D.C.T DEED RECORDS, DALLAS COUNTY, TEXAS  
 M.R.D.C.T MAP RECORDS, DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 R.O.W RIGHT-OF-WAY  
 CM CONTROLLING MONUMENT  
 VOL. VOLUME  
 PG. PAGE  
 INST. NO. INSTRUMENT NUMBER  
 IRP IRON ROD FOUND  
 YC YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"