

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jose Guadalupe Vargas Enriquez and Irma Calva Acosta, do hereby adopt this plat, designating the herein described property as **THIAGO 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 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 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, _____, 2022.

By: _____ Name: Irma Calva Acosta Title: Owner
 Name: Jose Guadalupe Vargas Enriquez Title: Owner

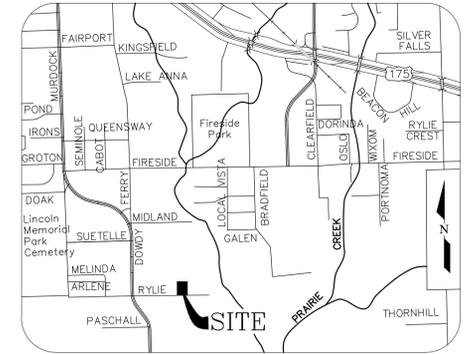
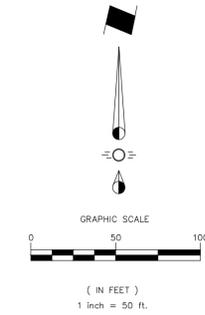
STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Irma Calva Acosta and Jose Guadalupe Vargas Enriquez, 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 _____ 2022.

Notary Public in and for the State of Texas

My commission expires: _____



VICINITY MAP (NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS Jose Guadalupe Vargas Enriquez and Irma Acosta Calva are the owners of a 119,767 square foot or 2,749 acre tract of land, situated in the B.F. Bethurum Survey, Abstract Number 72, City and County of Dallas, Texas, being all of Lot 11, Block 7848 of Seay Acres, an Addition to the City of Dallas, Texas recorded in Volume 5, Page 183, Map Records, Dallas County, Texas (M.R.D.C.T.), and being all of that tract of land described in a General Warranty Deed with Vendor's Lien to Jose Guadalupe Vargas Enriquez and Irma Acosta Calva, recorded Instrument #201900051344, of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found (Controlling Monument) at the common South corner between said Lot 11, and Lot 10, Block 7848, said Seay Acres, same being the Southwest corner of a tract of land described in a Deed to Juan Manuel Martinez, recorded Instrument #201500237786 (O.P.R.D.C.T.), said point being in the North right of way line of Rylie Road (F.K.A Alexander Road), a 60 foot right-of-way, partially dedicated by said Volume 5, Page 183, (M.R.D.C.T.), from which a 1/2" iron rod with yellow cap found (Controlling Monument) at the Southwest corner of said Lot 10 bears North 89 degrees 59 minutes 53 seconds West, a distance of 261.50 feet;

THENCE North 00 degrees 00 minutes 07 seconds East, with the common line between said Lot 11 and Lot 10, a distance of 458.00 feet to a 12" Bois D' Arc tree found for corner, same being in the South line of Lot 8, Block 7848, said Seay Acres for the Northwest corner thereof;

THENCE South 89 degrees 59 minutes 53 seconds East, with the common line between said Lot 8 and said Lot 11, a distance of 261.50 feet to a 3" Aluminum Disk set, same being the common North corner between said Lot 11 and Lot 12, Block 7848, said Seay Acres, for the Northeast corner thereof;

THENCE South 00 degrees 00 minutes 07 seconds West, with the common line between said Lot 11 and said Lot 12, a distance of 458.00 feet to a fence corner found, same being the common South corner between said Lot 11 and Lot 12, and being in the North right of way line of said Rylie Road, for the Southeast corner thereof;

THENCE North 89 degrees 59 minutes 53 seconds West, with the North right of way line of said Rylie Road, a distance of 261.50 feet to the POINT OF BEGINNING and containing 119,767 square feet or 2,749 acres of land more or less.

BASIS OF BEARINGS: Bearings are based on GPS observations using the State Plane Coordinate System, Texas 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).

SURVEYOR'S STATEMENT

I, Anel Rodríguez, 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 _____, 2022.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodríguez
 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 _____ 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 _____ 2022.

Notary Public in and for the State of Texas

My commission expires: _____

GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011).
- Lot to lot drainage will not be allowed without proper City of Dallas Paving and Drainage Engineering Section approval.
- The purpose of this plat is to Create 3 lots from part of a platted Lot.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

OWNER:

JOSE GUADALUPE VARGAS ENRIQUEZ
 IRMA CALVA ACOSTA
 1834 N. JIM MILLER RD
 DALLAS, TX 75217

PREPARED FOR:

IRMA CALVA ACOSTA



3615 KARNACHAN LANE
 MELISSA, TEXAS 75454
 TEL: (972) 946-4172
 TBPELS NO. 10194713

PRELIMINARY PLAT
THIAGO ADDITION
 LOT 11A, 11B AND 11C, BLOCK 7848

A REPLAT OF LOT 11, BLOCK 7848 SEAY ACRES
 2.749 ACRES SITUATED IN THE
 BF BETHURUM SURVEY, ABSTRACT NO. 72
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE: S223-012