

OWNERS CERTIFICATE

STATE OF TEXAS;
COUNTY OF DALLAS;

WHEREAS PASTURAS LOS ALAZANES, INC., IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. M. PRUITT SURVEY, ABSTRACT NO. 1179, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 4.3725 ACRE TRACT OF LAND CONVEYED TO PASTURAS LOS ALAZANES, INC. BY A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NUMBER 201800167284 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS-1890" SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF SOUTH SAINT AUGUSTINE DRIVE (70' RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF SAID PASTURAS LOS ALAZANES, INC. - 4.3725 ACRE TRACT;

THENCE SOUTH 00° 12' 45" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH SAINT AUGUSTINE DRIVE FOR A DISTANCE OF 82.27 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN 0.511 ACRE TRACT OF LAND CONVEYED TO MARIO R. NEGRETE AND MARIA JUANA IRA NEGRETE BY DEED RECORDED IN VOLUME 2004240, AND PAGE 16773 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 89° 20' 20" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH SAINT AUGUSTINE DRIVE AND ALONG THE SOUTH LINE OF SAID PASTURAS LOS ALAZANES, INC. - 4.3725 ACRE TRACT AND THE NORTH LINE OF SAID MARIO R. NEGRETE - 0.511 ACRE TRACT, FOR A DISTANCE OF 273.51 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID MARIO R. NEGRETE - 0.511 ACRE TRACT;

THENCE SOUTH 01° 33' 36" EAST ALONG THE WEST LINE OF SAID MARIO R. NEGRETE - 0.511 ACRE TRACT FOR A DISTANCE OF 82.16 FEET TO A POINT FOR CORNER, SAID POINT BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PASTURAS LOS ALAZANES, INC. - 4.3725 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID MARIO R. NEGRETE - 0.511 ACRE TRACT, SAID POINT BEING IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO MARIA AND CELESTINO GUZMAN, AND ARGELIO GAYTAN & MARGARITA GAYTAN BY DEED RECORDED IN VOLUME 99126 AND PAGE 5549 OF THE DEED RECORDS OF DALLAS COUNTY TEXAS;

THENCE SOUTH 89° 27' 39" WEST ALONG THE SOUTH LINE OF SAID PASTURAS LOS ALAZANES, INC. - 4.3725 ACRE TRACT AND THE NORTH LINE OF SAID MARIA AND CELESTINO GUZMAN, AND ARGELIO GAYTAN & MARGARITA GAYTAN TRACT, FOR A DISTANCE OF 1013.26 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PASTURAS LOS ALAZANES, INC. - 4.3725 ACRE TRACT, AND THE NORTHWEST CORNER OF SAID MARIA AND CELESTINO GUZMAN, AND ARGELIO GAYTAN & MARGARITA GAYTAN TRACT;

THENCE NORTH 00° 12' 45" WEST ALONG THE WEST LINE OF SAID PASTURAS LOS ALAZANES, INC. - 4.3725 ACRE TRACT, FOR A DISTANCE OF 165.00 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID PASTURAS LOS ALAZANES, INC. - 4.3725 ACRE TRACT;

THENCE NORTH 89° 27' 39" EAST ALONG THE NORTH LINE OF SAID PASTURAS LOS ALAZANES, INC. - 4.3725 ACRE TRACT, FOR A DISTANCE OF 1284.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.3510 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PASTURAS LOS ALAZANES, INC., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK A/8502 OF PASTURAS LOS ALAZANES - ST. AUGUSTINE, 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 AND UPON 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.

THE PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND, THIS THE ___ DAY OF _____, 2025

PASTURAS LOS ALAZANES, INC.,

BY: _____

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 THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT

I, DAVID PETREE, 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 _____ 2025.

DAVID PEFFREE

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

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 DAVID PETREE, 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 2025.

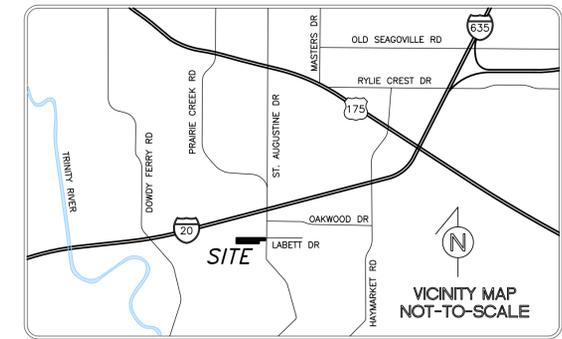
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GENERAL NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), NORTH CENTRAL ZONE (4202).
3. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. EXISTING STRUCTURES TO REMAIN.

THE PURPOSE OF THIS PLAT IS TO CREATE 1 NEW PLATTED LOT FROM A PREVIOUSLY UNPLATTED PROPERTY.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



CERTIFICATE OF APPROVAL

I, _____, CHAIRPERSON OR 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

(FOR SPRG USE ONLY)

REVIEWED BY: _____
DATE: _____
SPRG NO. _____

~FIRE LANE CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	100.00'	21°27'06"	37.44'	S 78°20'32" W	37.22'
FC2	122.00'	36°23'52"	77.50'	N 85°48'55" E	76.21'
FC3	150.00'	14°56'46"	39.13'	N 83°27'32" W	39.02'
FC4	30.00'	78°50'04"	41.28'	S 49°39'04" W	38.10'
FC5	54.00'	75°56'16"	71.57'	N 48°12'10" E	66.45'
FC6	62.60'	26°08'02"	28.55'	S 73°06'17" W	28.31'
FC7	54.00'	29°18'51"	27.63'	N 74°43'08" E	27.33'
FC8	54.00'	90°25'58"	85.23'	S 45°24'28" E	76.66'
FC9	54.00'	89°39'07"	84.50'	S 44°38'05" W	76.14'
FC10	54.00'	50°55'19"	47.99'	N 65°04'42" W	46.43'
FC11	30.00'	51°18'52"	26.87'	S 65°16'29" E	25.98'
FC12	100.00'	23°56'14"	41.78'	N 78°57'47" W	41.48'
FC13	100.00'	46°39'19"	81.43'	N 89°40'40" E	79.20'
FC14	124.00'	22°09'00"	47.94'	S 77°25'30" W	47.64'
FC15	30.00'	87°06'13"	45.61'	N 42°37'12" E	41.34'
FC16	86.60'	26°06'36"	39.46'	S 73°07'00" W	39.12'
FC17	30.00'	29°18'51"	15.35'	S 74°43'08" W	15.18'
FC18	30.00'	89°50'41"	47.04'	N 45°42'06" W	42.37'
FC19	30.00'	90°14'24"	47.25'	N 44°20'27" E	42.52'
FC20	30.00'	89°32'27"	46.92'	S 45°44'08" E	42.28'
FC21	30.00'	90°09'19"	47.21'	S 44°17'54" W	42.48'
FC22	30.00'	90°25'58"	47.35'	N 45°24'28" W	42.59'
FC23	30.00'	89°39'07"	46.94'	N 44°38'05" E	42.30'
FC24	30.00'	89°45'36"	47.00'	S 45°39'33" E	42.34'

~ FIRE LANE LINE TABLE ~

NO.	BEARING	DISTANCE
FL1	S 00°12'45" E	24.002
FL2	S 89°04'05" W	5.41'
FL3	S 89°04'05" W	276.81'
FL4	S 89°22'34" W	654.20'
FL5	N 00°11'29" W	37.02'
FL6	N 89°27'39" E	704.38'
FL7	N 89°04'05" E	282.65'
FL8	N 88°21'57" E	1.62'
FL9	S 00°55'55" E	21.23'
FL10	S 89°22'34" W	124.66'
FL11	N 00°46'46" W	36.24'
FL12	N 89°27'39" E	175.22'
FL13	S 00°46'46" E	36.37'
FL14	S 89°22'34" W	439.54'
FL15	N 00°11'29" W	37.02'
FL16	N 89°27'39" E	439.16'



BLUE SKY SURVEYING & MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DIPETRES@BLUESKYSURVEYING.COM
TBPLS REGISTRATION NO. 10105700

OWNER:
PASTURAS LOS ALAZANES, INC.
A TEXAS CORPORATION
3000 CANTURA DRIVE
MESQUITE, TEXAS 75181
CONTACT:
EMAIL

**PRELIMINARY PLAT
PASTURAS LOS ALAZANES - ST. AUGUSTINE ADDITION
LOT 1, BLOCK A/8502
4.3510 ACRES (189,529 S. F.)
J. M. PRUITT SURVEY, ABSTRACT NO. 1179
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000090 & S245-243**

APRIL 25, 2025