



**SURVEYOR'S NOTES**

- ALL LOT CORNERS ARE SET WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE THREE (3) PLATTED LOTS FROM EXISTING TRACT OF LAND.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0510K, DATED 07/07/2014, ZONE X.
- EXISTING STRUCTURE LOCATED ON LOT 2 IS TO REMAIN.

**OWNER'S CERTIFICATE**

**STATE OF TEXAS**  
**COUNTY OF DALLAS**  
WHEREAS Jorge L. Perez and Luz E. Perez, are the sole owners of a tract of land located in the S.A. & M.G. RR SURVEY, Abstract No. 1406, City of Dallas, Dallas County, Texas, being a portion of City of Dallas Block 7798, and being the same tract of land described in Warranty Deed with Vendor's Lien to Jorge L. Perez and Luz E. Perez, recorded in Volume 89164, Page 3638, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3-1/4 inch aluminum disc stamped "Gause Perez Addition, RPLS 3691" set in the West line of Gause Street, a 50 foot right-of-way, at the Northeast corner of a tract of land described in deed to James L. Bradley and Kathleen G. Bradley, recorded in Instrument No. 202000011095, Official Public Records, Dallas County, Texas, and being the Southeast corner of said Perez tract;

THENCE North 89 deg. 48 min. 22 sec. West, a distance of 299.60 feet to a 3-1/4 inch aluminum disc stamped "Gause Perez Addition, RPLS 3691" set in the East line of Lot 9A, Block 7802, of St. Augustine Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2004185, Page 235, Official Public Records, Dallas County, Texas, at the Northwest corner of said Bradley tract, same being the Southwest corner of said Perez tract;

THENCE North 00 deg. 58 min. 53 sec. West, with said East line of Block 7802, a distance of 639.08 feet to a 3-1/4 inch aluminum disc stamped "Gause Perez Addition, RPLS 3691" set at the Southeast corner of a tract of land described in deed to the City of Dallas, recorded in Volume 5507, Page 223, Deed Records, Dallas County, Texas, and being the common Easterly corner of Lots 2 and 3, said Block 7802, of St. Augustine Estates, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 2002238, Page 1, Deed Records, Dallas County, Texas, and being the Northwest corner of said Perez tract;

THENCE South 72 deg. 04 min. 37 sec. East, a distance of 315.78 feet to a 1/2 inch iron rod found in the said West line of Gause Street, at the Northeast corner of said Perez tract;

THENCE South 01 deg. 03 min. 55 sec. East, with said West line, a distance of 542.92 feet to the PLACE OF BEGINNING and containing 176,773 square feet or 4.058 acres of land.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jorge L. Perez and Luz E. Perez, do hereby adopt this plat, designating the herein described property as: **GAUSE PEREZ 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 systems 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.

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Name: Jorge L. Perez  
Title: Owner

Name: Luz E. Perez  
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 Jorge L. Perez, 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 purposes and considerations therein expressed 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:

**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 Luz E. Perez, 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 purposes and considerations therein expressed 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:

**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                                     |
| C.M.         | CONTROLLING MONUMENT  |
| VOL.         | VOLUME  |
| PG.          | PAGE  |
| INST. NO.    | INSTRUMENT NUMBER   |
| IRF          | IRON ROD FOUND  |
| IPF          | IRON PIPE FOUND   |
| IRS          | IRON ROD SET WITH A YELLOW PLASTIC CAP  |
| ADS          | STAMPED "BURNS SURVEYING" ALUMINUM DISC STAMPED "PEREZ GAUSE ADDITION, RPLS 3691" |

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, 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.

WITNESS MY HAND AT \_\_\_\_\_, TEXAS this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**PRELIMINARY FOR REVIEW**  
**PURPOSES ONLY**

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, and acknowledged to me that he executed the same for the purposes and considerations therein expressed 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:

**LIEN HOLDER'S SUBORDINATION AGREEMENT**

The lien holder of mortgage concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**STATE OF TEXAS**  
**COUNTY OF DALLAS**  
This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_ on behalf of \_\_\_\_\_.

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

**CERTIFICATE OF APPROVAL**

I, Tony Shidid, Chairperson or Brent Rubin, 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 Planning Commission  
Dallas, Texas

Attest:

Secretary

PROPERTY ADDRESS: 919 GAUSE STREET, DALLAS, TEXAS 75217  
OWNER: JORGE L. PEREZ AND LUZ E. PEREZ  
ADDRESS: 919 GAUSE STREET, DALLAS, TEXAS 75217  
PHONE: 214-859-0059



**PROFESSIONAL LAND SURVEYORS**  
OFFICE: 2701 SUNSET RIDGE DR., ROCKWALL, TX 75032  
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691  
**FIRM NO. 10194366**  
WEBSITE: WWW.BURNSSURVEY.COM  
PHONE: (214) 326-1090  
JOB NO.: 202503105 PREPARATION DATE: 04/28/2025 DRAWN BY: TD

**PRELIMINARY PLAT**  
**LOTS 1 - 3, BLOCK 7798**  
**PEREZ GAUSE ADDITION**

176,773 SQUARE FEET OR 4.058 ACRES OF LAND  
BEING A PART OF BLOCK 7798  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
S.A. & M.G. RR SURVEY, ABSTRACT NO. 1406  
CITY PLAN FILE NO. S245-234  
ENGINEERING FILE NO. \_\_\_\_\_  
FILE NO. PLAT-25-000089