



OWNERS CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, Jose Manuel Mancilla Gonzalez, Nidia Gabriella Gomez Aguilar, Arturo Gamiz Najera, and Aide Marsela Barboza Diaz are the owners of all a tract of land situated in City Block No. 8781, and being out of the Robert Kleberg Survey, Abstract No. 716, City of Dallas, Dallas County, Texas, being a portion of a tract of land conveyed to Jose Manuel Mancilla and Nadia Gomez Aguilar, as recorded in Instrument No. 20200191105, (D.R.D.C.T.), same being a portion of a tract of land conveyed to Arturo Gamiz Najera and Aide Marsela Barboza Diaz, as recorded in Instrument No. 202000206436, (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner on the Southeast right-of-way line of Jordan Valley Road, being the West corner of a 30 foot street dedication, as recorded in Volume 73252, Page 638, (M.R.D.C.T.), said point also being the North corner of said Najera/Diaz tract;

THENCE, along said Southwest line, South 44 degrees 43 minutes 41 seconds East, a distance of 625.47 feet to a 5/8 inch iron rod found, at the West corner of Tract 2 as described in deed to Oura Group LLC., recorded in Instrument No. 202200174621, (D.R.D.C.T.);

THENCE, along said Southwest line, South 44 degrees 32 minutes 23 seconds East, a distance of 628.78 feet to a 5/8 inch iron rod found in Northwest line of a tract of land conveyed to Alvaro Sanchez and Elizabeth Sanchez, as recorded in Instrument No. 201500222950, (D.R.D.C.T.), at the South corner of Tract 3 of said Oura Group LLC. tract;

THENCE, along said Northwest line, South 44 degrees 15 minutes 59 seconds West, a distance of 343.00 feet to a 1/2 inch yellow-capped iron set at the North corner of a tract of land as described by deed to City of Dallas, recorded in Volume 85011, Page 1940, (D.R.D.C.T.) at the West corner of said Sanchez tract, at the Southeast corner of a tract of land as described in deed to Pedro Quintero and Pedro Moreno, recorded in Instrument No. 202000127067, (D.R.D.C.T.);

THENCE, North 44 degrees 38 minutes 24 seconds West, a distance of 1,2467.34 feet, to an 'X' set at the North corner of said Quintero/Moreno tract, from which an 'X' found for reference bears South 83 degrees 08 minutes 19 seconds West, a distance of 7.84 feet;

THENCE North 46 degrees 27 minutes 09 seconds West, a distance of 343.14 feet to the PLACE OF BEGINNING and containing 433,108 square feet or 9.942 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jose Manuel Mancilla Gonzalez, Nidia Gabriella Gomez Aguilar, Arturo Gamiz Najera, and Aide Marsela Barboza Diaz, do hereby adopt this plat, designating the herein described property as **LOTS 1 AND 2, CITY BLOCK 8781, JORDAN VALLEY 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 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.

WITNESS, my hand at Dallas, Texas, this the ___ day of _____, 20__

By: _____
Jose Manuel Mancilla Gonzalez, Owner

By: _____
Nidia Gabriella Gomez Aguilar, Owner

By: _____
Aide Marsela Barboza Diaz, Owner

By: _____
Arturo Gamiz Najera, Owner

STATE OF TEXAS:
COUNTY OF DALLAS:
Before me, the undersigned authority, on this day personally appeared Jose Manuel Mancilla Gonzalez, 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 expressed, 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 _____

STATE OF TEXAS:
COUNTY OF DALLAS:
Before me, the undersigned authority, on this day personally appeared Nidia Gabriella Gomez Aguilar, 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 expressed, 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 _____

STATE OF TEXAS:
COUNTY OF DALLAS:
Before me, the undersigned authority, on this day personally appeared Aide Marsela Barboza Diaz, 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 expressed, 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 _____

STATE OF TEXAS:
COUNTY OF DALLAS:
Before me, the undersigned authority, on this day personally appeared Arturo Gamiz Najera, 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 expressed, 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 _____

SURVEYOR'S CERTIFICATE:

COUNTY OF DALLAS:
STATE OF TEXAS:
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 Signal Final Plat.

Dated this the ___ day of _____, 20__

Barry S. Rhodes
Registered Professional Land Surveyor No. 3691

STATE OF TEXAS:
COUNTY OF DALLAS:
Before me, the undersigned authority, on this day personally appeared Barry S. Rhodes, 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 expressed, 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 _____

**PRELIMINARY PLAT
JORDAN VALLEY ADDITION
LOTS 1 & 2 CITY BLOCK 8781**

BEING A PART OF CITY BLOCK 8781
GROSS - 433,108 SQ.FT. - 9.942 ACRES
NET - 433,108 SQ.FT. - 9.942 ACRES
ROBERT KLEBERG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-209
ENGINEERING FILE NO. _____

OWNER LOT 1: ARTURO GAMIZ NAJERA & AIDE MARSELA BARBOZA DIAZ,
3301 GLENSHIRE DRIVE #3801, BALCH SPRINGS, TEXAS 75180

OWNER LOT 2: JOSE MANUEL MANCILLA & NADIA GOMEZ AGUILAR,
8328 TENINO STREET, DALLAS, TEXAS, 75217



PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75082
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202002682-04 PREPARATION DATE: 11/24/2020 DRAWN BY: MSO
REVISED: 07/19/2024 REVISED 09/26/2024-CS

GENERAL NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1 PREVIOUSLY UNPLATTED PROPERTY.
2. THERE ARE NO EXISTING STRUCTURES ON THIS PROPERTY.
3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
4. ** = TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202)