

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS Metroplex Casas, LLC, is the owner of a 52,540 square foot or 1.206 acre tract of land, situated in the Samuel Stockton Survey, Abstract Number 1352, in the City of Dallas, County of Dallas, Texas, being the remainder of Lot 4, Block 24/5815 of the Re-Subdivision of Part of Block 24/5815, an Addition to the City of Dallas, Texas, recorded in Volume 12, Page 195, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a Warranty Deed with Vendor's Lien to Metroplex Casas, LLC, recorded in Instrument 202300173098, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found (Controlling Monument) at the Northeast corner of said remainder of Lot 4, same being in the South right of way line of Parkdale Drive, a 50 foot right of way, and being the Northwest corner of a tract of land described in a General Warranty Deed with Vendor's Lien to Sydney E. Escobedo, recorded in Instrument 202100344472 (O.P.R.D.C.T.), said point also being 8.00 feet from the Northwest corner of Lot 5B, Block 24/5815, L.P. Johnson's Re-Subdivision, an Addition to the City of Dallas, recorded in Volume 19, Page 169, Map Records, Dallas County, Texas;

THENCE South 02 degrees 18 minutes 28 seconds East, with the common line between said remainder of Lot 4, and said Escobedo tract, a distance of 185.69 feet to a 3 inch monument stamped "Roman MPC Addition and ARA 6671" set in the east line of said remainder of Lot 4, same being in the Northwesterly line of Lot 5A, Block 24/5815, said L.P. Johnson's Re-Subdivision;

THENCE South 43 degrees 59 minutes 06 seconds West, with the common line between said remainder of Lot 4, and said Lot 5A, a distance of 25.27 feet to a 3 inch monument stamped "Roman MPC Addition and ARA 6671" set;

THENCE South 03 degrees 05 minutes 10 seconds West, continuing with said common line, a distance of 67.86 feet to a 5/8 inch iron rod found (Controlling Monument) for the Southwest corner of said Lot 5A and the North line of a 15 foot alley;

THENCE with the common line between the original South line of said Lot 4, and the North line of said 15 foot alley, the following courses and distances: North 86 degrees 58 minutes 14 seconds West, a distance of 75.89 feet to a 5/8 inch iron rod found;

South 03 degrees 28 minutes 34 seconds West, a distance of 20.00 feet to a 1 inch iron pipe found;

North 86 degrees 31 minutes 26 seconds West, a distance of 45.00 feet to a 3 inch monument stamped "Roman MPC Addition and ARA 6671" set;

North 65 degrees 23 minutes 24 seconds West, a distance of 61.32 feet to a 3 inch monument stamped "Roman MPC Addition and ARA 6671" set in the Southwest line of said Lot 4, same being in the South line of Lot 33C, Block 24/5815, Re-Subdivision of Lot 3, Military Park Addition #3, an Addition to the City of Dallas, recorded in Volume 20, Page 107, (M.R.D.C.T.);

THENCE South 85 degrees 22 minutes 36 seconds East, with the common line between said Lot 4, and said Lot 33C, a distance of 21.06 feet to a 1/2 inch iron rod found;

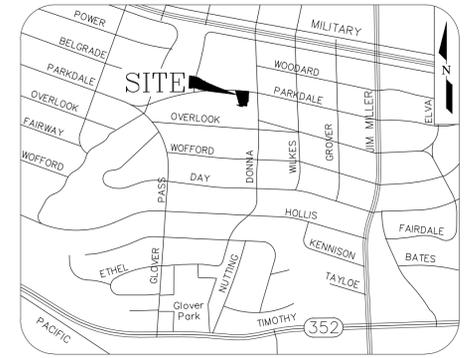
THENCE South 83 degrees 50 minutes 51 seconds East, with the common line between said Lot 4, and said Lot 33C, a distance of 20.08 feet to a 5/8 inch iron rod found in the West line of said Lot 4 and being the Southeast corner of said Lot 33C tract;

THENCE North 20 degrees 21 minutes 23 seconds West, with the common line between said Lot 4, and said Lot 33C, a distance of 277.17 feet to a 3 inch monument stamped "Roman MPC Addition and ARA 6671" set in the Northwest corner of said Lot 4, same being in South right of way line of said Parkdale Drive;

THENCE North 89 degrees 07 minutes 57 seconds East, with the North line of said Lot 4 and the South right of way line of said Parkdale Drive, a distance of 240.90 feet to the POINT OF BEGINNING, containing 52,540 square feet or 1.206 acres of land more or less.

LEGEND

- (C.M.) CONTROLLING MONUMENT
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
POB POINT OF BEGINNING
p, m PLATTED, MEASURED
VOL./PG. VOLUME/PAGE
@ IRF IRON ROD FOUND (AS NOTED)
@ IPF IRON PIPE FOUND (AS NOTED)
-OHP- OVERHEAD POWER LINE
-WOOD- WOOD FENCE
-X-X- WIRE FENCE
-O-C- CHAIN LINK FENCE
-W- WATER LINE
UTILITY POLE
ELECTRIC BOX
MAILBOX
SANITARY SEWER CLEANOUT
GAS METER
WATER METER
SANITARY SEWER MANHOLE
DRAINAGE/STORM MANHOLE
A/C UNIT
SANITARY SEWER LINE
GAS LINE



VICINITY MAP (NOT TO SCALE)

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Metroplex Casas, LLC, acting by and through it's duly authorized officer, Roman Rosales, does hereby adopt this plat, designating the herein described property as ROMAN MPC 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 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 ____ day of, ____ 2023.

Roman Rosales
MetroPlex Casas
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 _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she 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 ____ 2023.

Notary Public in and for the State of Texas

Table with 3 columns: LINE #, DIRECTION, LENGTH. Contains 5 rows of line data.

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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 ____ 2023.
PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional Land Surveyor No. 6671

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez 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 ____ 2023.

Notary Public in and for the State of Texas

GENERAL NOTES:

- 1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, 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).
2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
3. The purpose of this plat is to create 3 lots from part a platted lot.
4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values. No scale, no projection.

ARA SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL:(972) 948-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
ROMAN MPC ADDITION
LOTS 4A, 4B AND 4C, BLOCK 24/5815
A REPLAT OF PART OF LOT 4, BLOCK 24/5815
RE-SUBDIVISION OF PART OF BLOCK 24/5815
1.206 ACRES SITUATED IN THE
SAMUEL STOCKTON SURVEY, ABSTRACT NO. 1352
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: S234-102