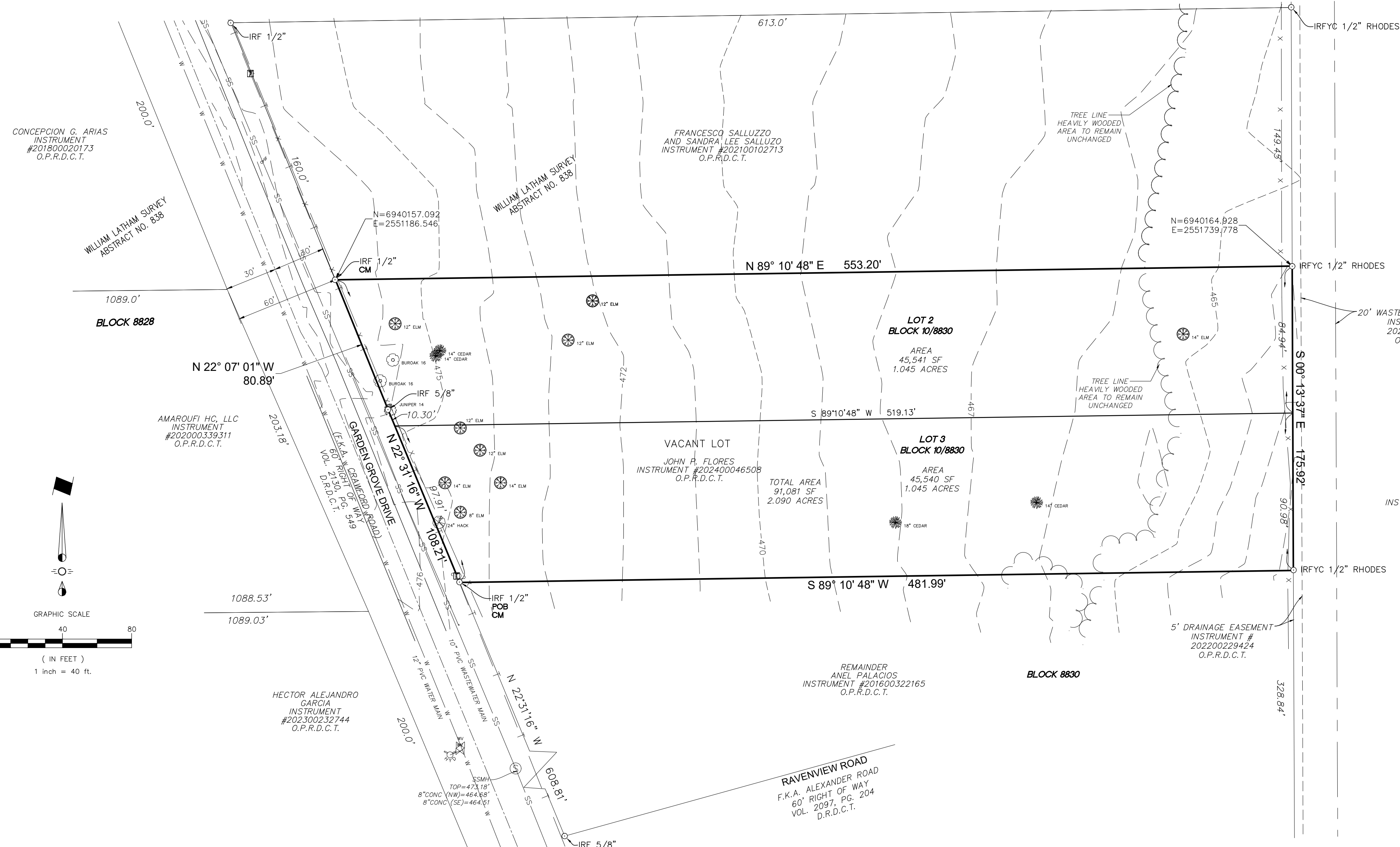


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OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That John P. Flores, do hereby adopt this plat, designating the herein described property as MIRAFLORES ESTATES, 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 of 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, \_\_\_\_\_ 2024.

John P. Flores  
Owner

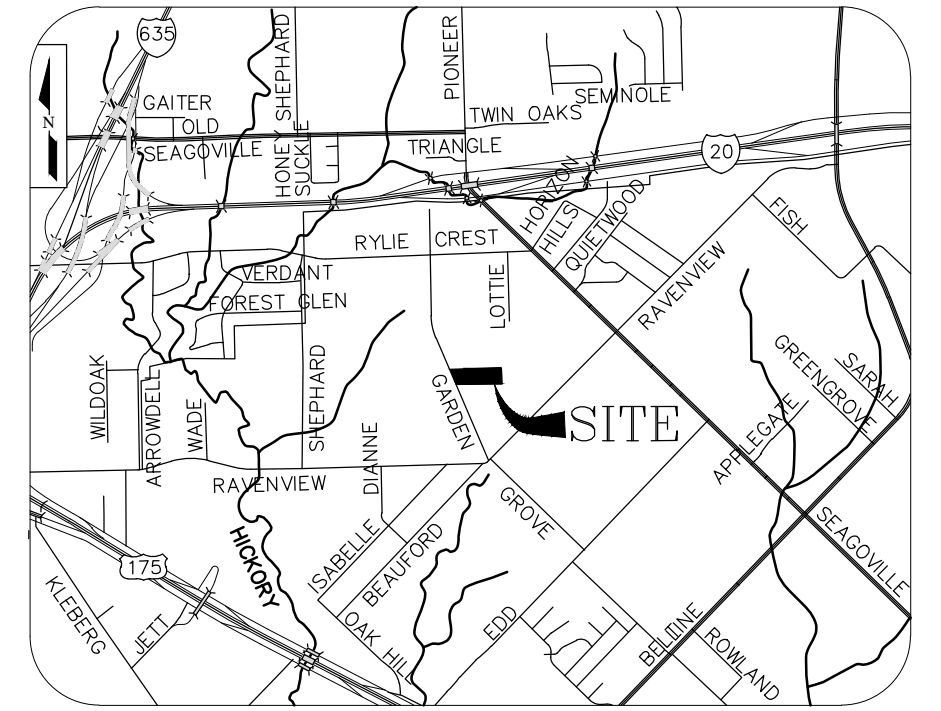
STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared John P. Flores 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 \_\_\_\_\_ 2024.

Notary Public in and for the State of Texas



VICINITY MAP (NOT TO SCALE)

LEGEND

- CM 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)
IRFYC IRON ROD FOUND WITH YELLOW CAP STAMPED "RHODES"
TB TELEPHONE BOX
UTILITY POLE
OHP OVERHEAD POWER LINE
X-X BARWIRE FENCE
S SANITARY SEWER MANHOLE
W WATER VALVE
F FIRE HYDRANT
W WATER LINE
SS SANITARY SEWER LINE
T TELEPHONE BOX

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a 91,081 square foot or 2.090 acre tract of land, situated in the William Latham Survey, Abstract Number 838, City and County of Dallas, Texas, being part of City Block 8830, and being all of a tract of land, described in a General Warranty Deed to John P. Flores, recorded in Instrument No. 202400046508, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the intersection of the East right of way line of Garden Grove Drive, a 60 foot right-of-way, created in Volume 2130, Page 549, Deed Records of Dallas County, Texas (D.R.D.C.T.), with the North right of way line of Ravenview Road, a 60 foot right-of-way, created in Volume 2097, Page 204 (D.R.D.C.T.), and being the Southwest corner of the remainder of a tract of land described in a Deed to Anel Palacios, recorded instrument #201600322165 (O.P.R.D.C.T.),

THENCE North 22 degrees 31 minutes 16 seconds West, with the East right of way line of said Garden Grove Drive, a distance of 608.81 feet to a 1/2 inch iron rod found (Controlling Monument) at the Northwest corner of said Palacios tract, same being the Southwest corner of said Flores 2.091 acre tract, and being THE POINT OF BEGINNING of the herein described tract;

THENCE North 22 degrees 31 minutes 16 seconds West, continuing with the East right of way line of said Garden Grove Drive, a distance of 108.21 feet to a 5/8 inch iron rod found;

THENCE North 22 degrees 07 minutes 01 seconds West, continuing with the East right of way line of said Garden Grove Drive, a distance of 80.89 feet to a 1/2 inch iron rod found (Controlling Monument) for the Northwest corner of said Flores tract, same being the Southwest corner of a tract of land, described in a General Warranty Deed to Francesco Salluzzo and Sandra Lee Salluzzo, recorded in Instrument #202100102713 (O.P.R.D.C.T.);

THENCE North 89 degrees 10 minutes 48 seconds East, with the common line between the North line of said Flores tract and the South line of said Salluzzo tract, a distance of 553.20 feet to a 1/2 inch iron rod with yellow cap stamped "Rhodes" found for the common East corner between said Flores tract, and said Salluzzo tract, same being in the West line of Lot 1, Block B/8831, Banton Farms Extension Addition, an Addition to the City of Dallas, recorded in Instrument #202200229424 (O.P.R.D.C.T.);

THENCE South 00 degrees 13 minutes 37 seconds East, with the common line between the East line of said Flores tract, and the West line of said Lot 1, a distance of 175.92 feet to a 1/2 inch iron rod with yellow cap stamped "Rhodes" found for the common East corner between said Flores tract, and said Palacios tract;

THENCE South 89 degrees 10 minutes 48 seconds West, with the common line between the South line of said Flores tract, and the North line of said Palacios tract, a distance of 481.99 feet to the POINT OF BEGINNING and containing 91,081 square feet or 2.090 acres of land more or less.

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 \_\_\_\_\_ 2024.

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 \_\_\_\_\_ 2024.

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 two (2) lots.
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 and no projection.

OWNER:
JOHN P. FLORES
12100 GARDEN GROVE DRIVE
DALLAS, TX 75243

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

CERTIFICATE OF APPROVAL
I, Tony Shidi, 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 Plan Commission
Dallas, Texas
Attest:
Secretary

PRELIMINARY PLAT
MIRAFLORES ESTATES
LOT 2, BLOCK 10/8830

BEING A 2.090 ACRES SITUATED IN THE WILLIAM LATHAM SURVEY, ABSTRACT NO. 838 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE: S234-166 ENGINEERING NUMBER: \_\_\_ - \_\_\_