

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Gloria E. Delacruz is the owner of a 27,599.98 square foot tract of land situated in the William A Pruitt Survey, Abstract Number 1161, City of Dallas, Dallas County, Texas, same being Lot 14-A, Block 8/6185, Delacruz - Carbajal Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 2001225, Page 129, Deed Records, Dallas County, Texas, same being a tract of land conveyed to Gloria E. Delacruz, by General Warranty Deed recorded in Volume 2000116, Page 1540, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

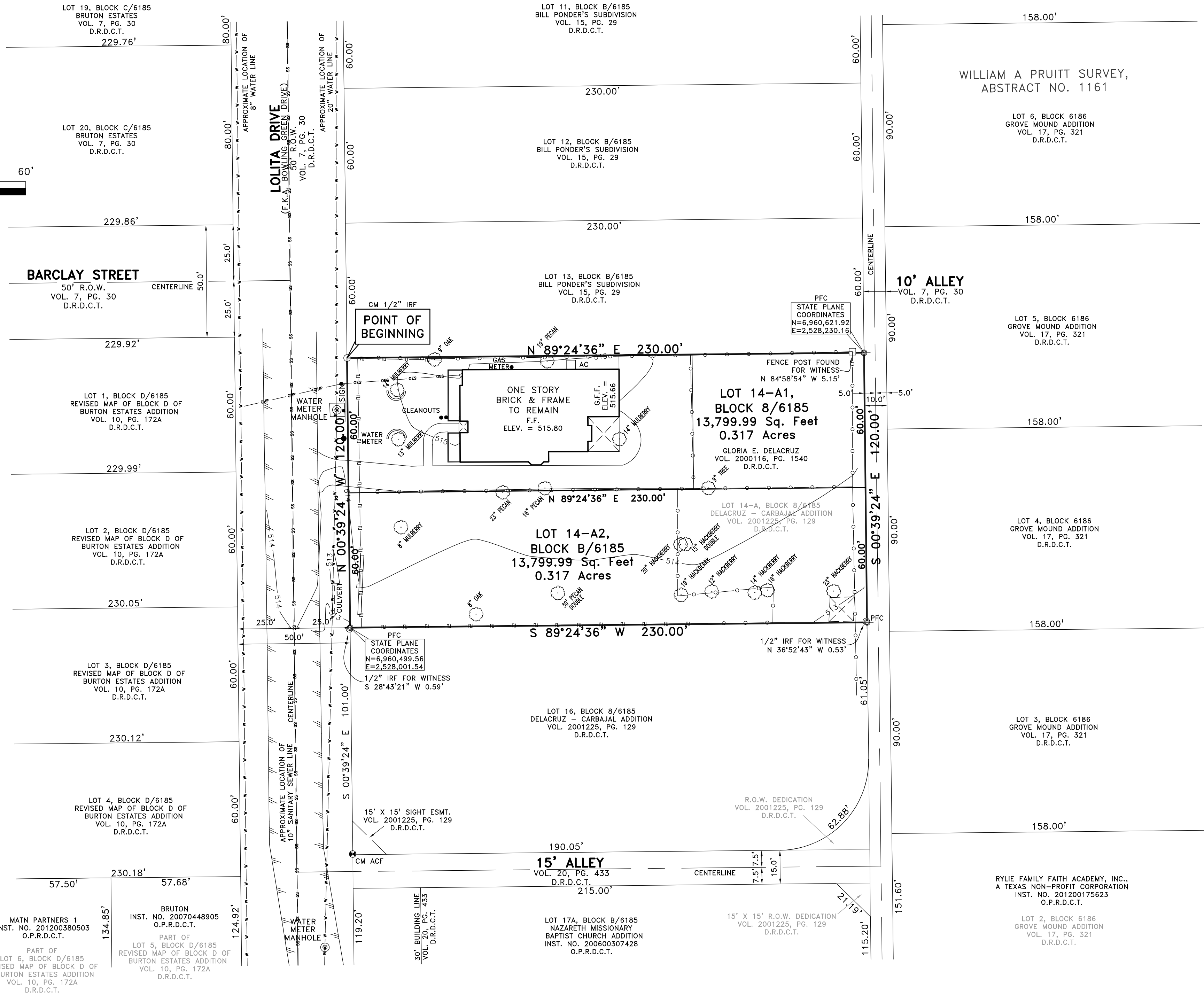
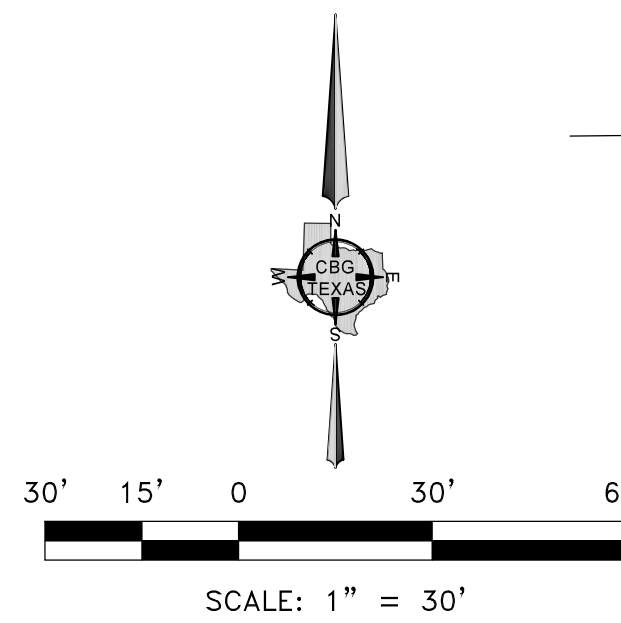
BEGINNING at a 1/2-inch iron rod found for corner, said corner being along the East right-of-way line of Lolita Drive (F.K.A. Bowling Green Drive) (a 50 foot right-of-way) recorded in Volume 7, Page 30, Deed Records, Dallas County, Texas, same being the Southwest corner of Lot 13, Block B/6185, Bill Ponder's Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 15, Page 29, Deed Records, Dallas County, Texas;

THENCE North 89 degrees 24 minutes 36 seconds East, along the South line of said Lot 13, a distance of 230.00 feet to a point for corner, said corner being along the West right-of-way of a 10 foot wide alley, recorded in Volume 7, Page 30, Deed Records, Dallas County, Texas, from which a fence post found bears North 84 degrees 58 minutes 54 seconds West, a distance of 5.15 feet for witness;

THENCE South 00 degree 39 minutes 24 seconds East, along the West line of said alley, a distance of 120.00 feet to a point for corner, said corner being Northeast corner of Lot 16, Block 8/6185, of said Delacruz - Carbajal Addition, from which a 1/2-inch iron rod found bears North 36 degrees 52 minutes 43 seconds West, a distance of 0.53 feet for witness;

THENCE South 89 degrees 24 minutes 36 seconds West, along the North line of said Lot 16, a distance of 230.00 feet to a point for corner, said corner being the along the East right-of-way line of said Lolita Drive, from which a 1/2-inch iron rod found bears South 28 degrees 43 minutes 21 seconds West, a distance of 0.59 feet for witness;

THENCE North 00 degree 39 minutes 24 seconds West, along the East right-of-way of said Lolita Drive, a distance of 120.00 feet to the POINT OF BEGINNING and containing 27,599.98 square feet and or 0.634 acres of land.



GENERAL NOTES

- 1) BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOT FROM 1 LOT FOR DEVELOPMENT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) NO VEHICULAR ACCESS IS PERMITTED TO ADJACENT PROPERTY OUTSIDE OF THE PLATTED PROPERTY FROM THE SHARED ACCESS AREA EXCEPT TO A PUBLIC OR CITY COUNCIL APPROVED PRIVATE STREET

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 INST. NO. = INSTRUMENT NUMBER
 VOL. = VOLUME
 PG. = PAGE
 ESMT. = EASEMENT
 CM = CONTROLLING MONUMENT
 R.O.W. = RIGHT-OF-WAY
 APPROX. = APPROXIMATE
 PFC = POINT FOR CORNER
 IRF = 1/2" IRON ROD FOUND
 ACF = ALUMINUM CAP FOUND

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Gloria E. Delacruz, does hereby adopt this plat, designating the herein described property as **DELACRUZ-LOLITA 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 hereon 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 the _____ day of _____, 2024.

BY: _____
Gloria E. Delacruz (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Gloria E. Delacruz 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 _____, 2024.

RELEASED FOR REVIEW 11/06/2024 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR PURPOSES AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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

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 Plan Commission
Dallas, Texas
Attest: _____
Secretary

PRELIMINARY REPLAT
DELACRUZ-LOLITA ADDITION
LOTS 14-A1 AND 14-A2, BLOCK B/6185
27,599.98 SQ. FEET / 0.634
BEING A REPLAT OF LOT 14-A, BLOCK B/6185, CARBAJAL ADDITION
WILLIAM A. PRUITT SURVEY, ABSTRACT NO. 1161
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-066



OWNER: GLORIA E. DELACRUZ
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EMAIL: MADD64@HOTMAIL.COM