

TREE LEGEND:	
COMMON NAME	SCIENTIFIC NAME
HACKBERRY	CELTIS
PECAN	CARYA ILLINOINENSIS

OWNER:
BRABLIO SIFUENTES
 1713 AVE D
 GRAND PRAIRIE, TEXAS 75051
 PH# (214) 280-2847
 EMAIL donatohomes@outlook.com

PREPARED BY:
KEETON SURVEYING COMPANY
 H.B. KEETON M.S. KEETON
 2037 DALWORTH STREET
 GRAND PRAIRIE, TEXAS 75050
 REGISTERED PROFESSIONAL LAND SURVEYORS
 PHONE: (972) 641-0843 TBPELS FIRM NO. 10090500
 E-MAIL: ksc4019@sbcglobal.net

OWNER'S CERTIFICATE:

State of Texas:
 County of Dallas:

WHEREAS, **Brablio Sifuentes**, is the sole owner of a 0.430 acre tract of land situated in the Levi Dixon Survey, Abstract No. 380, in the City of Dallas, Dallas County, Texas, and being the northeast 25 feet of Lot 5 and the southwest 50 feet of Lot 6, Block 21/7614, of Alta Mesa Park Estates, an addition to the City of Dallas, Dallas County, Texas according to the Map or Plat thereof, Recorded in Volume 10, Page 210-A, of the Map Records of Dallas County, Texas (here after referred to as M.R.D.C.T.), and being described in the Warranty Deed in Instrument No. 202000060014, of the Official Public Records of Dallas County, Texas (here after referred to as O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows;

COMMENCING at a 1/2 inch iron rod with cap marked "Burns" found at the northwest corner of a tract described in Warranty Deed with Vendor's Lien to Emiliano Alvarado and Juanita G. Sorola, in Instrument No. 201700021157 O.P.R.D.C.T., same being the northwest corner of said Lot 5, and the northeast corner of Lot 4, of said Block 21/7614, said point also being in the south line of Mojave Drive (60' right-of-way, of said Alta Mesa Park Estates, Volume 10, Page 210-A, M.R.D.C.T.);

THENCE N. 58°43'50" E., with the north line of said Lot 5 same being the north line of said Alvarado-Sorola tract, and the south line of said Mojave Drive, a distance of 74.83 feet to a 1/2 inch iron rod found in the north line of said Lot 5, for the northwest corner of said 0.430 acre tract, said point being the **POINT OF BEGINNING** of herein described tract;

THENCE N. 58°43'50" E., continuing with the north line of said Lot 5 same being the north line of said 0.430 acre tract and the south line of said Mojave Drive, passing at a distance of 25.00 feet the northeast corner of said Lot 5 and the northwest corner of said Lot 6, Block 21/7614, continuing with the north line of said Lot 6, Block 21/7614 and the south line of said Mojave Drive, a total distance of 75.00 feet to a 1/2 inch iron rod found for the northeast corner of said 0.430 acre tract and the northwest corner of a tract described in General Warranty Deed to Javier Perez and Norma Judith Velasquez De Leon, in Instrument No. 202100149296 O.P.R.D.C.T.;

THENCE S. 13°20'33" E., over and across said Lot 6 and with the common line of said 0.430 acre tract and said Perez-Velazquez De Leon tract, a distance of 250.00 feet to a 5/8 inch iron rod found for the common south corner of said 0.430 acre tract and said Perez-Velazquez De Leon tract and being in the south line of said Lot 6 and the north line of a tract described in Warranty Deed to Jose Reyes, Jr., in Instrument No. 201700103295 O.P.R.D.C.T. same being the north line of Lot 19, said Block 21/7614;

THENCE S. 58°43'50" W., with the south line of said 0.430 acre tract same being the south line of said Lot 6 and the north line of said Reyes tract same being the north line of said Lot 19, Block 21/7614, passing at a distance of 17.00 feet the common north corner a tract described in Texas Special Warranty Deed to Nidia Quezada and Adan Gonzalez, husband and wife, in Instrument No. 201800299676 O.P.R.D.C.T. and said Reyes tract, continuing with the said south line of 0.430 acre tract and said south line of Lot 6, and the north line of said Gonzalez tract same being the north line of said Lot 19, an additional distance of 33.00 feet passing the common south corner of said Lots 5 and 6 same being the common north corner of said Lot 19 and Lot 20, said Block 21/7614, continuing an additional distance with the south line of said 0.430 acre tract same being the south line of said Lot 5 and the north line of said Gonzalez tract same being the north line of said Lot 20 a total distance of 75.00 feet to a 5/8 inch iron rod found for the southwest corner of said 0.430 acre tract and the southeast corner of said Alvarado-Sorola tract;

THENCE N. 31°20'33" W., over and across said Lot 5 and with the common line of said 0.430 acre tract and said Alvarado-Sorola tract, a distance of 250.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 18,751 square feet or 0.430 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Brablio Sifuentes, not married**, do hereby adopt this plat, designating the herein described property as **Mojave 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 _____, 2026.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"
 By: Brablio Sifuentes
 Owner

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or _____, 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

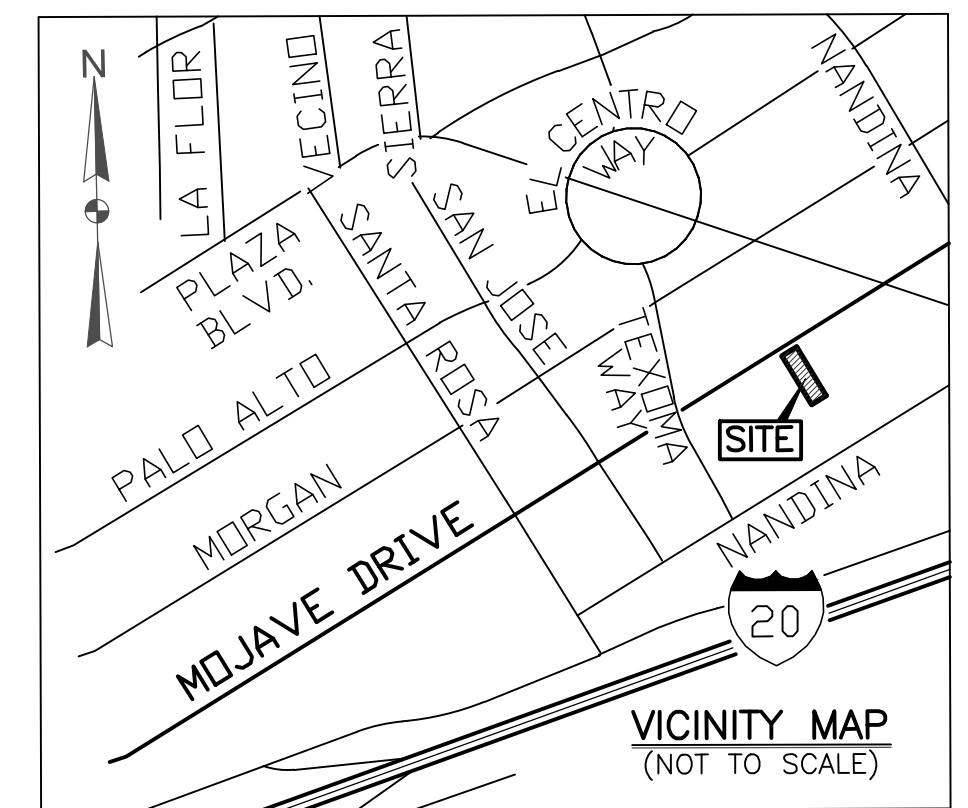
- NOTES:**
- The basis of bearing and elevation for this survey is the Texas State Plane Coordinate System, NAD83, realization 2011, Texas North Central Zone, 4202, based upon GPS measurements, according to the SmartNet GPS Reference Network. Vertical Datum NAVD=88.
 - Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
 - The purpose of this plat is create one lot out of the northeast 25 feet of Lot 5 and the southwest 50 feet of Lot 6, Block 21/7614.
 - All coordinates shown are on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.

SURVEYORS ACKNOWLEDGMENT:

State of Texas
 County of Dallas:
 Before me the undersigned authority, a Notary Public, on this day personally appeared **Kurtis R. Webb**, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ day of _____, 2026.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"
 Notary Public



LEGEND

OVERHEAD ELECTRIC LINE	— OHEL —	AC ~ AIR CONDITIONER
FIP ~ FOUND IRON PIPE		C/O ~ CLEAN OUT
INST. NO. ~ INSTRUMENT NUMBER		P.P. ~ POWER POLE
VOL. ~ VOLUME		WM ~ WATER METER
PG. ~ PAGE		T.B.M. ~ TEMPORARY BENCHMARK
C.M. ~ CONTROLLING MONUMENT		
FIR ~ FOUND IRON ROD		
P.O.B. ~ POINT OF BEGINNING		
P.O.C. ~ POINT OF COMMENCING		
PL ~ PROPERTY LINE		
Q ~ CENTER LINE		
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	
KSC-4125 ~	KEETON SURVEYING COMPANY, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4125	

SURVEYORS STATEMENT:

I, **Kurtis R. Webb**, 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 _____, 2026.
 "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"
Kurtis R. Webb
 Texas Registered Professional Land Surveyor No. 4125

OWNERS ACKNOWLEDGMENT:

State of Texas
 County of Dallas:
 Before me the undersigned authority, a Notary Public, on this day personally appeared **Brablio Sifuentes**, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ Day of _____, 2026.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"
 Notary Public

PRELIMINARY PLAT
MOJAVE ADDITION
LOT 6A, BLOCK 21/7614
 BEING A REPLAT OF THE NORTHEAST 25 FEET OF LOT 5 AND THE SOUTHWEST 50 FEET OF LOT 6, BLOCK 21/7614
 ALTA MESA PARK ESTATES SECOND INSTALLMENT
 IN THE LEVI DIXON SURVEY, ABSTRACT NO. 380
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. _____ PLAT-25-000182
 18,751 SQ. FT. OR 0.430 ACRES
 DATE: DECEMBER 19, 2025

RECORDED IN INSTRUMENT NO. _____ O.P.R.D.C.T.