

OWNER’S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS ROSA C. GONZALEZ AND FABIOLA HERNANDEZ–BRIONES ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY TEXAS, BEING PART OF THE ROBERT KLEBERG SURVEY, ABSTRACT NO. 716, AND BEING A PORTION OF DALLAS CITY BLOCK NUMBER 8788, ALSO, BEING A SURVEY OF THE 3.8 ACRES TRACT OF LAND DESCRIBED IN A CORRECTION INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT CONVEYED TO ROSA C GONZALEZ AND FABIOLA HERNANDEZ–BRIONES AND RECORDED IN INSTRUMENT NUMBER 202500090101 OF THE OFFICIAL RECORDS, DALLAS COUNTY, TEXAS AND BEING APPROXIMATELY THE NORTHWESTERLY HALF OF THAT TRACT OF LAND CONVEYED TO ROSA C GONZALEZ AND FABIOLA HERNANDEZ–BRIONES BY DEED RECORDED IN INSTRUMENT NUMBER 201500246674 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS SAID TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWEST LINE OF EDD ROAD – 35 FEET WIDE ROW AND THE SOUTHWEST LINE OF WEAVER STREET – A VARIABLE WIDTH WIDE ROW;

THENCE N45° 51’42”W, WITH SAID SOUTHWEST LINE OF WEAVER STREET SAME BEING THE NORTHEAST LINE OF THAT TRACT CONVEYED TO SELINA V. MESA ACCORDING TO VOLUME 2003083, PAGE 10368, OF THE DEED RECORDS, DALLAS COUNTY, TEXAS A DISTANCE OF 419.0 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID SELINA V. MEZA TRACT, SAME BEING THE SOUTHEASTERLY CORNER OF SAID ROSA C. GONZALEZ AND FABIOLA HERNANDEZ–BRIONES TRACT;

THENCE N45° 51’42”W, CONTINUING ALONG SAID SOUTHWEST LINE OF WEAVER STREET SAME BEING THE NORTHEAST LINE OF SAID ROSA C GONZALEZ AND HERNANDEZBRIONES FABIOLA TRACT A DISTANCE OF 214.88 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF BEGINNING;

THENCE DEPARTING THE LAST MENTIONED COMMON LINE AND CROSSING SAID ROSA C. GONZALEZ AND FABIOLA HERNANDEZ–BRIONES TRACT, THE FOLLOWING COURSES;

S42°13’57”W, A DISTANCE OF 147.78 FEET TO A 1/2 INCH IRON ROD FOUND;

S47°12’38”E, A DISTANCE OF 5.00 FEET TO A 1/2 INCH IRON ROD FOUND;

S43°21’29”W, A DISTANCE OF 67.40 FEET TO A 1/2 INCH IRON ROD FOUND AT AN ANGLE POINT ALONG THE SOUTHWEST LINE OF SAID ROSA C. GONZALEZ AND FABIOLA HERNANDEZ–BRIONES TRACT;

THENCE S45°57’25”E, A DISTANCE OF 19.75 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF A TRACT OF LAND CONVEYED TO HERNANDEZ IVAN AND PANIAGUA AMANDA, RECORDED IN INSTRUMENT NUMBER 201700181649 OF SIAD OFFICIAL PUBLIC RECORDS;

THENCE S45°02’49”W, WITH THE NORTHWEST LINE OF SAID HERNANDEZ IVAN AND PANIAGUA AMANDA TRACT SAME BEING THE SOUTHEAST LINE OF SAID ROSA C. GONZALEZ AND FABIOLA HERNANDEZ–BRIONES TRACT, A DISTANCE OF 226.96 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWESTERLY CORNER OF SAID HERNANDEZ IVAN AND PANIAGUA AMANDA TRACT, SAME BEING THE SOUTHWESTERLY CORNER OF SAID ROSA C. GONZALEZ AND FABIOLA HERNANDEZ–BRIONES TRACT, SAME ALSO, BEING ALONG THE NORTHEAST LINE OF A TRACT OF LAND CONVEYED TO MY DALLAS PROPERTY LLC BY INSTRUMENT NUMBER 202400070566 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N46°05’17”W WITH THE SOUTHWEST LINE OF SAID ROSA C. GONZALEZ AND FABIOLA HERNANDEZ–BRIONES TRACT AND THE NORTHEAST LINE OF SAID MY DALLAS PROPERTY LLC TRACT, A DISTANCE OF 717.33 FEET TO A FENCE POST FOUND AT THE NORTHWESTERLY CORNER OF SAID ROSA C. GONZALEZ AND FABIOLA HERNANDEZ–BRIONES TRACT SAME BEING THE NORTHEASTERLY CORNER OF A TRACT OF LAND CONVEYED TO PEREZ MA DE LA LUZ RODRIGUEZ & GUERRERO OLEGARIO TOVAR AS RECORDED IN INSTRUMENT NUMBER 201800053236 OF SAID OFFICIAL PUBLIC RECORDS, SAME ALSO, BEING ALONG THE SOUTHEAST LINE OF A LEONARD MICHAEL SHORTNANCY TRACT AS RECORDED IN VOLUME 93130, PAGE 5758 OF SAID DEED RECORDS;

THENCE N45°02’48”E, WITH THE NORTHWEST LINE OF SAID ROSA C. GONZALEZ AND FABIOLA HERNANDEZ–BRIONES TRACT SAME BEING SAID SOUTHEAST LINE, A DISTANCE OF 228.60 FEET TO A FENCE POST FOUND AT THE NORTHEASTERLY CORNER OF SAID ROSA C. GONZALEZ AND FABIOLA HERNANDEZ–BRIONES TRACT SAME BEING THE NORTWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO JORDAN MARGARET ESTATE, AS RECORDED IN VOLUME 68044, PAGE 1732 OF SAID DEED RECORDS;

THENCE S45°57’25”E DEPARTING THE LAST MENTIONED COMMON LINE AND WITH THE NORTHEAST LINE OF SAID ROSA C. GONZALEZ AND FABIOLA HERNANDEZ–BRIONES TRACT SAME BEING THE THE SOUTHWEST LINE OF SAID ESTATE OF JORDAN MARGARET TRACT, A DISTANCE OF 481.63 FEET TO A POINT FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N44°07’54”E, A DISTANCE OF 1.89 FEET;

THENCE N44°07’54”E WITH THE LAST MENTIONED COMMON LINE A DISTANCE OF 215.33 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID ESTATE OF JORDAN MARGARET TRACT, ALONG THE AFOREMENTIONED SOUTHWEST LINE OF WEAVER STREET;

THENCE S45°51’42”E, WITH SAID SOUTHWEST LINE OF WEAVER STREET, SAME BEING THE NORTHEAST LINE OF SAID ROSA C. GONZALEZ AND FABIOLA HERNANDEZ–BRIONES TRACT, A DISTANCE OF 205.11 FEET TO THE POINT OF BEGINNING, CONTAINING 208,555 SQUARE FEET (4.7878 ACRES) OF LAND WITHIN THE METES RECITED.

OWNER’S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, ROSA C GONZALEZ AND FABIOLA HERNANDEZ–BRIONES do hereby adopt this plat, designating the herein described property as **HAPPY OURS ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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 growth 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).

Not withstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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, this the _____ day

of _____, 2025

BY: _____
EXCLUSIVELY FOR ROSA C. GONZALEZ

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared ROSA C GONZALEZ, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2025.

Notary Public for and in the State of Texas

My Commision expires:_____

SURVEYOR’S STATEMENT

I, Seth Ephraim Osabutey, 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 monumetation 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.

WITNESS MY HAND THIS THE _____DAY OF _____, 2025.

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.
Seth Ephraim Osabutey R.P.L.S. No. 6063

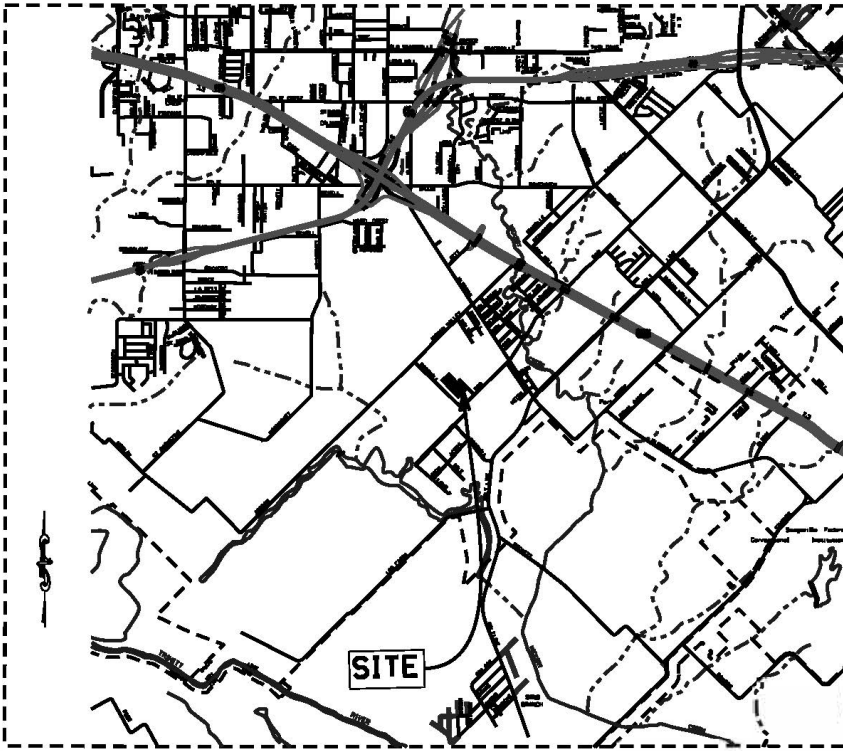


STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared S. EPHRAIM OSABUTEY, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, thisday of2025

NOTARY PUBLIC in and for the State of Texas



LOCATION MAP - N.T.S.

GENERAL NOTES

1. Purpose of the plat is to create two lots from existing two tracts
2. Bearings are based on the Texas State Plane Coordinates System, North Central Zone 4202, North American Datum of 1983. No scale, no projection
3. Lot–to–lot drainage is not permitted without Engineering Section approval.
4. Existing Structure to be converted into a single family house

Plat – 25 – 000019
S245 – 185

PLACE COUNTY
RECORDING LABEL HERE

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.

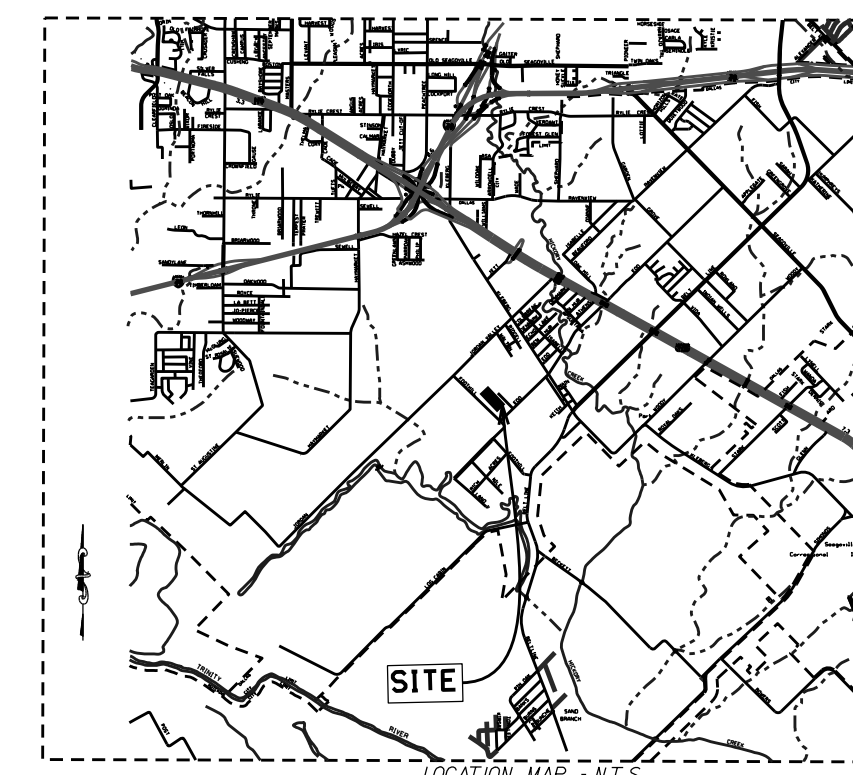
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: _____
Secretary

PRELIMINARY PLAT
HAPPY OURS ADDITION

LOT 1 & LOT 2, BLOCK 8788

4.7878 ACRES / 208,555 SQ. FT.
ROBERT KLEBERG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS



DATE: 04/10/25 SCALE: 1" = 40' SHEET 1 OF 2

