

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN 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 PLAT.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR REVIEW 8/25/2022**

TIMOTHY R. MANKIN \_\_\_\_\_ DATE \_\_\_\_\_  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:  
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS \_\_\_\_\_

OWNER'S CERTIFICATE:

STATE OF TEXAS \_\_\_\_\_)  
COUNTY OF DALLAS \_\_\_\_\_)

BEING ALL THAT CERTAIN 3.001 ACRE TRACT OF LAND SITUATED IN THE WALTER ANDERSON SURVEY, ABSTRACT NO. 42, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO CAMERINO JUNIOR NEGRETE AND MARIA NEGRETE, BY GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202200191129, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" INCH IRON ROD WITH YELLOW "PRECISE" PLASTIC CAP FOUND FOR THE SOUTH CORNER OF SAID NEGRETE TRACT, SAME BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF JORDAN VALLEY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE EAST CORNER OF A RIGHT-OF-WAY DEDICATION PER INSTRUMENT NUMBER 202000235677, SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 44 DEG. 28 MIN. 17 SEC. WEST, ALONG THE WEST LINE OF SAID NEGRETE TRACT AND ALONG THE COMMON LINE OF SAID RIGHT-OF-WAY DEDICATION AND SAID JORDAN VALLEY ROAD, PASSING AT A DISTANCE OF 16.06 FEET TO A 3 INCH ALUMINUM DISK STAMPED "NEGRETE/RPLS 5111" FOUND FOR THE NORTH CORNER OF SAID RIGHT-OF-WAY DEDICATION, SAME BEING THE EAST CORNER OF LOT 27A, BLOCK 8780, NEGRETE PLACE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 202000235677, SAID OFFICIAL PUBLIC RECORD, AND CONTINUING ALONG THE COMMON LINE OF SAID NEGRETE TRACT AND SAID LOT 27A, A TOTAL DISTANCE OF 623.91 FEET TO A 1/2" INCH IRON ROD WITH YELLOW "PRECISE" PLASTIC CAP FOUND FOR THE WEST CORNER OF SAID NEGRETE TRACT, SAME BEING THE NORTH CORNER OF SAID LOT 27A, SAME BEING IN THE SOUTHEAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO ELIAS GUZMAN AND MARIA DEL LOS ANGELES GUZMAN, BY DEED RECORDED IN VOLUME 2004137, PAGE 7966, SAID DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 45 DEG. 33 MIN. 11 SEC. EAST, ALONG THE COMMON LINE OF SAID NEGRETE TRACT AND SAID GUZMAN TRACT, A DISTANCE OF 264.20 FEET TO A 1/2" INCH IRON ROD WITH RED "PEISER & MANKIN SURV" PLASTIC CAP SET (HEREINAFTER REFERRED TO AS 1/2" INCH IRON ROD SET) FOR THE NORTH CORNER OF SAID NEGRETE TRACT, SAME BEING THE WEST CORNER OF THE REMAINDER OF THAT CERTAIN TRACT OF LAND CONVEYED TO RONALD ELLIS COX AND WIFE, MARILYN COX, BY DEED RECORDED IN INSTRUMENT NUMBER 20080052609, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG THE EASTERLY LINE OF SAID NEGRETE TRACT AND THE REMAINDER OF SAID COX TRACT: SOUTH 44 DEG. 26 MIN. 49 SEC. EAST, A DISTANCE OF 93.00 FEET TO A 1/2" INCH IRON ROD SET FOR CORNER; SOUTH 45 DEG. 33 MIN. 11 SEC. WEST, A DISTANCE OF 64.16 FEET TO A 1/2" INCH IRON ROD SET FOR CORNER; SOUTH 44 DEG. 28 MIN. 17 SEC. EAST, A DISTANCE OF 530.76 FEET TO A 1/2" INCH IRON ROD SET FOR THE EAST CORNER OF SAID NEGRETE TRACT, SAME BEING THE SOUTH CORNER OF THE REMAINDER OF SAID COX TRACT, SAME BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF AFORESAID JORDAN VALLEY ROAD;

THENCE SOUTH 45 DEG. 30 MIN. 40 SEC. WEST, ALONG THE COMMON LINE OF SAID NEGRETE TRACT AND SAID JORDAN VALLEY ROAD, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 130,736 SQUARE FEET OR 3.001 ACRES OF COMPUTED LAND, MORE OR LESS.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CAMERINO JUNIOR NEGRETE AND MARIA NEGRETE, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **MARIA NEGRETE 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 AND UPON 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, TEXAS.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
CAMERINO JUNIOR NEGRETE

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CAMERINO JUNIOR NEGRETE, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY \_\_\_\_\_

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

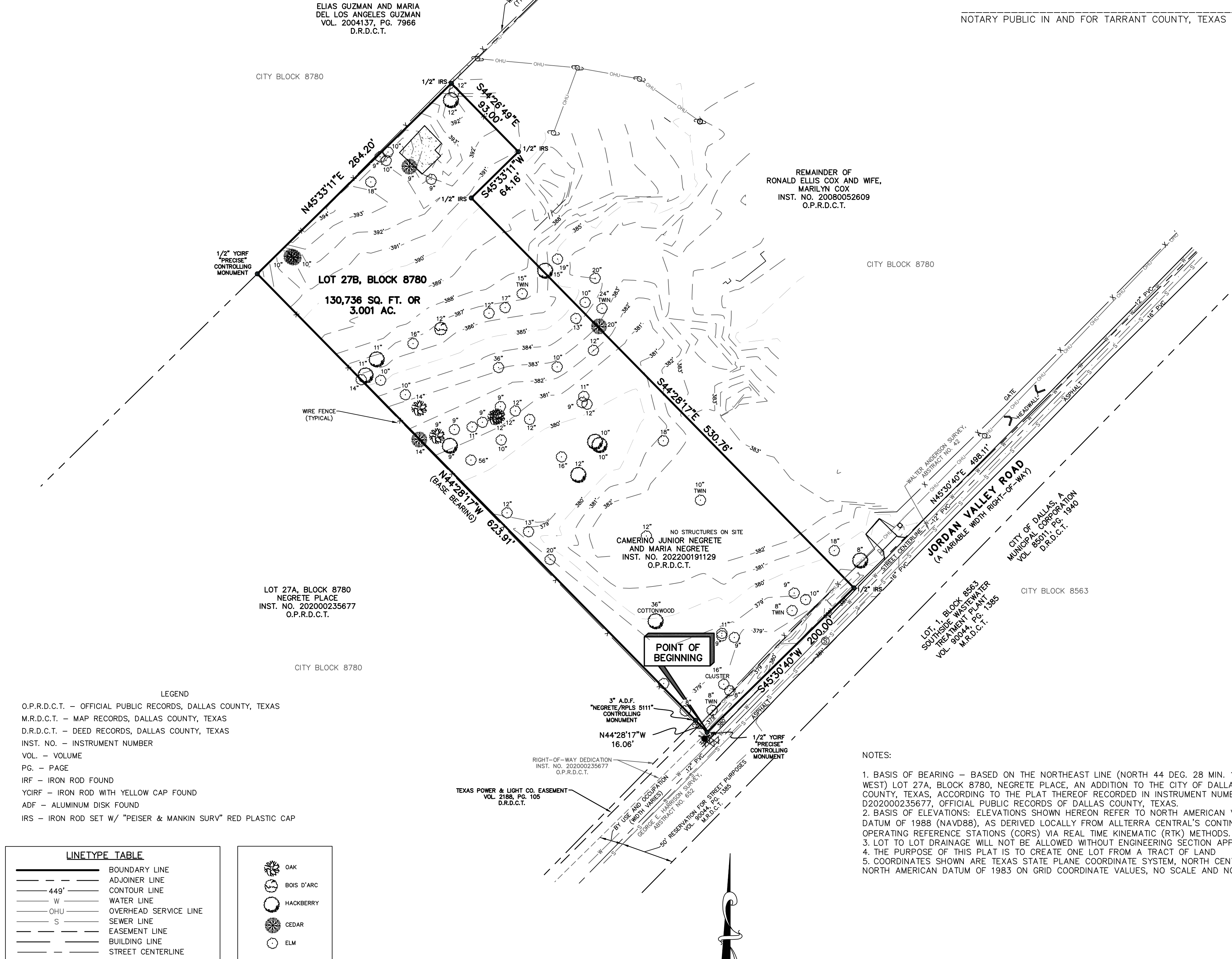
BY: \_\_\_\_\_  
MARIA NEGRETE

COUNTY OF DALLAS:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MARIA NEGRETE, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

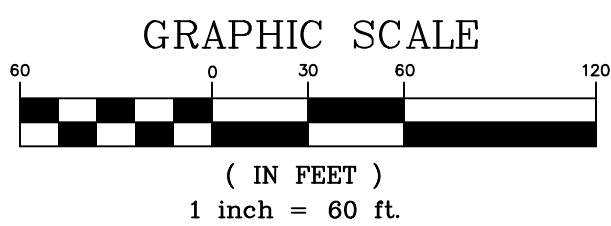
NOTARY PUBLIC IN AND FOR DALLAS COUNTY \_\_\_\_\_

PRELIMINARY PLAT  
**MARIA NEGRETE ADDITION**  
**LOT 27B, BLOCK 8780**  
BEING 3.001 ACRES OUT OF THE  
WALTER ANDERSON SURVEY, ABSTRACT NO. 42  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S223-018



NOTES:

1. BASIS OF BEARING - BASED ON THE NORTHEAST LINE (NORTH 44 DEG. 28 MIN. 17 SEC. WEST) LOT 27A, BLOCK 8780, NEGRETE PLACE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D202000235677, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.
2. BASIS OF ELEVATIONS: ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS DERIVED LOCALLY FROM ALLTERRA CENTRAL'S CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) METHODS.
3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A TRACT OF LAND
5. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.



OWNER:

CAMERINO JUNIOR NEGRETE  
MARIA NEGRETE  
2530 COULEE STREET  
IRVING, TEXAS 75062  
CAME\_NEGRETE@YAHOO.COM  
214-681-3988

JOB NO.: 22-0331	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 8/25/2022	www.peisersurveying.com		
FIELD DATE: 4/18/2022	1604 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	1
SCALE: 1" = 60'			OF
FIELD: N.T.K.			
DRAWN: J.M.N.			
CHECKED: T.R.M.	tmankin@peisersurveying.com	FIRM No. 100999-00	1