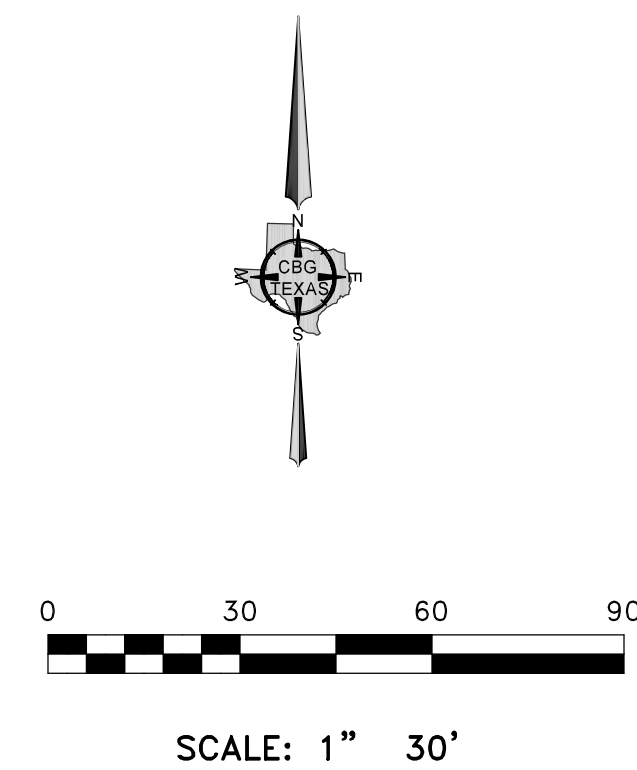


VICINITY MAP
NOT TO SCALE



LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. PG. = VOLUME, PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
"XF" = "X" FOUND

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOT FOR DEVELOPMENT OUT OF ONE LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION 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 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Tongra, LP, is the owner of a 20,000 square foot tract of land situated in the J NO. S TUCKER Survey, Abstract No. 1469 in the City of Dallas, Dallas County, Texas, and being Lot 25, Block 7590, Beckley Gardens Addition, an Addition to the City of Dallas, according to the Map or Plat thereof recorded in Volume 8, Page 7, Map Records of Dallas County, Texas, same being a tract of land conveyed to Tongra, LP, by Deed recorded in Instrument No. 202200249923, Official Public Records Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the East right-of-way line of Winterset Avenue (a 50 foot right-of-way) formerly known as Winfield Avenue (50 foot right-of-way), by Map Recorded in Volume 8, Page 7, Map Records, Dallas County, Texas, same corner being the Southwest corner of Lot 1E, Block J/7590, Pueblo Estates Addition, by Map recorded in Volume 98163, Page 3, of Map Records Dallas County, Texas;

THENCE North 88 degree 46 minutes 16 seconds East, along the said South line of said Lot 1E, a distance of 200.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 2, Block J/7590, of said Beckley Garden Addition, an Addition of the City of Dallas, according to the Map or Plat thereof recorded in Volume 8, Page 7, of Map Records of Dallas County, Texas;

THENCE South 01 degrees 13 minutes 44 seconds East, along the East line of said Lot 2, a distance of 100.00 feet to a 1/2 inch iron rod set for corner, said corner being the Northeast corner of Lot 24 of said Beckley Garden Addition;

THENCE South 88 degree 46 minutes 16 seconds West, along the North line of said Lot 24, a distance of 200.00 feet to "x" found for corner, said corner being the Northwest corner of said Lot 24, same being in the East line of said Winterset Avenue,

THENCE North 01 degrees 13 minutes 44 seconds West, along the said East line of said Winterset Avenue, a distance of 100.00 feet to the POINT OF BEGINNING and containing 20,000.0 square feet or 0.46 acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Tongra, LP, acting by and through their duly authorized agent, do hereby adopt this plat, designating the herein described property as **TONGRA 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 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 _____, 2022.

BY:

Tongra, LP (OWNER)
Antonio Matarranz (Agent)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Antonio Matarranz, 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 _____, 2022.

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 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 _____, 2022.

RELEASED FOR REVIEW ON 12/05/2022, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

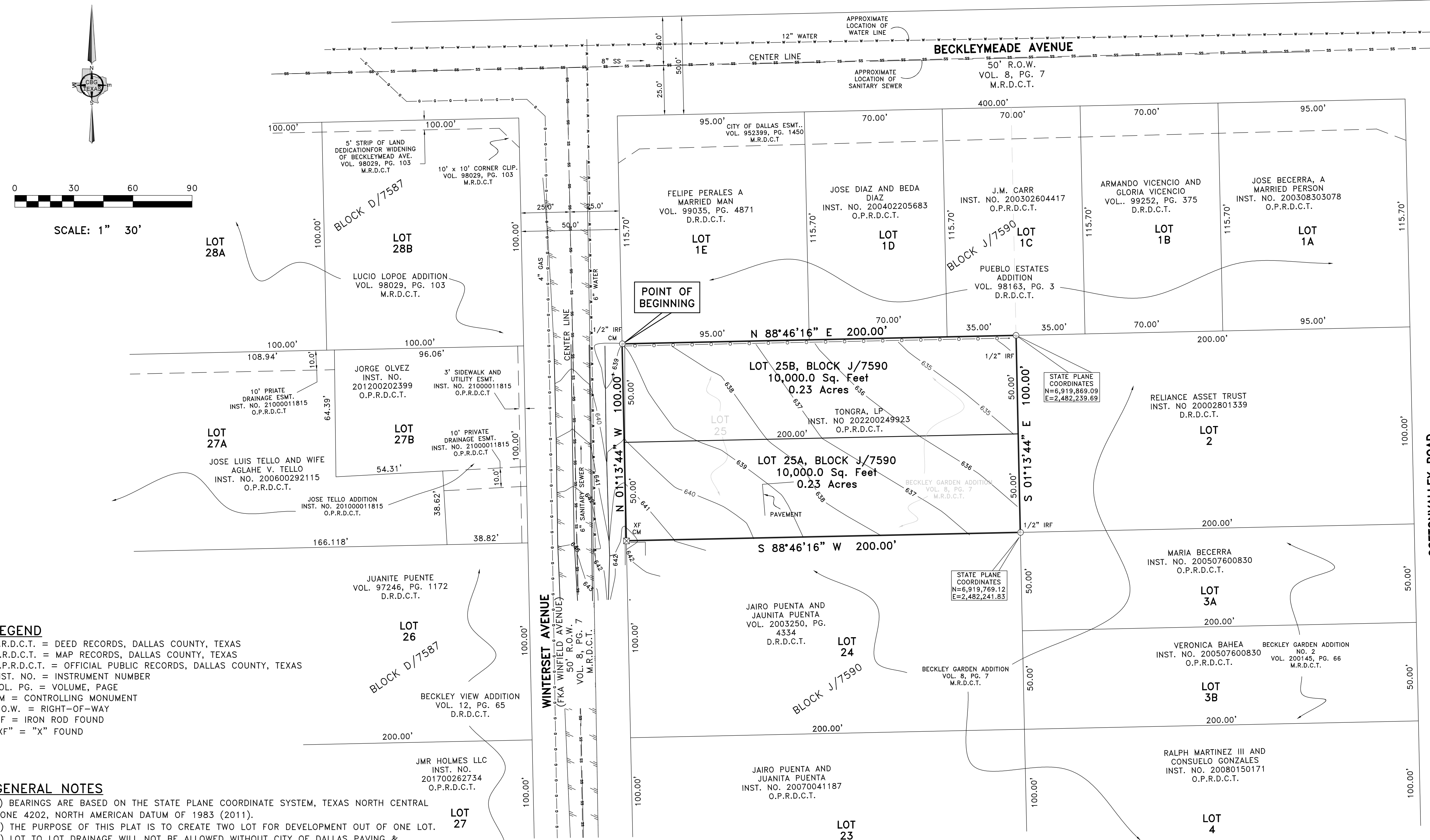
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 _____, 2022.

Notary Public in and for the State of Texas



OWNER: TONGRA, LP.
AGENT: ANTONIO MATARRANZ
7920 BELTLINE ROAD SUITE #150
DALLAS, TEXAS 75254
214-521-7699



PLANNING & SURVEYING
Main Office
1413 E. I-30, Ste. 7
Garland, Tx. 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtllc.com