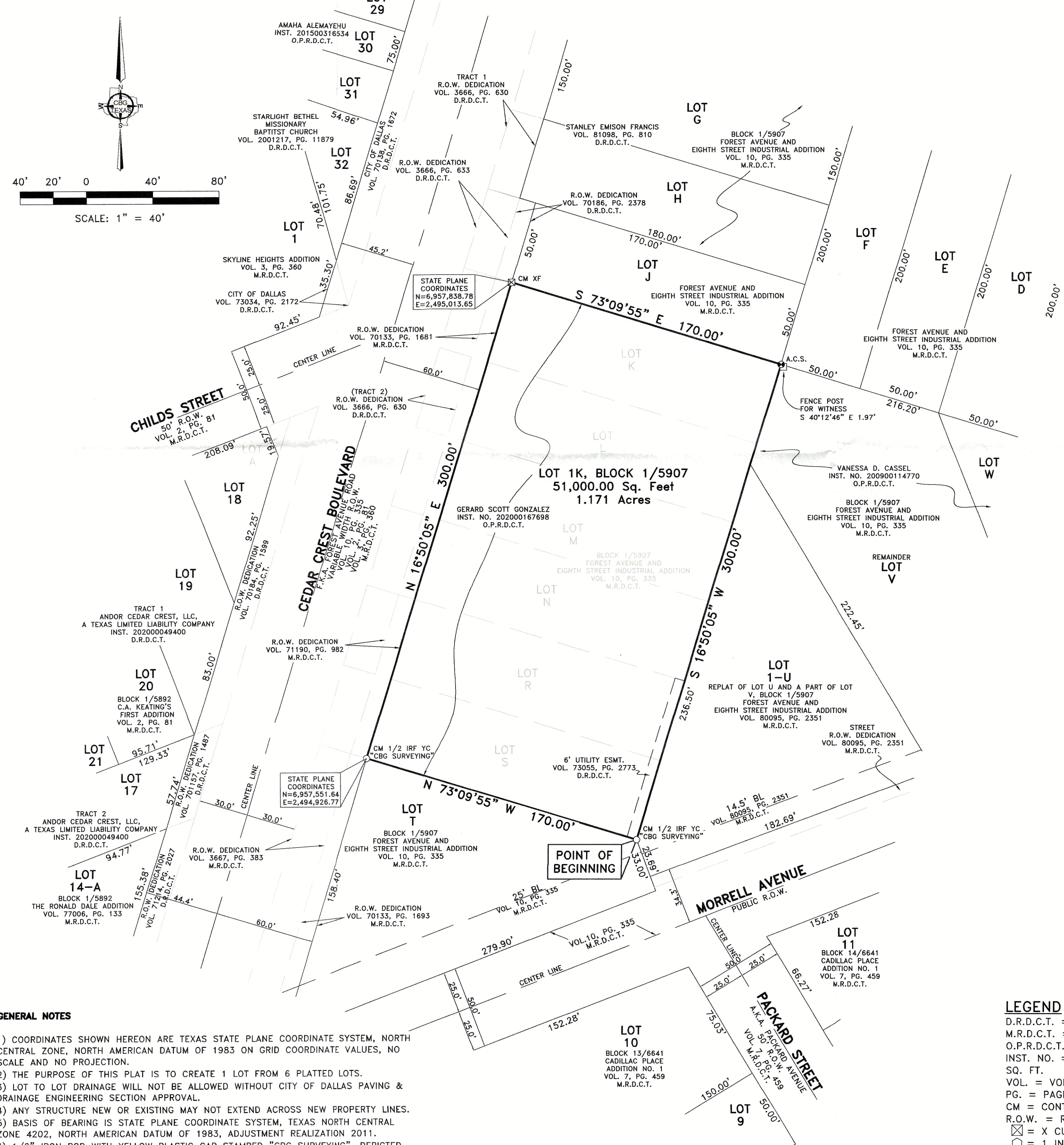


VICINITY MAP  
NOT TO SCALE



GENERAL NOTES

- 1) 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.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 6 PLATTED LOTS.
- 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) BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 6) 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING", DEPICTED HEREON AS FOUND WERE SET IN PREVIOUS FIELD SURVEY COMPLETED BEFORE PLATTING PROCESS BEGAN.
- 7) THIS PLAT IS SUBJECT TO PAVING AND OR STORM DRAINAGE COVENANT AGREEMENT RECORDED IN INSTRUMENT NO. 202200306838 AND WATER AND/OR WASTEWATER COVENANT AGREEMENT RECORDED IN INSTRUMENT NO. 202200076322, O.P.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Gerard Scott Gonzalez is the owner of a 1.171 acre tract of land situated in the W J Elliott Survey, Abstract No. 448, City of Dallas, Dallas County, Texas, and also being part of Lots K through S, Block 1/5907, of Forest Avenue and Eight Street Industrial Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 10, Page 335, Map Records, Dallas County, Texas, same being that tract of land conveyed to Gerard Scott Gonzalez, by General Warranty Deed, recorded in Instrument Number 202000167698, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of Lot T, Block 1/5907, of said Forest Avenue and Eight Street Industrial Addition, same being the Northwest corner of Lot 1-U, Block 1/5907, of replat Forest Avenue and Eight Street Industrial Addition, and Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 80095, Page 2351, Deed Records, Dallas County, Texas;

THENCE North 73 degrees 09 minutes 55 seconds West, along the North line of said Lot T, a distance of 170.00 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying, said corner being the North corner of the remainder said Lot T, same being along the Southeast right-of-way line of Cedar Crest Boulevard (a 100 foot right-of-way);

THENCE North 16 degrees 50 minutes 05 seconds East, along the Northeast line of said Cedar Crest Boulevard, a distance of 300.00 feet to a "X" cut found for corner, said corner being the West corner of Lot J, of said Forest Avenue and Eight Street Industrial Addition;

THENCE South 73 degrees 09 minutes 55 seconds East, along the South line of said Lot J, a distance of 170.00 feet to a 3-1/4 inch aluminum disc set over a 1/2 inch iron rod, said corner being the South corner of said Lot J, same being the North corner of a tract of land conveyed to Vanessa D. Cassel, by Special Warranty Deed recorded in Instrument Number 200900114770, Official Public Records, Dallas County, Texas, from which a fence post found bears South 40 degrees 12 minutes 46 seconds East, a distance of 1.97 feet for witness;

THENCE South 16 degrees 50 minutes 05 seconds West, along the Northwest line of said Cassel tract, a distance of 300.00 feet to the POINT OF BEGINNING and containing 51,000.00 square feet and or 1.171 acres of land.

SURVEYOR'S STATEMENT

I, Bryan Connolly, 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 30th day of January, 2024.

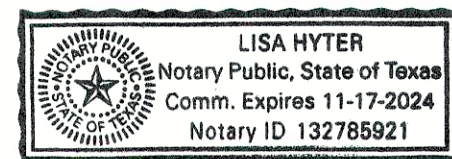
Bryan Connolly  
Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513

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 Connolly 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 30th day of January, 2024.

Lisa Hyter  
Notary Public in and for the State of Texas



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  
SQ. FT. = SQUARE FEET  
VOL. = VOLUME  
PG. = PAGE  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
X = X CUT FOUND FOR CORNER  
1" = 1 INCH IRON PIPE FOUND  
5/8" = 5/8 INCH IRON ROD FOUND  
1" = 1/2 INCH IRON ROD FOUND  
3-1/4" = 3-1/4 ALUMINUM DISK SET STAMPED "G.S.A. RPLS 5513"

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Gerard Scott Gonzalez, is the sole owners, do hereby adopt this plat, designating the herein described property as **GERARD SCOTT 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). The owner of a lot that includes a floodway easement is liable for floodway maintenance in compliance with this subsection, taxes, and all other standard property owner liabilities.

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 30th day of January, 2024.

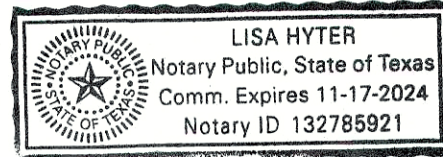
Gerard Scott Gonzalez  
Gerard Scott Gonzalez (Owner)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Gerard Scott Gonzalez 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 30th day of January, 2024.

Lisa Hyter  
Notary Public in and for Dallas County, Texas.



Filed for Record  
in the Official Records Of:  
Dallas County  
On: 4/12/2024 2:08:06 PM  
In the PLAT Records

Doc Number: 2024-202400073332  
Number of Pages: 1  
Amount: 79.00  
Order#: 20240412000745  
By: KM

CERTIFICATE OF APPROVAL

I, Tony Shidig, 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 30th day of February, A.D. 2024, and same was duly approved on the 30th day of March, A.D. 2024, by said Commission.

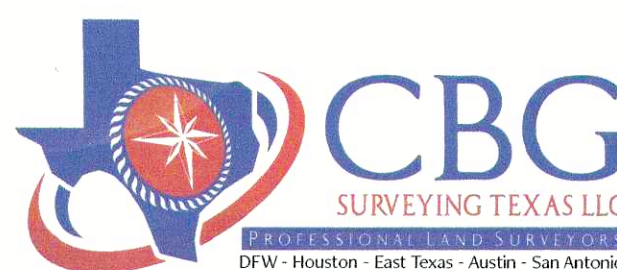
Tony Shidig  
Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest: Lisa Hyter  
Secretary

FINAL PLAT  
GERARD SCOTT ADDITION

LOT 1K, BLOCK 1/5907  
BEING A REPLAT OF LOTS K-S, BLOCK 1/5907,  
FOREST AVENUE AND EIGHT STREET  
INDUSTRIAL ADDITION

W J ELLIOTT SURVEY, ABSTRACT NO. 448  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S201-580



OWNER: GERARD SCOTT GONZALEZ  
3521 CEMENT VALLEY  
TOWN OF MIDLOTHIAN,  
ELLIS COUNTY,  
TEXAS, 76084  
214-797-4865

PLANNING & SURVEYING  
Main Office  
1413 East I-30, Ste. 7  
Garland, TX 75043  
P 214.349.9485  
F 214.481.8716  
Firm No. 10168800  
www.cbgtllc.com

SCALE: 1"=40' / DATE: 01/29/2024 / JOB NO. 2007789-01 / DRAWN BY: JLA