



OWNERS CERTIFICATE

WHEREAS Jose L. Santos and Daniel Santos are the sole owners of a tract of land located in the THOMAS KEENAN SURVEY, Abstract No. 733, Farmers Branch, Dallas County, Texas, and being a part of Lot 38 of North Dallas Truck Farms Addition, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 7, Page 105, Map Records, Dallas County, Texas, and being the same tract of land described in deeds to Jose L. Santos and Daniel Santos, recorded in Instrument No. 201000132975 and to Daniel Santos and Jose L. Santos, recorded in Instrument No. 201200027603, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS S 5310" set for corner in the North line of Fruitland Avenue, a 50 foot wide public right-of-way, at the Southwest corner of that portion of Lot 38 described in deed to said Santos and the Southwest corner of Lot 37 of said North Dallas Truck Farms Addition;

Thence North 00°03'47" West, along the common line of said Lots 37 and 38, a distance of 100.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS S5310" set at the Southwest corner of Bee Street Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 2005061, Page 102, Map Records, Dallas County, Texas;

Thence East, along the most Southerly line of said Bee Street Addition, a distance of 120.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS S5310" set at the most Westerly, Northwest corner of that portion of said Lot 38 described in deed to said Santos and Jose L. Santos, recorded in Volume 2001002, Page 33220, Deed Records, Dallas County, Texas;

Thence South 00°03'47" East, a distance of 100.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS S 5310" set for corner in the said North line of Fruitland Avenue, at the Southeast corner of said Santos tracts and the Southwest corner of said Vega tract;

Thence West, along said North line, a distance of 120.00 feet to the PLACE OF BEGINNING and containing 12,000 square feet or 0.275 of an acre of land.

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, Jose L. Santos and Daniel Santos, do hereby adopt this plat designating the herein above described property as **SANTOS ADDITION, Lot 1, Block A**, and in addition to the City of Farmers Branch, Dallas County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. The easements are hereby reserved for the purposes indicated. No permanent structures (buildings, fences, trees, shrubs, or paving) shall be constructed or placed upon, over or across said easements as shown, except with the written permission of the City of Farmers Branch, Texas. Said easements being hereby reserved for the mutual use and accommodation of all public utilities. All and any public utility shall have the full right and privilege to remove and keep removed all or any parts of any buildings, fences, trees, shrubs, paving or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective utility system located within the easement, and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding or removing all or part of its respective system without the necessity of any time of procuring the permission of anyone. The reconstruction, relocation, or other replacement of any buildings, fences, trees, shrubs, paving or other improvements or growths within such easements shall accrue no responsibility or liability to the City of Farmers Branch, Texas. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.) There will be no permanent structures (buildings, fences, trees, shrubs, paving or other improvements or growths) or obstructions built, placed or planted within the 100 year flood plain. The maintenance of all easements shown hereon shall be the responsibility of the property owners.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this _____ day of _____, 20____.

By: Jose L. Santos, Owner _____
By: Daniel Santos, Owner _____

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 Jose L. Santos and Daniel Santos, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This _____ day of _____, 20____.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, John S. Turner, do hereby certify that I prepared the aforesaid plat from an actual survey of the land and that the easements shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Farmers Branch, Texas.

Witness my hand at Mesquite, Texas, This _____ day of _____, 20____.

RELEASED 10-10-2014 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.
John S. Turner
Registered Professional Land Surveyor #5310

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 John S. Turner, R.P.L.S., NO. 5310, State of Texas, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This _____ day of _____, 20____.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Chairman, Planning and Zoning Commission

Date: _____

ADOPTED by the City Plan Commission of the City of Farmers Branch on the _____ day of _____, 20____.

Mayor, City of Farmers Branch, Texas

ATTEST:

City Secretary _____

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO (2) TRACTS OF PREVIOUSLY PLATTED PROPERTIES INTO ONE (1) LOT. SETBACKS ARE PRESCRIBED BY CURRENT ZONING.

SURVEYOR'S NOTES

- 1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310".
- 2) ALL COORDINATES POSTED HEREON ARE GRID COORDINATES BASED ON CITY OF FARMERS BRANCH BENCH MARKS NO. 7 AND 8.
- 3) ALL BEARINGS ARE BASED ON CITY OF FARMERS BRANCH MONUMENTS AS REFERENCED IN PREVIOUS NOTE.
- 4) ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
- 5) LINE FOR DIRECTIONAL CONTROL IS THE SOUTH LINE OF BEE STREET ADDITION.



A&W SURVEYORS, INC.

Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX, 75187
PHONE: (972) 681-4975 FAX: (972) 681-4854
WWW.AWSURVEY.COM

PROPERTY ADDRESS: 2423-27 Fruitland Avenue -
A PART OF LOT 38
Owners: Jose L. Santos and Daniel Santos
~ 2423 Fruitland Avenue Farmers Branch, TX 75234 ~
~ 214-489-0989 ~
Jst No: 14-1386 [Drawn by: 543] [Date: 10-09-2014] [Revised: 10-23-2014]
"A professional company operating in your best interest"

FINAL PLAT
SANTOS ADDITION
LOT 1, BLOCK A
12,000 SQUARE FEET OR 0.275 OF AN ACRE
BEING A REPLAT OF
A PART OF LOT 38
NORTH DALLAS TRUCK FARMS ADDITION
VOLUME PAGE 102, M.R.D.C.T.
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS
SITUATED IN THE THOMAS KEENAN SURVEY, ABSTRACT 733