

VICINITY MAP: NOT TO SCALE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE LOT 1, BLOCK 4706 FROM PREVIOUSLY UNPLATTED PROPERTY.
2. THE STRUCTURES LOCATED ON THIS PROPERTY WILL BE REMOVED.
3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
4. 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.

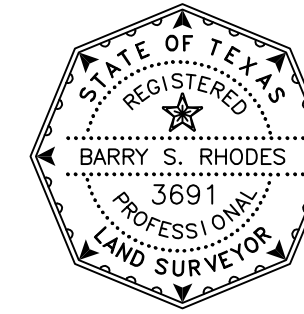
SURVEYOR'S CERTIFICATE:

COUNTY OF DALLAS:
STATE OF TEXAS:

That I, Barry S. Rhodes, 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 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 Signal Final Plat.

Dated this the ___ day or _____, 2019

Barry S. Rhodes
Registered Professional Land Surveyor No. 3691



STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Barry S. Rhodes, 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 and consideration therein expressed, 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

My commission expires _____

LOT 4, BLOCK 4700
THISTLE ADDITION
VOLUME 94054, PAGE 3122

LOT 3, BLOCK 4700
THISTLE ADDITION
VOLUME 94054, PAGE 3122

TRAVIS WILLIAM WALTRIP
VOLUME 84078, PAGE 3969

OWNERS CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, Isaac Martinez and Sarah M. Martinez, are the owner of all that tract of land situated in the City of Dallas, Dallas County, Texas, part of City Block 4706 in the City of Dallas, Dallas County, Texas, being all of a tract of land situated in the G.S.C. Leonard Survey, Abstract No. 780, being described in warranty deed (lien to grantor) to Isaac Martinez and Sarah M. Martinez, as recorded in Instrument No. 201900208998, of the Official Records of Dallas County, Texas, as shown herein and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for corner on the East right of way line of Cedar Hill Avenue (50 foot right of way), being the Northwest corner of a tract of land described in deed to Maxwell Farley and Kristina Farley, as recorded in Instrument No. 201200202558, of the Official Public Records of Dallas County, Texas, and being the Southwest corner of said Martinez tract;

THENCE North 00 degrees 55 minutes 13 seconds East, along the said East right of way line of Cedar Hill Avenue, a distance of 60.00 feet to a found 1/2 inch iron rod for corner, being the Southwest corner of a tract of land described in deed to John Calvin Smith and Hester Smith, as recorded in Volume 2301, Page 621, of the Deed Records of Dallas County, Texas;

THENCE South 89 degrees 04 minutes 47 seconds East, a distance of 123.36 feet to a point for corner;

THENCE South 00 degrees 55 minutes 13 seconds West, a distance of 2.30 feet to a point for corner;

THENCE South 89 degrees 04 minutes 47 seconds East, a distance of 32.00 feet to a point for corner;

THENCE North 00 degrees 55 minutes 13 seconds East, a distance of 2.30 feet to a point for corner;

THENCE South 89 degrees 04 minutes 47 seconds East, a distance of 63.94 feet to a point for corner from which a found 60d nail for reference bears South 83 degrees 02 minutes 14 seconds East, a distance of 0.43 feet, said corner being on the West line of a tract of land described in deed to Travis William Waltrip, as recorded in Volume 84078, Page 3969, of the Deed Records of Dallas County, Texas;

THENCE South 00 degrees 51 minutes 44 seconds West, along the West line of said Waltrip tract, a distance of 60.00 feet to a found 1/2 inch iron rod for corner, being the Northeast corner of said Farley tract;

THENCE North 89 degrees 04 minutes 47 seconds West, along the North line of said Farley tract, a distance of 219.36 feet to the PLACE OF BEGINNING and containing 13,086 square feet or 0.300 of an acre of land.

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:
[Bank/mortgagee]

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____ (date of acknowledgement) by _____ (name of person who signed), as _____ (title of officer-usually president or secretary, or _____ (name of business), a _____ (state of business, i.e., LLC, Corp, etc.), on behalf of the _____ (LLC, Corp., etc.).

Notary Public in and for the State of Texas

My commission expires _____

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Isaac Martinez and Sarah M. Martinez, does hereby adopt this plat, designating the herein described property as **MARTINEZ HOUSE 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 roadway 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 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 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.

WITNESS, my hand at Dallas, Texas, this the ___ day of _____, 2019

By: _____
Isaac Martinez, Owner

By: _____
Sarah M. Martinez, Owner

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Isaac Martinez, 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 and consideration therein expressed, 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

My commission expires _____

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Sarah M. Martinez, 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 and consideration therein expressed, 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

My commission expires _____

**PRELIMINARY PLAT
MARTINEZ HOUSE ADDITION
LOT 1**

BEING A PART OF CITY BLOCK 4706
13,086 SQ. FT. - 0.300 OF AN ACRE
G.S.C. LEONARD SURVEY, ABSTRACT NO. 780
CITY OF DALLAS, DALLAS COUNTY, TEXAS

OWNER: JOHN C. SMITH, CEDAR HILL DRIVE, DALLAS, TX 75248 - (214) 621-8455

SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR
7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088 - (214) 326-1090
FIRM NO. 10194366

DRAWN BY: MSO - PROJECT NO. 201903074-01
DATE 11-18-2019



Line #	Direction	Length
L-1	S 00°55'13" W	2.30'
L-2	S 89°04'47" E	32.00'
L-3	N 00°55'13" E	2.30'
L-4	S 89°04'47" E	63.94'

LEGEND	
WOOD FENCE	—
CHAIN LINK	-O-
CONTROLLING MONUMENT	□
POINT FOR CORNER	●
FIRE HYDRANT	⊕
WATER METER	⊙
MANHOLE	⊗
WATER VALVE	⊕
(UNLESS OTHERWISE NOTED)	

