



UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

GENERAL NOTES

- 1) BASIS OF BEARINGS ARE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202.
- 2) NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- 3) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 4) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAYING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 5) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 6) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.
- 7) NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROTECTION.
- 8) BENCHMARK IS A CITY OF DALLAS WATER UTILITIES BENCHMARK'S NAMED "58-N-55".
ELEVATION=454.12.

LEGEND

D.R.O.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.O.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.R.O.C.T. = OFFICIAL, PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
1-1/2" R.O.W. = RIGHT-OF-WAY
1" R.O.W. = 1 INCH IRON ROD FOUND
1-1/2" IRRPC = 1 1/2 INCH IRON ROD FOUND WITH RED CAP STAMPE
A.C.S. = 3" ALUMINUM DISK STAMPED "SS AND RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Ana Maria Olivo Espinal is the owner of a tract of land situated in the Cornelius Cobb Survey, Abstract No. 283, City of Dallas, Dallas County, Texas, same being Lots 8-A and 8-B, Block C/6294, Standard Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 52, Page 17, Map Records, Dallas County, Texas, same being a tract of land conveyed to Ana Maria Olivo Espinal by General Warranty Deed recorded in Instrument No. 201800297889, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING of a 3" aluminum disk stamped "SS-RPLS 5513" set over 1/2 inch iron rod set for corner along the East right of way line of Southeast Drive (50 foot right of way), said corner being the Northwest corner of a tract of land conveyed to Blake Ingram by Special Warranty Deed (Tract 2) recorded in Volume 94020, Page 6036, Deed Records, Dallas County, Texas:

THENCE North 00 degrees 41 minutes 20 seconds West along the East line of said Southeast Drive, a distance of 125.00 feet to a 3" aluminum disk stamped "SS-RPLS 5513" set over 1/2 inch iron rod set for corner;

THEHENCE South 60 degrees 12 minutes 18 seconds East, a distance of 318.40 feet to a 3" aluminum disk stamped "SS-RPLS 5513" set over 1/2 inch iron rod set for corner, said corner being along the South line of a tract of land conveyed to Francisco Porras, a married person by Warranty Deed with Vendor's Lien recorded in Instrument No. 201300213585, Official Public Records, Dallas County, Texas, said corner being along the West right of way line of a 10 foot alley;

THEHENCE South 00 degrees 41 minutes 20 seconds East along the West line of said 10 foot alley, a distance of 125.00 feet to a 3" aluminum disk stamped "SS-RPLS 5513" set over 1/2 inch iron rod set for corner, said corner being along the North line of said Black Ingram Tract, from which a 1 inch from pipe found bears; South 60 degrees 12 minutes 18 seconds East, 1.60 feet for witness;

THENCE North 60 degrees 12 minutes 18 seconds West along the North line of said Blake Ingram tract, a distance of 318.40 feet to the POINT OF BEGINNING and containing 34,298 square feet or 0.79 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Ana Maria, 09/spinal, does hereby adopt this plat designating the herein-described property as **REPLT OF SCAMARO SUBDIVISION, LOT #8-AR, BLOCK C/6244**, in 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 all public and private owners. 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 the said easements for the purpose of procuring the permission of anyone.) 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 pitting ordinances, rules, regulations, and resolutions of the City of Dallas. Witness, my hand at Dallas, Texas, this the _____ day of _____, 2019.

B1: Anda Maria Olayo Espinal
STATE OF TEXAS
COUNTY OF DALLAS

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 _____, 2019

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

1. Bryon 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 Land Surveying, the City of Dallas Development Code (Ordinance no. 19,455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that the documentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-617 (b)(c)(d) and (e); and that the digital drawing it accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2019.

RELEASED FOR REVIEW 08/07/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Texas Registered Professional Land Surveyor No. 55133

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 Brian 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.

_____, 2019.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____,

Notary Public in and for the State of Texas

REPLAT OF
SCAMARDO SUBDIVISION

34,298 SQ.FT. / 0.79 ACRES
BEING A REPLAT OF LOT 8-A AND 8-B, BLOCK
C/6284, SCAMARDO SUBDIVISION
CORNELIUS COX SURVEY, ABSTRACT NO. 283
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-277

PLANNING & SURVEYING

PLANNING & SURVEYING
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OWNER: ANA MARIA OLAYO ESPINAL

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PROFESSIONAL LAND SURVEYORS
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Firm No. 10168800
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SCALE: 1"=40' / DATE: 7/03/19 / JOB NO. 1910170-PLAT / DRAWN BY

SCALE: 1"=40' / DATE: 7/03/19 / JOB NO. 1910170-PLAT / DRAWN BY: TO