



LEGEND:

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- ESMT EASEMENT
- VOL. VOLUME
- PG. PAGE
- INST. INSTRUMENT
- FND. FOUND
- SOFT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY
- 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
- ACS 3 INCH ALUMINUM DISK STAMPED "GA" & PLUS "5513"
- * SET OVER A 1/2 INCH IRON ROD SET
- 3 INCH ALUMINUM DISK STAMPED "RDC DFA" FOUND

GENERAL NOTES:

- 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT 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, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK IS A CITY OF DALLAS STANDARD WATER DEPARTMENT BENCHMARK LOCATED ON THE CENTER RADIUS OF A CONCRETE CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF MURDOCK ROAD AND POND STREET. (ELEV. - 436.701')

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Jose Ernesto Guzman is the sole owner of a tract of land situated in the Martin Pruitt Survey, Abstract No. 1163 in the City of Dallas Block 7861, Dallas County, Texas, being all of a tract of land conveyed to Jose Ernesto Guzman by General Warranty Deed recorded in Instrument No. 201000079274, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found at the Northeast corner of Cabot Drive (a 60 foot right-of-way), being in the South line of a tract of land conveyed to Jose Cruz Melendez by deed recorded in Instrument No. 201000024570, Official Public Records, Dallas County, Texas, and being the Northwest corner said Guzman tract;

Thence North 88 degrees 48 minutes 38 seconds East, along the said South line of Melendez tract, a distance of 399.37 feet to a 3 inch aluminum disk stamped "GA" and PLUS "5513" set over a 1/2 inch iron rod set at the Southeast corner of said Melendez tract, being in the West line of Dowdy Ferry Road (a 60 foot right-of-way);

Thence South 02 degrees 39 minutes 24 seconds East, along the said West line of Dowdy Ferry Road, a distance of 117.16 feet to a 1/2 inch iron rod found at the Northeast corner of the remainder of a tract of land conveyed to Armando Carrillo by deed recorded in Volume 98253, Page 01136, Deed Records, Dallas County, Texas;

Thence South 89 degrees 50 minutes 33 seconds West, along the North line of the remainder of said Carrillo tract, and along the North line of Lot 1, Block 1/7860, O.L. Horton Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 19, Page 303, Map Records, Dallas County, Texas, a distance of 402.54 feet to a 1/2 inch iron rod found at the Northwest corner of said Lot 1, Block 1/7860 being in the East line of said Cabot Drive;

Thence North 01 degrees 07 minutes 56 seconds West, along the said East line of Cabot Drive, a distance of 109.87 feet to the Point of Beginning and containing 45,498 square feet or 1.044 acres of land.

RDC DOWDY FERRY ADDITION
VOL. 200405, PG. 00042
D.R.D.C.T.

JOSE CRUZ MELLENDEZ
INST. NO. 201000024570
O.P.R.D.C.T.

GUZMAN ADDITION
BLOCK 7861
45,498 sq. ft.
1.044 acres

LOT 2
23,111 sq. ft.
0.530 acres

LOT 1
22,387 sq. ft.
0.514 acres

STATE PLANE
COORDINATES
N=5,992,531.621
E=2,925,761.144

(REMAINDER OF)
ARMANDO CARRILLO
VOL. 98253, PG. 01136
D.R.D.C.T.

O.L. HORTON SUBDIVISION
VOL. 19, PG. 303
M.R.D.C.T.

O.L. HORTON SUBDIVISION
VOL. 19, PG. 303
M.R.D.C.T.

BLOCK 2/7860

BLOCK 1/7860

BLOCK 1/7862

RAUDEL PARRA AND
ANGELICA PARRA
INST. NO. 20070298399
O.P.R.D.C.T.

RAUDEL P. DOMINGUEZ AND
ANGELICA P. CORREA
VOL. 95066, PG. 05288
D.R.D.C.T.

ANDRES PECINA ABAYTU AND
ANITA PECINA RIVERO
INST. NO. 201600141791
O.P.R.D.C.T.

DENIS HAINES (TRACT J)
INST. NO. 200600174254
O.P.R.D.C.T.

MONROE SUBDIVISION
VOL. 83069, PG. 1719
D.R.D.C.T.

LARRY WASHBURN
CHARLES WASHBURN AND
JAMS WASHBURN
VOL. 2002001, PG. 02982
D.R.D.C.T.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

GUZMAN ADDITION, on addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use (whether 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, fence, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, efficiency of its respective system on the easements, and all public utilities shall of 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2016.

By: Jose Ernesto Guzman

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jose Ernesto Guzman 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 _____, 2016.

Notary Public in and for Dallas County, Texas.

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 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 Signed Final Plat.

Dated this the ____ day of _____, 2016.

RELEASED 09/30/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS

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 purposes 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 _____, 2016.

Notary Public in and for the State of Texas

OWNER: JOSE ERNESTO GUZMAN

PLANNING & SURVEYING

CBG SURVEYING, INC.
 45498 Square Feet / 1.044 Acres
 Lots 1 and 2, Block 7861
 Martin Pruitt Survey, Abstract No. 1163
 City of Dallas, Dallas County, Texas
 City Plan File No. S167-011

Main Office
 45498 Square Feet / 1.044 Acres
 Dallas, TX 75248
 P: 414-389-9466
 F: 414-389-2211
 WWW.CBGSURV.COM

Branch Office
 2002001, Pg. 02982
 Dallas, TX 75201
 P: 414-389-9466
 F: 414-389-2211
 WWW.CBGSURV.COM

SCALE: 1" = 30' / DATE: SEPTEMBER 30, 2016 / JOB NO. 1514064 / DRAWN BY: CG