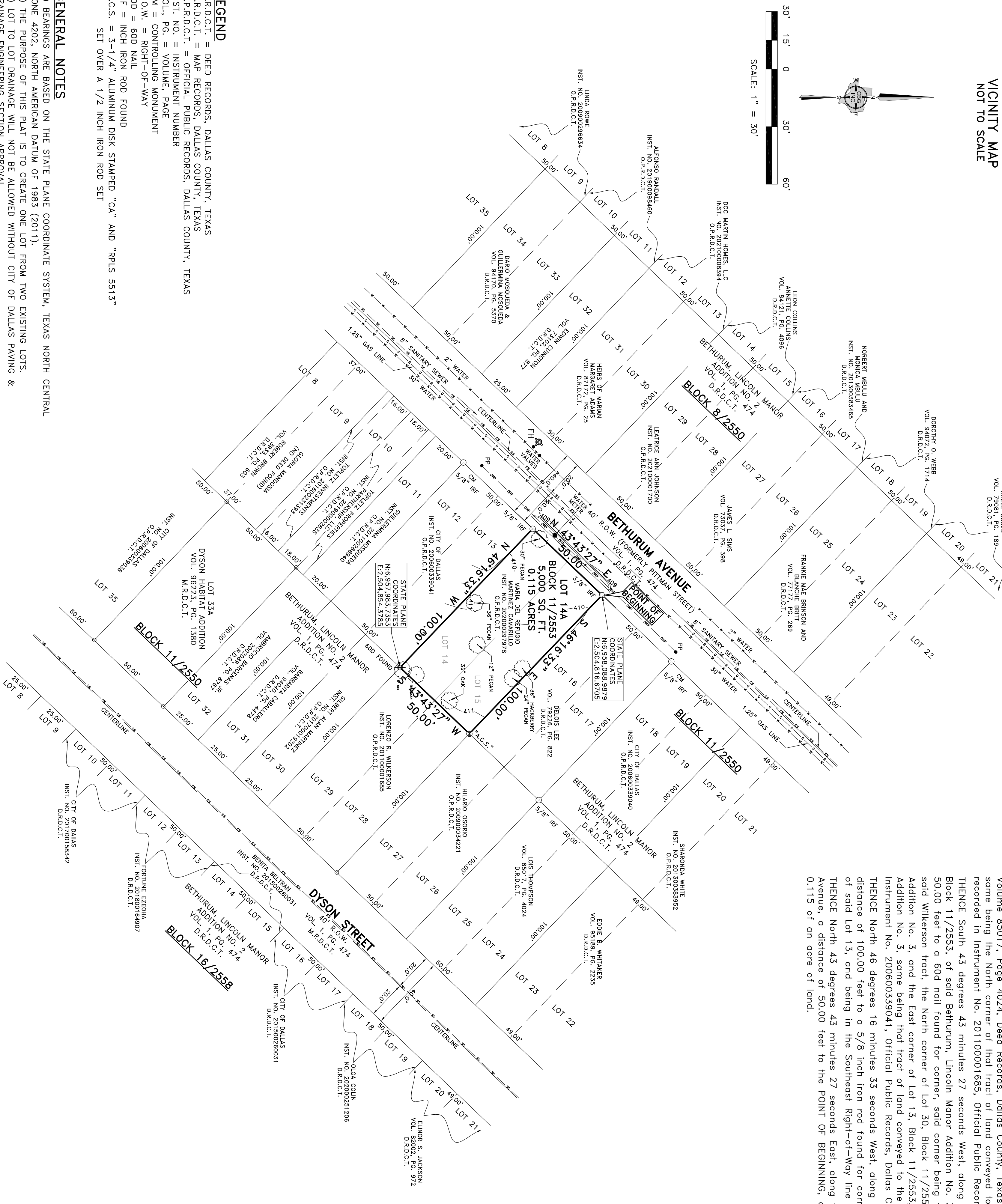


VICINITY MAP
NOT TO SCALE



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
VOL. PG. = VOLUME PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
60D = 60D NAIL
I.R.F. = INCH IRON ROD FOUND
A.C.S. = 3-1/4" ALUMINUM DISK STAMPED "CA" AND "RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET

GENERAL NOTES

1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM TWO EXISTING 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) 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.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Maria Del Refugio Martinez Camarillo is the sole owner of a 5,000 square foot tract of land situated in the John M. Crockett Survey, Abstract No. 553, City of Dallas, Dallas County, Texas, being that tract of land conveyed to said Maria Del Refugio Martinez Camarillo, by General Warranty Deed recorded in Instrument No. 202000297978, Official Public Records, Dallas County, Texas, some being all of Lots 14 and 15, Block 11/2553, Bethurum, Lincoln Manor Addition No. 3, according to the Map thereof recorded in Volume 1, Page 474, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being the West corner of Lot 16, Block 11/2553, of said Bethurum, Lincoln Manor Addition No. 3, some being the West corner of that tract of land conveyed to Delois Lee, by deed recorded in Volume 79226, Page 822, Deed Records, Dallas County, Texas, said corner being in the Southeast Right-of-Way line of Bethurum Avenue (a 40 foot Right-of-Way, Volume 1, Page 474, Deed Records, Dallas County, Texas);

THENCE South 46 degrees 16 minutes 33 seconds East, along the Southwest line of said Lot 16, a distance of 100.00 feet to a 3-1/4" aluminum disk stamped "CA" and "RPLS 5513", set over a 1/2 inch iron rod set for corner, being the South corner of said Lot 16, the West corner of Lot 27, some being the West corner if that tract of land conveyed to Lois Thompson, by deed recorded in Volume 850172, Page 4024, Deed Records, Dallas County, Texas, and the North corner of Lot 28, same being the North corner of that tract of land conveyed to Lorenzo R. Wilkerson, by deed recorded in Instrument No. 201100001685, Official Public Records, Dallas County, Texas;

THENCE South 43 degrees 43 minutes 27 seconds West, along the Northwest line of Lots 28 and 29, Block 11/2553, of said Bethurum, Lincoln Manor Addition No. 3, said Wilkerson tract, a distance of 50.00 feet to a 60d nail found for corner, said corner being the West corner of said Lot 29, and said Wilkerson tract, the North corner of Lot 30, Block 11/2553, of said Bethurum, Lincoln Manor Addition No. 3, and the East corner of Lot 13, Block 11/2553, of said Bethurum, Lincoln Manor Addition No. 3, some being that tract of land conveyed to the City of Dallas, by deed recorded in Instrument No. 200600339041, Official Public Records, Dallas County, Texas;

THENCE North 46 degrees 16 minutes 33 seconds West, along the Northeast line of said Lot 13, a distance of 100.00 feet to a 5/8 inch iron rod found for corner, said corner being the North corner of said Lot 13, and being in the Southeast Right-of-Way line of said Bethurum Avenue;

THENCE North 43 degrees 43 minutes 27 seconds East, along the Southeast line of said Bethurum Avenue, a distance of 50.00 feet to the POINT OF BEGINNING, and containing 5,000 square feet or 0.115 of an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Maria Del Refugio Martinez Camarillo, does hereby adopt this plat, designating the herein described property as **CAMARILLO 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 hereon 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 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 _____, 2021.

BY: _____
Maria Del Refugio Martinez Camarillo (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 Maria Del Refugio Martinez Camarillo, 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 _____, 2021.

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-8-6.17 (c)(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 _____, 2021.
RELEASED FOR REVIEW ON 04/21/2021. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.

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 _____ day of _____, 2021.

Notary Public in and for the State of Texas

OWNER:
MARIA DEL REFUGIO MARTINEZ CAMARILLO
611 TATER BROWN ROAD
OKA, TEXAS 75154
972-921-3494

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PRELIMINARY PLAT
CAMARILLO ADDITION
LOT 14A, BLOCK 11/2553
5,000 SQ.FT. / 0.115 ACRES
BENING A REPLAT OF
LOTS 14 AND 15, BLOCK 11/2553
BETHURUM, LINCOLN MANOR ADDITION NO. 3
JOHN M. CROCKETT SURVEY, ABSTRACT NO. 353
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-661

SCALE: 1"=30' / DATE: 04-19-2021 / JOB NO. 2102589 / DRAWN BY: WTH