

LOT TABLE		
LOT	ACREAGE	SQUARE FEET
5A	0.172	7504
5B	0.172	7504
TOTAL	0.345	15008

- * GENERAL NOTES ***
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. ALL DISTANCES SHOWN HEREON WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013071964, BASE POINT OF 0,0,0.
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 - THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING LOT 5 (15,008 SF) INTO TWO RESIDENTIAL LOTS. PROPOSED LOT 5A AND LOT 5B (7,504 SF EACH).
 - EXISTING HOUSE TO BE REMOVED. NO OTHER CONSTRUCTION PLANNED AT THIS TIME.

*** OWNER'S CERTIFICATE ***

STATE OF TEXAS)
 COUNTY OF DALLAS)

WHEREAS, JOSE L. SEGOVIA IS THE SOLE OWNER OF A 0.345 ACRE TRACT OF LAND LOCATED IN THE W. B. ELAM SURVEY, ABSTRACT NO. 441, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE GENERAL WARRANTY DEED DATED AUGUST 18, 2006, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 200600323170, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 5, BLOCK 1/6659, J. L. ELAM ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 341, MAP RECORDS, DALLAS COUNTY, TEXAS, SAID 0.345 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1-INCH IRON ROD FOUND AT THE COMMON CORNER OF LOT 5, LOT 6, LOT 13, AND LOT 14, SAID J. L. ELAM ADDITION, FROM WHICH A 1-INCH PIPE FOUND AT THE COMMON EAST CORNER OF SAID LOT 13 AND SAID LOT 14 BEARS NORTH 89 DEGREES 29 MINUTES 30 SECONDS EAST, A DISTANCE OF 150.07 FEET (BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. ALL DISTANCES SHOWN HEREON WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013071964, BASE POINT OF 0,0,0);

THENCE SOUTH 89 DEGREES 29 MINUTES 30 SECONDS WEST, WITH THE COMMON LINE BETWEEN SAID LOT 5 AND SAID LOT 6, A DISTANCE OF 150.07 FEET TO A 3-1/4 INCH ALUMINUM DISK STAMPED "SEGOVIA ADDITION BLOCK 1/6659 MMA 817-469-1671" SET AT THE COMMON WEST CORNER OF SAID LOT 5 AND SAID LOT 6, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF OAK HILL CIRCLE, A 50' RIGHT-OF-WAY AS SHOWN ON THE PLAT OF SAID J. L. ELAM ADDITION;

THENCE NORTH 00 DEGREES 59 MINUTES 56 SECONDS WEST, WITH THE WEST LINE OF SAID LOT 5, BEING COMMON WITH THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID LOT 5 AND LOT 4, SAID J. L. ELAM ADDITION, FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF LOT 1 AND LOT 2, SAID J. L. ELAM ADDITION BEARS NORTH 00 DEGREES 59 MINUTES 56 SECONDS WEST, A DISTANCE OF 300.11 FEET;

THENCE NORTH 89 DEGREES 29 MINUTES 30 SECONDS EAST, WITH THE COMMON LINE BETWEEN SAID LOT 5 AND SAID LOT 4, A DISTANCE OF 150.07 FEET TO A 3-1/4 INCH ALUMINUM DISK STAMPED "SEGOVIA ADDITION BLOCK 1/6659 MMA 817-469-1671" SET AT THE COMMON CORNER OF SAID LOT 5, SAID LOT 4, SAID LOT 13, AND LOT 12, SAID J. L. ELAM ADDITION;

THENCE SOUTH 00 DEGREES 59 MINUTES 56 SECONDS EAST, WITH THE COMMON LINE BETWEEN SAID LOT 5 AND SAID LOT 13, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.345 ACRES (15,008 SQUARE FEET) OF LAND, MORE OR LESS.

*** OWNER'S DEDICATION ***

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENT:

THAT JOSE L. SEGOVIA, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS SEGOVIA ADDITION, LOTS 5A AND 5B, BLOCK 1/6659, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN HEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF DALLAS. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF DALLAS' USE THEREOF. THE CITY OF DALLAS AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF DALLAS AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

EXECUTED THIS THE _____ DAY OF _____, 2019

BY: JOSE L. SEGOVIA

STATE OF TEXAS)
 COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSE L. SEGOVIA, 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 IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OR SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

*** SURVEYOR'S CERTIFICATE ***

I, JOSHUA D. WARGO, 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 GENERAL RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, 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 _____, 2019

PRELIMINARY
 This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

JOSHUA D. WARGO
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6391

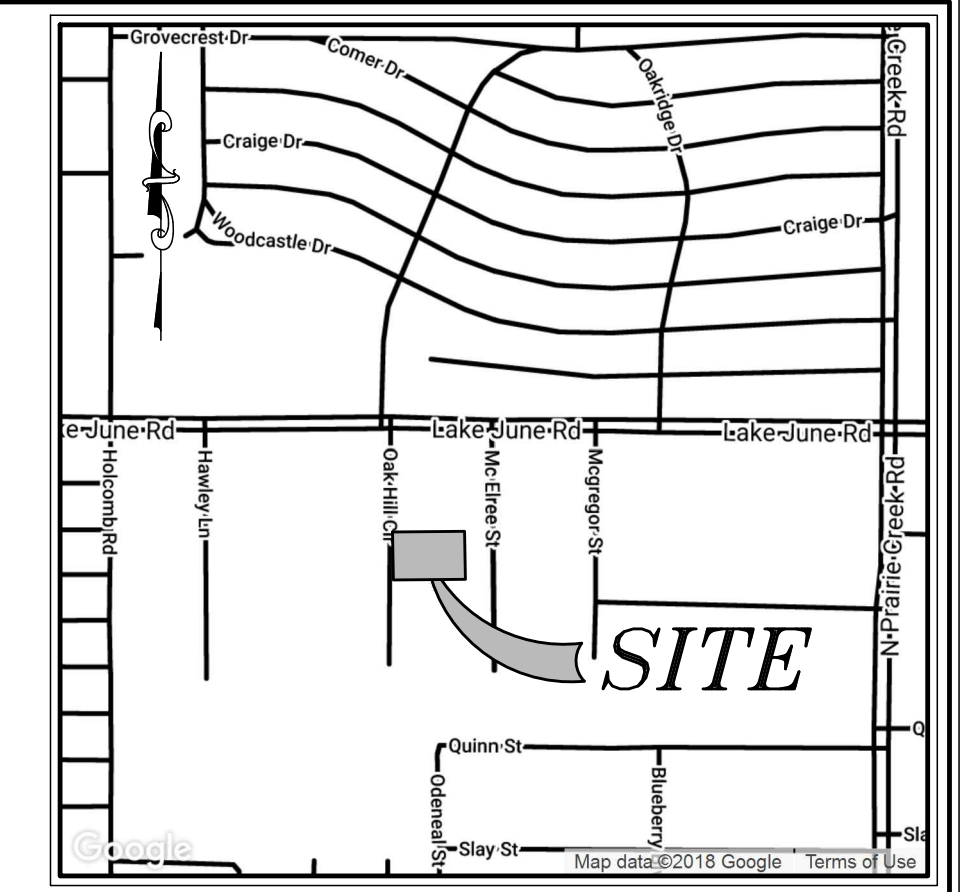
STATE OF TEXAS)
 COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSHUA D. WARGO, 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 IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OR SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

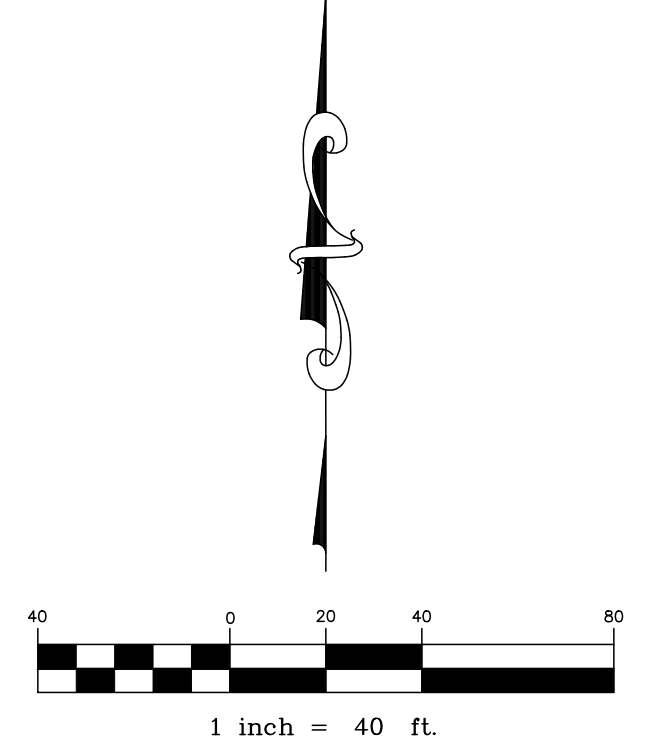
MY COMMISSION EXPIRES: _____



VICINITY MAP
 NOT TO SCALE

*** LEGEND/ABBREVIATIONS ***

- IRF IRON ROD FOUND
- CIRS 5/8" IRON ROD SET WITH PLASTIC YELLOW CAP STAMPED "MMA 817-469-1671"
- POB POINT OF BEGINNING
- OPRDCT OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- MRDCT MAP RECORDS, DALLAS COUNTY, TEXAS
- DRDCT DEED RECORDS, DALLAS COUNTY, TEXAS
- CC# COUNTY CLERK INSTRUMENT NUMBER
- ESMT EASEMENT
- BL BUILDING LINE
- ADS ALUMINUM DISK STAMPED "SEGOVIA ADDITION BLOCK 1/6659 MMA 817-469-1671" SET
- MEAS. MEASURED
- FND FOUND



**PRELIMINARY PLAT
 SEGOVIA ADDITION
 LOTS 5A AND 5B,
 BLOCK 1/6659**

BEING A REPLAT OF LOT 5, BLOCK 1/6659, J. L. ELAM ADDITION, SITUATED IN THE W. B. ELAM SURVEY, ABSTRACT NO. 441 AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 341, MAP RECORDS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-286

JUNE 2019

ENGINEER/SURVEYOR:



OWNER:
 JOSE L. SEGOVIA
 8443 WATERWOOD LANE
 DALLAS, TEXAS 75217
 TEL: 214-597-0608

the registration number: 1 - 2759
 the registration/license number: 10088000
 519 east border
 orlington, texas 76010
 817-469-1671
 fax: 817-274-8757
 www.mmatexas.com
 MMA PROJECT NO. 2860-00-01
 SHEET 1 OF 1