



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
 C.M. = CONTROLLING MONUMENT
 R.O.W. = RIGHT-OF-WAY
 E.S.M. = EASEMENT
 I.P.F. = IRON PIPE FOUND
 I.R.F. = IRON ROD FOUND
 A.C.S. = 3" ALUMINUM DISK STAMPED "A" 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
 2) NORTH AMERICAN DATUM OF 1983 (2011).
 3) THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT FROM A PORTION OF NOMAS STREET.
 4) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT 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 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

Line #	Length	Direction
L1	40.00	N 00°51'24" W
L2	40.00	S 00°51'24" E
L3	142.00	N 88°49'36" E

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF DALLAS

Whereas Armando Coria is the sole owner of a 5,680 square foot portion of Nomas Street (formerly known as Fourth Street), to be abandoned by separate instrument, situated in the John P. Cole Survey, Abstract No. 242, City of Dallas, Dallas County, Texas, said portion of Nomas Street, being adjacent to City Block 9/7/108, and Block 10/7/108, Edgeland Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 128, Map Records, Dallas County, Texas, and being more particularly described as follows:
 BEGINNING at a 1/2 inch iron rod found with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of Lot 6, Block 9/7/108, of said Edgeland Addition, and being the intersection of the East Right-of-Way line of Chicago Street (formerly Arteria Street, Volume 2, Page 327, Map Records, Dallas County, Texas), and the South Right-of-Way line of said Nomas Street;
 THENCE North 00 degrees 51 minutes 24 seconds East, along the East Right-of-Way line of said Chicago Street, a distance of 40.00 feet to a 3-1/4 inch aluminum disk stamped "A" and "RPLS 5513" over a 1/2 inch iron rod set for corner, being the Southwest corner of Lot 1, Block 10/7/108, of said Edgeland Addition, and being the intersection of the East Right-of-Way line of said Chicago Street, and the North Right-of-Way line of said Nomas Street;
 THENCE North 88 degrees 49 minutes 36 seconds East, along the North Right-of-Way line of said Nomas Street, a distance of 142.00 feet to a 3-1/4 inch Surinnum disk stamped "A" and "RPLS 5513" over a 1/2 inch iron rod set for corner, being the Southeast corner of said Lot 1, and being the intersection of the North Right-of-Way line of said Nomas Street, and the West Right-of-Way line of said Borger Street;
 THENCE South 00 degrees 51 minutes 24 seconds East, along the West Right-of-Way line of said Borger Street, a distance of 40.00 feet to a 1/2 inch iron rod found with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of said Lot 6, Block 9/7/108, Edgeland Addition, and being the intersection of the West Right-of-Way line of said Borger Street, and the South Right-of-Way line of said Nomas Street;
 THENCE South 88 degrees 49 minutes 36 seconds West, along the North line of said Lot 6, a distance of 142.00 feet to the POINT OF BEGINNING, and containing 5,680 square feet or 0.130 of an acre of land.

OWNER'S DEDICATION
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Armando Coria, does hereby adopt this plat, designating the herein described property as **ARMANDO ESTATES**, 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 hereon. 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 trees, shrubs, or other improvements is the responsibility of the property owner. No buildings, fences, sheds, 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 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 upgrading to or removing all or parts of its respective systems without the necessity of any time of proceeding to or removing any purpose. (Any public utility shall have the right of ingress and egress to private property for that 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 _____ day of _____, 2020.

BY: _____ day of _____, 2020.
 Armando Coria
 STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Armando Coria, 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 _____, 2020.
 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 (g)(b)(c)(d) & (g); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2020.
RELEASED FOR REVIEW ON 09/15/2020. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELEAD 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 _____, 2020.
 Notary Public in and for the State of Texas

PRELIMINARY PLAT
ARMANDO ADDITION
 LOT 7, BLOCK 9/7/108
 5,680 SQ.FT. / 0.130 ACRES
 BEING A REPLAT OF
 EDGELAND ADDITION
 A PORTION OF NOMAS STREET
 ADJACENT TO BLOCK 9/7/108 AND 10/7/108
 JOHN P. COLE SURVEY, ABSTRACT NO. 242
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. 5190-234

OWNER:
ARMANDO CORIA
 3531 BORGER STREET
 DALLAS, TEXAS 75212

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SCALE: 1"=40' / DATE: 09-09-2020 / JOB NO. 1903021-1 / DRAWN BY: WTH