



- LEGEND**
- ⊗ GAS MANHOLE
  - ⊙ TELEPHONE MANHOLE
  - GUY ANCHOR
  - ⊕ LIGHT STANDARD
  - ⊗ UTILITY POLE
  - ⊙ SANITARY SEWER CLEAN OUT
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ STORM SEWER MANHOLE
  - ⊙ FIRE HYDRANT
  - ⊙ WATER VALVE
  - ⊙ WATER MANHOLE
  - (C.M.) CONTROLLING MONUMENT
  - ADF ALUMINUM DISK FOUND
  - ADS 1/2" IRON ROD W/3-1/4" METAL CAP STAMPED
  - SMAA 2, RPLS 5867" SET
  - X" CUT IN CONCRETE FOUND
  - IRF IRON ROD FOUND
  - IPF IRON PIPE FOUND
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 R.O.W. RIGHT-OF-WAY  
 ESMT. EASEMENT  
 VOL. VOLUME  
 PG. PAGE  
 INST. NO. INSTRUMENT NUMBER

- NOTES:**
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
  - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
  - COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES; NO SCALE AND NO PROJECTION.
  - THE PURPOSE OF THIS PLAT IS TO ESTABLISH 3 LOTS FROM 2 PLATTED LOTS AND AN ABANDONED RIGHT-OF-WAY.
  - ALL EXISTING STRUCTURES TO REMAIN.
  - SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0335K, REVISED DATE JULY 7, 2014.
- "ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

<p><b>OWNER</b></p> <p>ST. MICHAELS AND ALL ANGELS EPISCOPAL CHURCH        CONTACT: J. LIPSCOMB        8011 DOUGLAS AVENUE        DALLAS, TEXAS 75225        PH. 214-704-2813        EMAIL: jlipscomb@ipscombinsurance.com</p>	<p><b>OWNER</b></p> <p>CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS        CONTACT: J. LIPSCOMB        1630 NORTH GARRETT AVENUE        DALLAS, TEXAS 75203        PH. 214-704-2813        EMAIL: jlipscomb@ipscombinsurance.com</p>	<p><b>OWNER</b></p> <p>FREDERICKS SQUARE TITLE HOLDING COMPANY, INC.        CONTACT: J. LIPSCOMB        8011 DOUGLAS AVENUE        DALLAS, TEXAS 75225        PH. 214-704-2813        EMAIL: jlipscomb@ipscombinsurance.com</p>
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**PRELIMINARY PLAT  
 SMAA NO. 2**

LOTS 1A, 2 AND 3, BLOCK A/5626  
 REPLAT OF LOT 1A, BLOCK A/5626, SMAA  
 AND A PORTION OF BLOCK 5626  
 A.J. MANNIN SURVEY, ABSTRACT NO. 948  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S190-236

**OWNER'S CERTIFICATE**

**STATE OF TEXAS §  
COUNTY OF DALLAS §**

**WHEREAS** Corporation of the Episcopal Diocese of Dallas, St. Michaels & All Angels Episcopal Church and Fredericks Square Title Holding Company, Inc. are the owners of those tracts of land situated in the Andrew J. Mannin Survey, Abstract No. 948 and City Block 5626, Official City Block Numbers, City of Dallas, Dallas County, Texas; being all of Lot 1A, Block A/5626 of SMAA, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument No. 200900313885, Official Public Records, Dallas County, Texas; same being that tract of land described in Special Warranty Deed to Fredericks Square Title Holding Company, Inc. recorded in Volume 2003154, Page 15097, Official Public Records, Dallas County, Texas, that tract of land described in Special Warranty Deed to St. Michaels and All Angels Episcopal Church recorded in Instrument No. 201600231026, Official Public Records, Dallas County, Texas, and that tract of land described in Warranty Deed to the Corporation of the Episcopal Diocese of Dallas recorded in Volume 92193, Page 2218, Deed Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 3-1/2 inch aluminum disk stamped "RAYMOND GOODSON" found for corner at the south end of a right-of-way corner clip at the intersection of the north right-of-way line of Colgate Avenue (a 50-foot wide right-of-way) and the east right-of-way line of Lomo Alto Drive (a 50-foot wide right-of-way); same being the southernmost southwest corner of said Lot 1A;

**THENCE** N 42°46'03" W, a distance of 13.44 feet to a 3-1/2 inch aluminum disk stamped "RAYMOND GOODSON" found for corner in said east right-of-way line of Lomo Alto Drive at the north end of said corner clip;

**THENCE** N 04°59'53" E, along said east right-of-way line of Lomo Alto Drive, at a distance of 367.75 feet passing a 3-1/2 inch aluminum disk stamped "RAYMOND GOODSON" found and continuing for a total distance of 619.83 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "SMAA 2, RPLS 5867" set for corner at the intersection of said east right-of-way line with the south line of a 20-foot wide alley;

**THENCE** N 89°13'53" E, along said south line of the 20-foot alley, at a distance of 279.64 feet passing a mag nail found for corner; from which an "X" cut in concrete found bears S 28°52'02" W, a distance of 0.19 feet and continuing for a total distance of 879.65 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "SMAA 2, RPLS 5867" set for corner at the intersection of said south line of the 20-foot alley with the west right-of-way line of Douglas Avenue (a 100-foot wide right-of-way);

**THENCE** along said west right-of-way line of Douglas Avenue, the following courses and distances:

S 00°30'07" E, a distance of 254.48 feet to an "X" cut in concrete found for an angle point;

S 00°25'07" E, a distance of 366.02 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "SMAA 2, RPLS 5867" set for the north end of a right-of-way corner clip at the intersection of said west right-of-way line with said north right-of-way line of Colgate Avenue;

**THENCE** S 44°31'27" W, a distance of 14.16 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "SMAA 2, RPLS 5867" set for corner in said north right-of-way line of Colgate Avenue at the south end of said right-of-way corner clip;

**THENCE** S 89°28'01" W, along said north right-of-way line, a distance of 919.46 feet to the **POINT OF BEGINNING** and containing 571,750 square feet or 13.126 acres of land, more or less.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Corporation of the Episcopal Diocese of Dallas, St. Michaels & All Angels Episcopal Church and Fredericks Square Title Holding Company, Inc., acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **SMAA NO. 2**, 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 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, 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 at 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 platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS my hand this the \_\_\_\_ day of \_\_\_\_\_, 2020.

By: Corporation of the Episcopal Diocese of Dallas  
St. Michaels & All Angels Episcopal Church  
Fredericks Square Title Holding Company, Inc.

\_\_\_\_\_  
J. Lipscomb, President

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared J. Lipscomb, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public, State of Texas

**SURVEYOR'S STATEMENT**

I, Candy Hone, 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 Engineers and 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 \_\_\_\_\_, 2020.

**PRELIMINARY**

RELEASED 9/18/2020 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867  
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public, State of Texas

**PRELIMINARY PLAT  
SMAA NO. 2  
LOTS 1A, 2 AND 3, BLOCK A/5626  
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SHEET 2 OF 2

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VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600  
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PH. (469) 333-8831; candy@votexsurveying.com  
PROJECT NO. 2019-054-2