

**OWNER'S CERTIFICATE**  
**STATE OF TEXAS**  
**COUNTY OF DALLAS**

Whereas Abigael Maldonado is the sole owner of a tract of land situated in the Levi Dixon Survey, Abstract No. 360, City of Dallas, Dallas County, Texas, being conveyed to said Abigael Maldonado, by General Warranty Deed recorded in Instrument No. 20190108450, Official Public Records, Dallas County, Texas, some being Lot 9, Block 6/7614, Alta Mesa Park Estates, Third Installment, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 10, Page 294-A, Plat Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING of a 3 inch aluminum disk, stamped "AA" and "PLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the East corner of Lot 8, Block 6/7614, of said Alta Mesa Park Estates, Third Installment, and being in the Northwest Right-of-Way line of Almain Drive (50 foot Right-of-Way, Volume 10, Page 294-A, Map Records, Dallas County, Texas);

THENCE North 43 degrees 49 minutes 39 seconds West, along the Northeast line of said Lot 8, a distance of 200.00 feet to a 1 inch iron rod found for corner, said corner being the North corner of said Lot 8, and being on the Southeast line of that tract of land conveyed to Cliff View Church of Christ, by deed recorded in Volume 99192, Page 6914, Deed Records, Dallas County, Texas;

THENCE North 46 degrees 10 minutes 21 seconds East, along the Southeast line of said Cliff View Church of Christ tract, a distance of 100.00 feet to a 1 inch iron rod found for corner, said corner being the West corner of Block 41, of said Alta Mesa Park Estates, Third Installment;

THENCE South 43 degrees 49 minutes 39 seconds East, along the Southwest line of said Block 41, of said Alta Mesa Park Estates, Third Installment, a distance of 200.00 feet to a 5/8 inch iron rod found for corner, said corner being the most Westerly South corner of said Block 41, and being in the Northwest Right-of-Way line of said Almain Drive;

THENCE South 46 degrees 10 minutes 21 seconds West, along the Northwest Right-of-Way line of said Almain Drive, a distance of 100.00 feet to the POINT OF BEGINNING, and containing 20,000 square feet or 0.459 of an acre of land.

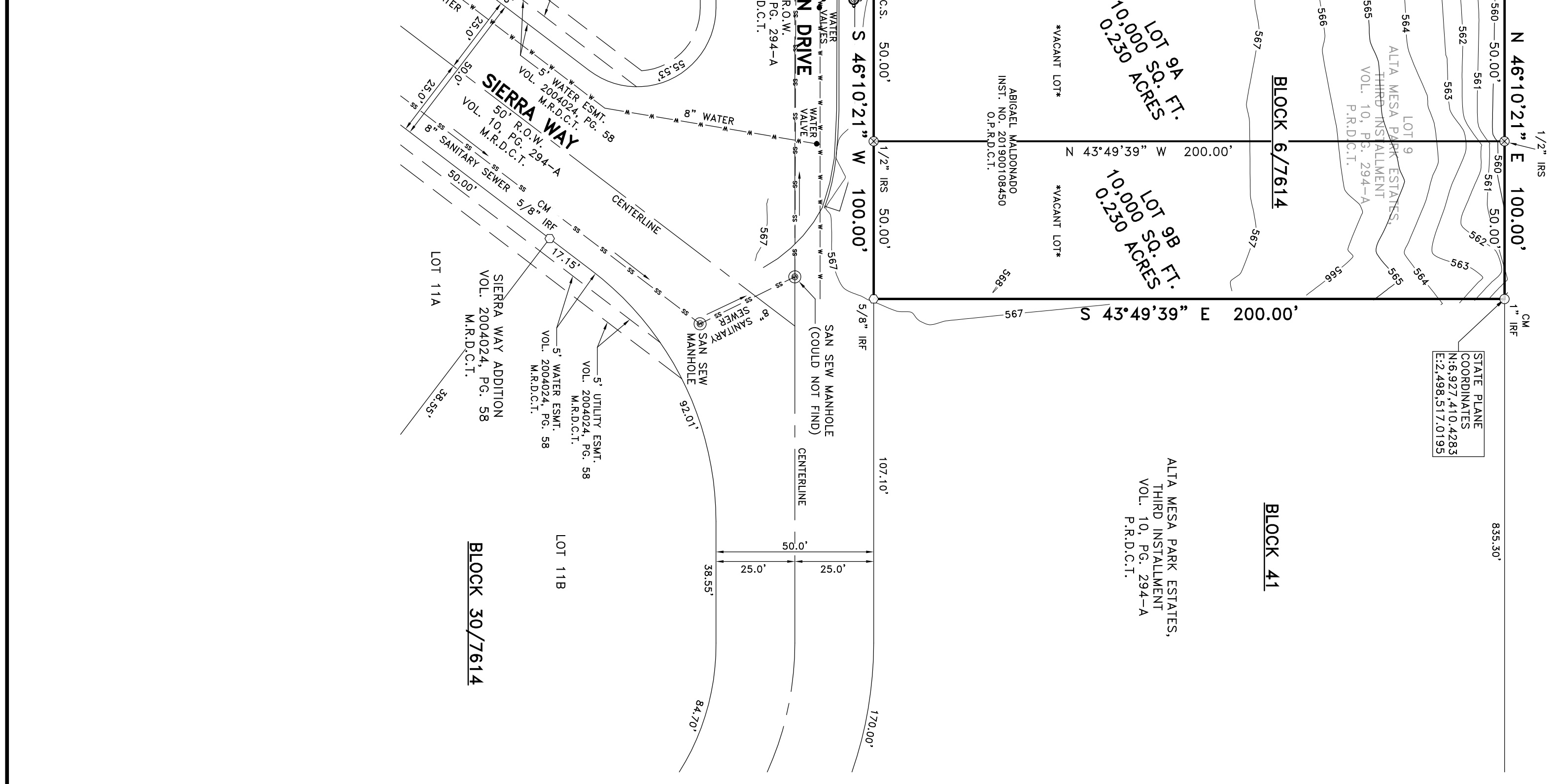
CLIFF VIEW CHURCH OF CHRIST  
 VOL. 99192, PG. 6914  
 D.M.D.C.T.

- 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
  - 1" IPF = 1 INCH IRON PIPE FOUND
  - 1/2" IRS = 1/2 INCH IRON ROD SET WITH PLASTIC
  - YELLOW CAP STAMPED "CBG SURVEYING"
  - A.C.S. = 3" ALUMINUM DISK STAMPED "AA AND PLS 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 TWO LOTS FROM ONE.
  - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - 4) ANY NEW STRUCTURE MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
  - 5) NO TREES ON THIS PROPERTY AT TIME OF SURVEY 09/11/19
  - 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.

**UTILITY STATEMENT**

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Abigael Maldonado, does hereby adopt this plat, designating the herein described property as **ALMAIN ADDITION**, on 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 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 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 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 \_\_\_\_\_, 2019.

BY: Abigael Maldonado  
 STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Abigael Maldonado, 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 \_\_\_\_\_, 2019.

Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryon 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) & (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.  
**RELEASED FOR REVIEW ON 10/09/19. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.**

Bryon 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 Bryon 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT**  
**ALMAIN ADDITION**  
 LOTS 9A AND 9B, BLOCK 6/7614  
 20,000 SQ.FT. / 0.459 ACRES  
 BEING A REPLAT OF  
 LOT 9, BLOCK 6/7614

ALTA MESA PARK ESTATES, THIRD INSTALLMENT  
 LEVI DIXON SURVEY, ABSTRACT NO. 360  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S190-003

OWNER: **ABIGAEI MALDONADO**  
 1822 TORNIB TROUL  
 GARLAND, TEXAS 75045  
 214-440-6621

