

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Mario Guzman and wife Juana Guzman acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **MANETT 4727** an addition to the City of Dallas, Dallas County, Texas. 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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).

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 at Dallas, Texas, this the \_\_\_ day of \_\_\_\_\_, 2016.

MARIO GUZMAN, OWNER  
JUANA GUZMAN, OWNER

STATE OF TEXAS }  
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Mario Guzman and Juana Guzman, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2016.

Notary Public, State of Texas

**SURVEYOR'S STATEMENT**

I, Roy Rodriguez, 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 (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 \_\_\_\_\_, 2016

**"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY."**

Roy Rodriguez, Registered Professional Land Surveyor, #5596  
Blue Star Land Surveying Company 817-659-9206

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 Roy Rodriguez, 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 and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2016.

Notary Public, State of Texas

**GENERAL NOTES:**

- No lot-to-lot drainage will be permitted without Engineering Section approval.
- Basis of Bearing:  
The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2011)
- This development is restricted to single family dwellings only.
- No vehicular access to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street.
- Shared Access Area agreement recorded in Instrument No. \_\_\_\_\_, Real Property Records Dallas County, Texas.
- The purpose of this plat is to establish 4 single family lots within a shared access area development.

**Shared Access Area Easement Statement**

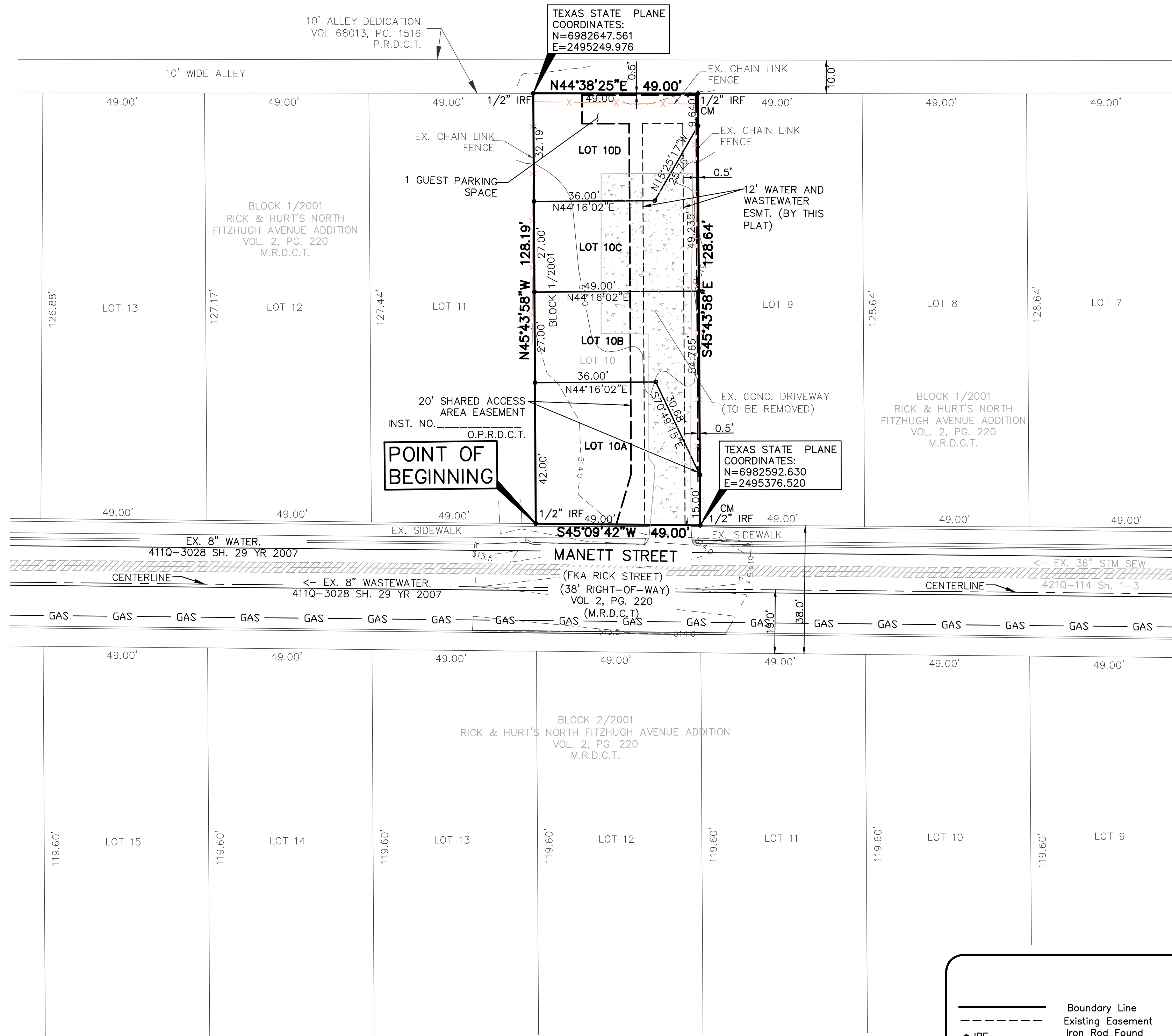
This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

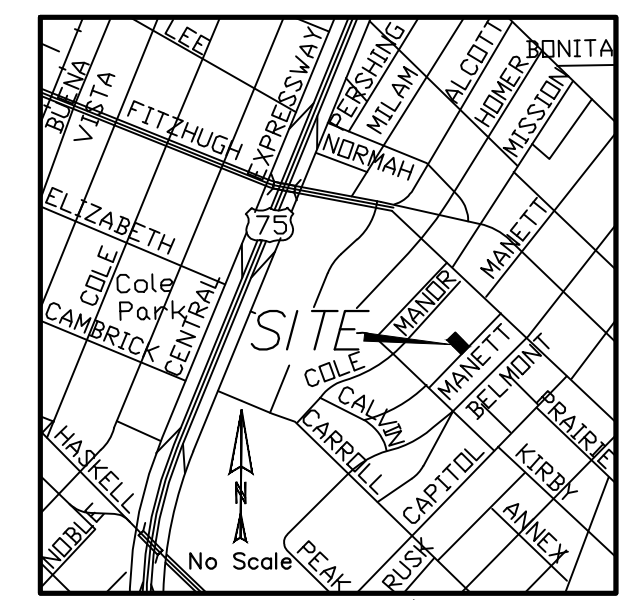
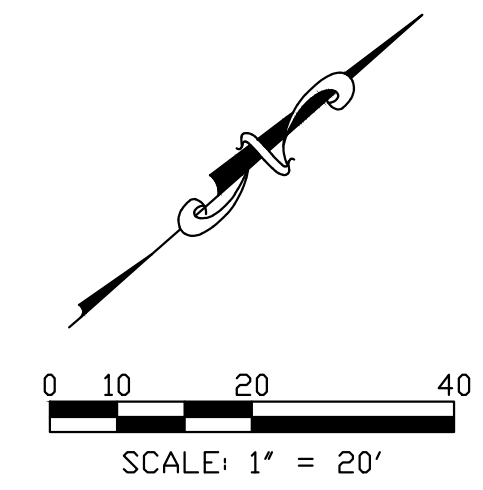
Lloyd Denman, P.E.  
Chief Engineer of Department of Sustainable Development and Construction

20' FIRE & ACCESS EASMENT  
VOL 68013, PG. 1516  
P.R.D.C.T.

10' ALLEY DEDICATION  
VOL 68013, PG. 1516  
P.R.D.C.T.



LOT AREAS			
LOT	BLOCK	AREA (sq. ft.)	AREA (ac.)
10A	Blk 1/2001	1896	0.044
10B	Blk 1/2001	1503	0.035
10C	Blk 1/2001	1468	0.034
10D	Blk 1/2001	1425	0.033



VICINITY MAP  
MAPSCO: 35Z  
NOT TO SCALE

**OWNER'S CERTIFICATE**

STATE OF TEXAS }  
COUNTY OF DALLAS }

Whereas, Mario Guzman and wife Juana Guzman, are the owners of a tract of land situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, City of Dallas, Dallas County, Texas, being all of Lot 10, Block 1/2001, of Rick & Hurt's North Fitzhugh Avenue Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 2, Page 220, Map Records, Dallas County, Texas (M.R.D.C.T.) being a tract of land conveyed by deed to Mario Guzman and wife Juana Guzman as recorded in Special Warranty Deed With Vendor's Lien, Bill of Sale And Assignment of Leases, by deed recorded in Volume 97156, Page 1729, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for a corner in the northwest line of Manett Street (a 38 foot right of way), said point being the northeast corner of Lot 11, Block 1/2001 of said Rick & Hurt's North Fitzhugh Avenue Addition, same corner being the southeast corner of Lot 10, Block 1/2001 of said Rick & Hurt's North Fitzhugh Avenue Addition;

THENCE North 45 degrees 43 minutes 58 seconds West, departing the northwest line of said Manett Street, along the common line of said Lot 10, Block 1/2001 and said Lot 11, Block 1/2001, a distance of 128.19 feet to a 1/2-inch iron rod found for a corner, said corner being the northwest corner of said Lot 10, Block 1/2001 same being the most northerly corner of said Lot 11, Block 1/2001, said corner being in the southeast line of a 10 foot wide alley dedication;

THENCE North 44 degrees 38 minutes 25 seconds East, along said 10 foot wide alley dedication, same line being the northwest line of said Lot 10, Block 1/2001, a distance of 49.00 feet to a 1/2-inch iron rod found for a corner, said corner being the most northerly corner of said Lot 10, Block 1/2001, same being the southwest corner of Lot 9, Block 1/2001 of said Rick & Hurt's North Fitzhugh Avenue Addition;

THENCE South 45 degrees 43 minutes 58 seconds East, departing the southeast line of said 10 foot wide alley dedication, along the common line of said Lot 10, Block 1/2001 and said Lot 9, Block 1/2001, a distance of 128.64 feet to a 1/2 inch iron rod found for a corner, said corner being in the northwest line of said Manett Street, same being the most southerly corner of said Lot 9, Block 1/2001, said corner being the northwest corner of said Lot 10, Block 1/2001;

THENCE South 45 degrees 09 minutes 42 seconds West, along said northwest line of Manett Street, a distance of 49.00 feet to the POINT OF BEGINNING, containing 6,292 square feet or 0.144 acres of land, more or less.

**PRELIMINARY PLAT  
MANETT 4727  
A SHARED ACCESS DEVELOPMENT  
Lots 10A-10D, Block 1/2001  
0.144 ACRES  
BEING A REPLAT OF  
LOT 10, BLOCK 1/2001 OF  
RICK & HURT'S NORTH  
FITZHUGH AVENUE ADDITION  
OUT OF THE**

**OWNER:**  
MARIO & JUANA GUZMAN  
4727 MANETT STREET  
DALLAS, TX 75206  
**JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-086**

**LEGEND**

- Boundary Line
- Existing Easement
- Iron Rod Found
- Iron Pipe Found
- Adjacent Lot/Right-of-way Line
- Formally Known As
- O.P.R.D.C.T. Official Public Records, Dallas County, Texas
- M.R.D.C.T. Map Records, Dallas County, Texas
- INST. NO. Instrument Number
- Existing 1/2 foot contour intervals

**BLUE STAR LAND SURVEYING**  
FIRM NUMBER 10147300  
1013 CEDAR BREAK CT.  
CLEBURNE, TEXAS 76033  
817-659-9206  
bluestarsurveying@att.net