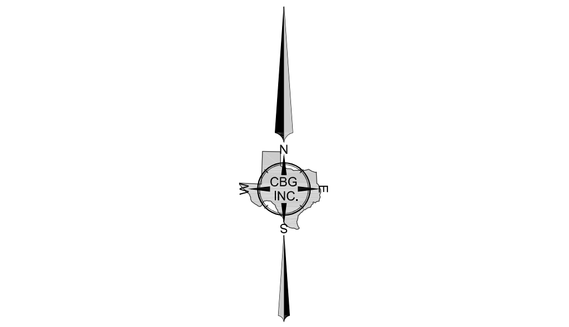
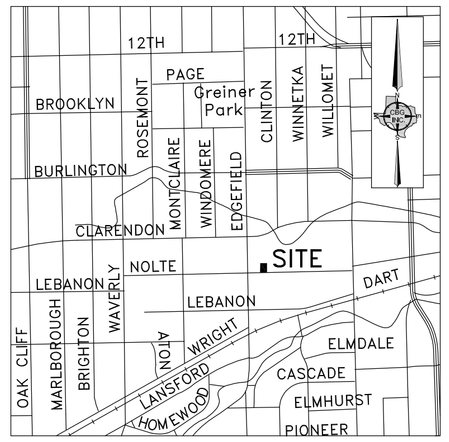


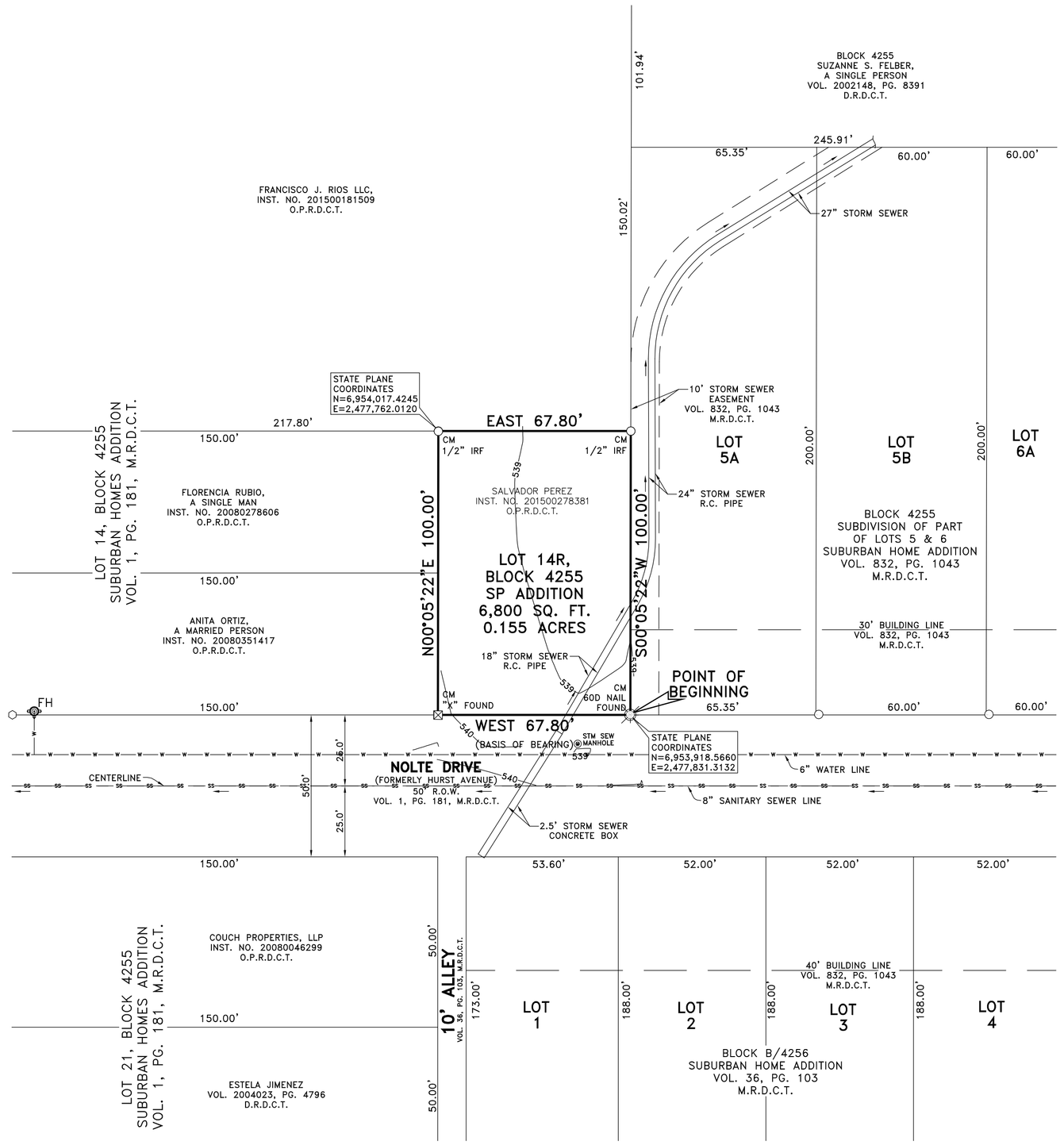
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1) BASIS OF BEARINGS IS THE NORTH RIGHT-OF-WAY LINE OF NOLTE DRIVE (50 FOOT RIGHT-OF-WAY), AS SHOWN ON SUBURBAN HOME ADDITION PER PLAT RECORDED IN VOLUME 832, PAGE 1043, MAP RECORDS, DALLAS COUNTY, TEXAS. (WEST)
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) BENCHMARK IS A STANDARD WATER DEPARTMENT BENCH MARK IS SET ON TOP OF A CONCRETE CURB ON THE NORTH SIDE OF CLARENDON DRIVE AT THE POINT OF CURVE AT THE NORTHEAST CORNER OF THE INTERSECTION. (ELEV.=548.159')

LEGEND

CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1/2 IRF – 1/2 INCH IRON ROD FOUND
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. = VOLUME
PG. = PAGE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Salvador Perez, is the owner of a tract of land situated in the John A. Robinson Survey, Abstract Number 1215, in the City of Dallas, Dallas County, Texas, being a portion of Lot 14, Block 4255, of Suburban Home Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 181, Map Records, Dallas County, Texas, same being that tract of land conveyed to Salvador Perez, by General Warranty Deed recorded in Instrument Number 201500278381, Officiail Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 60d nail found for corner, said corner being the Southwest corner of Lot 5A, Block 4255, of Suburban Home Addition, an addition in the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 832, Page 1043, Map Records, Dallas County, Texas and being in the North right-of-way line of Nolte Drive (50 foot right-of-way);

Thence West, along said North right-of-way line of Nolte Drive, a distance of 67.80 feet to a "X" found for corner, said corner being the Southeast corner of that tract of land conveyed to Anita Ortiz, a married person, by deed recorded in Instrument Number 20080351417, Official Public Records, Dallas County, Texas;

Thence North 00 degrees 05 minutes 22 seconds East, along the East lines of said Ortiz tract and that tract of land conveyed to Florencia Rubio, a single man, by deed recorded in Instrument Number 20080278606, Official Public Records, Dallas County, Texas, a distance of 100.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Rubio tract, and being in the South line of that tract of land conveyed to Francisco J. Rios LLC, by deed recorded in Instrument Number 201500181509, Official Public Records, Dallas County, Texas;

Thence East, along said South line of Rios tract, a distance of 67.80 feet to a 1/2 inch iron rod found for conrer, said corner being the Southeast corner of said Rios tract, and being in the West line of said Lot 5A, Block 4255;

Thence South 00 degrees 05 minutes 22 seconds West, along said West line of Lot 5A, Block 4255, a distance of 100.00 feet to the Point of Beginning and containing 6,800 square feet or 0.155 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Salvador Perez, does hereby adopt this plat, designating the herein described property as **SP ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets and alleys 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 and upon 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. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2016.

BY: _____
Salvador Perez

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Salvador Perez 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 _____, 2016.

_____
Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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.

RELEASED FOR REVIEW 02/19/16 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.
Bryan Connally
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 Connally 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.

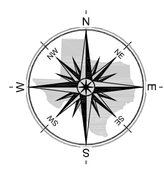
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

_____
Notary Public in and for the State of Texas

REPLAT
SP ADDITION
LOT 14R, BLOCK 4255
6,800 SQ.FT. / 0.155 ACRES
BEING A REPLAT OF
PART OF LOT 14, BLOCK 4255
SUBURBAN HOME ADDITION
JOHN B. ROBINSON SURVEY, ABSTRACT NO. 1215
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-156

OWNER: SALVADOR PEREZ
8922 WHITEHALL LANE
DALLAS, TEXAS 75232
214-650-3949

CBG Surveying, Inc.
PLANNING · SURVEYING
12025 Shiloh Road · Suite 230 · Dallas, Texas 75228
P 214.349.9485 · F 214.349.2216
Firm No. 10168800
www.cbgdfw.com



SCALE: 1"=30' / DATE: 02/17/16 / JOB NO. 1601192 / DRAWN BY: JAN