

**BLOCK 4/3981
W. R. FISHER'S
HOMESTEAD SUBDIVISION**
V. 90, P. 186
D.R.D.C.T.

**BLOCK 3/4000
W. R. FISHER'S
HOMESTEAD SUBDIVISION**
V. 90, P. 186
LOT 5 D.R.D.C.T. LOT 6
LOT 7

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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 3/10/2016 - FOR REVIEW ONLY
NOT TO BE RECORDED**

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Dionicio Martinez is the owner of a 0.570 acre tract situated in the W. M. Coombs Survey, Abstract No. 290, Dallas County, Texas and being a portion of Block 8/3985, W. R. Fisher's Homestead Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 90, Page 186, Deed Records, Dallas County, Texas; said 0.570 acre tract also being all of those tracts of land conveyed to Dionicio Martinez by Special Warranty Deed recorded in Clerk's Instrument No. 200600262599, Official Public Records, Dallas County, Texas and in General Warranty Deed recorded in Clerk's Instrument No. 200600299286, Official Public Records, Dallas County, Texas; said 0.570 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 3 1/4-inch aluminum disc stamped "SEALE STREET ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804" set on a 5/8-inch iron rod at the southwest corner of said 0.570 acre tract; said point also being the southwest corner of said Block 8/3985; said point also being at the intersection of the north right-of-way line of Seale Street (variable width) and the east right-of-way line of Ormsby Street (50 feet wide);

THENCE, North 00 degrees 15 minutes 00 seconds West, with said east right-of-way line, a distance of 124.50 feet to a 3 1/4-inch aluminum disc stamped "SEALE STREET ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804" set on a 5/8-inch iron rod at the northwest corner of said 0.570 acre tract; said point also being the southwest corner of a tract of land conveyed to C. R. Daubitz by Foreclosure Sale Deed recorded in Volume 2002026, Page 6359, Deed Records, Dallas County, Texas;

THENCE, North 00 degrees 00 minutes 00 seconds East, leaving said east right-of-way line, passing at a distance of 100.00 feet a point at the southeast corner of said C. R. Daubitz tract; said point also being the southwest corner of a tract of land conveyed to Maria Elsa Vazquez by Special Warranty Deed recorded in Clerk's Instrument No. 20070244606, Official Public Records, Dallas County, Texas; continuing, in all, a distance of 199.46 feet to a 3 1/4-inch aluminum disc stamped "SEALE STREET ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804" set on a 5/8-inch iron rod at the northeast corner of said 0.570 acre tract; said point also being the southeast corner of said Vazquez tract; said point also being on the west right-of-way line of Obenchain Street (40 feet wide);

THENCE, South 00 degrees 16 minutes 13 seconds East, with said west right-of-way line, a distance of 124.50 feet to a 3 1/4-inch aluminum disc stamped "SEALE STREET ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804" set on a 5/8-inch iron rod at the southeast corner of said 0.570 acre tract; said point also being the southeast corner of said Block 8/3985; said point also being at the intersection of said west right-of-way line of Obenchain Street and the said north right-of-way line of Seale Street;

THENCE, South 90 degrees 00 minutes 00 seconds West, with said north right-of-way line, a distance of 199.50 feet to the POINT OF BEGINNING;

CONTAINING, 24,835 square feet or 0.570 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, DIONICIO MARTINEZ, THE SOLE OWNER acting by and through its duly authorized agent, Carl Anderson does hereby adopt this plat, designating the herein described property as **SEALE STREET 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, alleys, and floodway management areas shown thereon. The easements 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 building, 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 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.

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

Dionicio Martinez
Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared DIONICIO MARTINEZ, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES

- Bearing system for this survey are based upon the north right-of-way line of Seale Street, bearing South 90 degrees 00 minutes 00 seconds West according to the deeds recorded in Instrument No. 200600299286 and Instrument No. 200600262599, Official Public Records, Dallas County, Texas.
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- Purpose of this Plat: To create one lot.
- Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- No buildings exist on property.

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- DEED RECORDS, DALLAS COUNTY, TEXAS
- MAP RECORDS, DALLAS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INSTRUMENT NUMBER
- VOLUME
- PAGE
- CONTROLLING MONUMENT
- AMS
- 3/4" ALUMINUM DISC STAMPED "SEALE STREET ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804" SET ON A 5/8" IRON ROD

ENGINEER - SURVEYOR:
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
860 North Central Expressway
Suite 250
Plano, Texas 75074
Phone: 972-516-8855
Fax: 972-516-8901

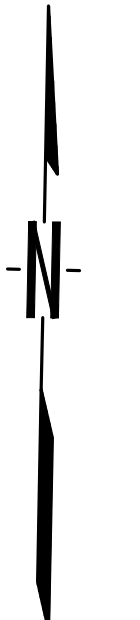
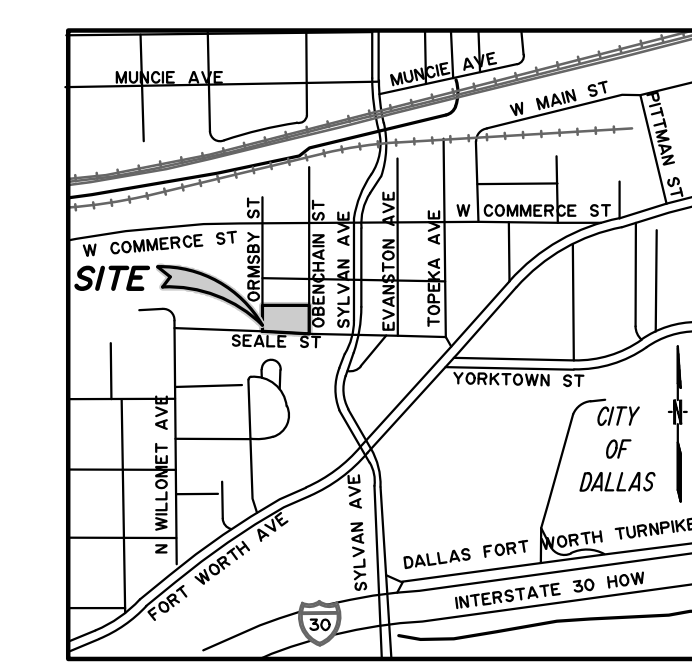
OWNER:
DIONICIO MARTINEZ
1001 W. COMMERCE STREET
DALLAS, TEXAS 75208

SHEET 1 OF 1
**PRELIMINARY PLAT
SEALE STREET ADDITION
LOT 1
BLOCK 8/3985**
BEING A REPLAT OF A PORTION OF
BLOCK 8/3985
W.R. FISHER'S HOMESTEAD SUBDIVISION
V. 90, P. 186, M.R.D.C.T.
W.M. COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-141

Gonzalez & Schneeberg
engineers ■ surveyors

860 N. Central Expressway
Suite 250, Plano, Texas 75074
(972) 516-8855 Fax: (972) 516-8901

SCALE 1" = 30'
DATE MARCH, 2016
PROJ. NO. 6478-16-02-20
DWG. NO. 6476-pre-plat.dwg



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