

			BURLINGTON		
CHALMERS		ZEB			
	CLARENDON	EPENDARD		HOLLYWOOD	
KINGSTON			SITE		MONTREAL
EMMETT		FRANKLIN	EMMETT		OAK CLIFF
BRANDON				BRANDON	
GRAFTON					
SHARON					MARLBOROUGH

VICINITY MAP
(NOT TO SCALE)

FERNANDO MARTINEZ
MARIA N. MARTINEZ
0.321 ACRES
NST.NO. 202100122194
O.P.R.D.C.T.

120'	98'
14' ALLEY	
76' 20' 76'	24'
21 76'	23'
22 76'	23'
23 76'	23'
24 76'	50'

KINGSTON STREET
(50' R.O.W.)

76'	
SUNSET ADDITION VOL. 2, PG. 297 M.R.D.C.T.	50'
1 76'	
2 76'	23'
3 76'	23'
BLOCK 8/3773 4 76'	23'
5 76'	23'
14' ALLEY	
76' 28' 76'	22'
29 76'	23'
30 76'	23'
31 76'	23'
32 76'	50'

EMMETT STREET
(50' R.O.W.)

SURVEYOR'S STATEMENT

I, James Bart Carroll, 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.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2025.

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.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
THIS ____ DAY OF _____, 2025.

Notary Public for the State of Texas
My Commission Expires: _____

NOTES:

- The purpose of this plat is to create one lots from 14 existing platted lots.
- Coordinates and bearings based hereon are per RTK Network and are NAD83 (CORS96, EPOCH 2002)
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section Approval.

FLOOD NOTE:

According to my interpretations of Community Panel No. 48113C0480K, dated July 7, 2014, of the National Flood Insurance Rate Maps for Dallas County, Texas, all of the subject property lies within Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

- VOL. PG. - VOLUME AND PAGE
- INST. NO. - INSTRUMENT NUMBER
- ESMT. - EASEMENT
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
- D.R.D.C.T. - DEED RECORDS DALLAS COUNTY TEXAS
- CL - CENTERLINE
- R.O.W. - RIGHT-OF-WAY
- I.R.F. - IRON ROD FOUND
- SS - SANITARY SEWER MANHOLE
- FD - FIRE HYDRANT
- WV - WATER VALVE
- WL - WATER LINE
- WW - WASTEWATER LINE
- Y.C.I.P.S. - 1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129"

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

OWNER:
MARICRUZ SERRANO
1112 S. HAMPTON ROAD
DALLAS, TEXAS 75208

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, Mericruz Serrano, is the owner of a tract of land situated in the John P. Cole Survey, Abstract No. 241, City of Dallas, Texas, and being all of Lots 1-12, 29 and 30, Block A/3847 of the Third Revision of Hampton Terrace Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 3, Page 208, Map Records, Dallas County, Texas, and as conveyed to Mericruz Serrano by Contract for Deed from Humberto Serrano to Mericruz Serrano recorded in Instrument No. 201300029519, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" at the intersection of the north right-of-way line of Emmett Street (f.k.a. Moss Ave.) (50' R.O.W.) and the east right-of-way line of Hampton Road (variable width R.O.W.) and being on the south line of said Lot 1 and being the southeast corner of a City of Dallas R.O.W. Deed recorded in Volume 784, Page 1146, Deed Records, Dallas County, Texas;

Thence, North 00°25'00" West, along the east right-of-way line of Hampton Road, a distance of 301.69 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner on the north line of said Lot 12, the south line of a 20' Alley and being the northeast corner of a City of Dallas R.O.W. Deed recorded in Volume 816, page 1740, Deed Records, Dallas County, Texas;

Thence, North 89°47'38" East, along the north lines of said Lots 12 & 29 and the south line of said 20' Alley, a distance of 153.57 feet to a 1/2" iron pin found for at the intersection of the south line of said 20' Alley and the west line of a 20' Alley and being the northeast corner of said Lot 29;

Thence, South 00°07'19" East, along the east lines of aid Lots 29 & 30 and the west line of said 20' Alley, a distance of 301.69 feet to a p.k. nail found at the intersection of the west line of said 20' Alley and the north right-of-way line of said Emmett Street and being the southeast corner of said Lot 30;

Thence, South 89°47'38" West, along the south line of said Lot 1 and the north right-of-way line of said Emmett Street, a distance of 152.02 feet to the Point of Beginning and containing 46,096 square feet or 1.058 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Maricruz Serrano, does hereby adopt this plat, designating the herein described property as SERRANO ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does 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.

WITNESS, my hand, this the ____ day of _____, 2025.

BY: _____
MARICRUZ SERRANO, OWNER

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Maricruz Serrano, 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 purposes and consideration and under the authority therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
THIS ____ DAY OF _____, 2025.

Notary Public for the State of Texas
My Commission Expires: _____

CERTIFICATE OF APPROVAL

I, TONY SHIDID, CHAIRPERSON OR BRENT RUBIN, VICE CHAIRPERSON OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLAN COMMISSION OF THE CITY OF DALLAS ON THE ____ DAY OF _____, A.D. 20____ AND SAME WAS DULY APPROVED ON THE ____ DAY OF _____, A.D. 20____ BY SAID COMMISSION.

CHAIRPERSON OR VICE CHAIRPERSON
CITY PLAN COMMISSION
DALLAS, TEXAS

ATTEST:

SECRETARY

PRELIMINARY PLAT
S245-104 SERRANO ADDITION
LOTS 1 & 2, CITY BLOCK A/3847
1.058 ACRES

And Part of City Block 3847
Being a replat of Lots 1-12, 29 & 30
of Third Revision of Hampton Terrace Addition
Vol. 3, Pg. 208, M.R.D.C.T.

John P. Cole Survey, Abstract No. 241
City of Dallas, Dallas County, Texas
City Plan File No. S_____

CARROLL CONSULTING GROUP, INC.			
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PHONE (972) 840-1506	TEXAS FIRM REG. NO.: 10007200		
COPYRIGHT © CARROLL CONSULTING GROUP			
JOB No. 3549-24	SCALE: 1"=40'	DATE: FEBRUARY 5, 2025	DRAWN BY: CP