

LEGEND

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD SET WITH CAP "ATWELL, LLC"
- SUBJECT TRACT
- ADJOINER LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- WIRE FENCE
- MATCH LINE
- W — WATER LINE
- SS — SANITARY SEWER LINE
- DOC.# DOCUMENT NUMBER
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
- D.R.G.C.T. DEED RECORDS OF GRAYSON COUNTY, TEXAS
- RPLS REGISTERED PROFESSIONAL LAND SURVEYOR
- I/PF IRON PIPE FOUND
- C/IRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- VCP VITRIFIED CLAY PIPE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT-OF-BEGINNING
- ☐ MAILBOX
- ☐ POWER POLE
- ☐ SANITARY SEWER MANHOLE
- ☐ SIGN
- ☐ TELEPHONE PEDESTAL
- ☐ AREA OF DEMOLITION

OWNER'S CERTIFICATE:

STATE OF TEXAS)
 COUNTY OF DALLAS)

WHEREAS PRICE SMITH IS THE SOLE OWNER OF THAT CERTAIN 2.86 ACRE TRACT OF LAND SITUATED IN THE SAMUEL M. SURVEY, ABSTRACT NUMBER 547, AND BEING THAT SAME TRACT OF LAND DESCRIBED BY DEED TO PRICE SMITH AS RECORDED UNDER VOLUME 72153, PAGE 1546, DEED RECORDS OF DALLAS COUNTY, TEXAS. THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERN INTERSECTION OF GARLAND ROAD, HAVING A 100' RIGHT-OF-WAY AND EASTON ROAD, HAVING A 80' RIGHT-OF-WAY, ALSO BEING THE SOUTHERNMOST CORNER OF SAID 2.86 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEASTERN RIGHT-OF-WAY OF SAID EASTON ROAD, AND THE SOUTHWESTERN LINE OF SAID 2.86 ACRE TRACT, N45°37'30"W, A DISTANCE OF 344.56 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHEASTERN LINE OF A CALLED 0.80 ACRE TRACT DESCRIBED BY DEED TO CHARLES A. MERUCCI AND ELIZABETH A. STEELE, AS RECORDED UNDER VOLUME 97085, PAGE 829, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE WESTERMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID EASTON ROAD, WITH THE SOUTHEAST LINE OF SAID 0.80 ACRE TRACT AND THE NORTHWEST LINE OF SAID 2.86 ACRE TRACT, N44°17'30"E A DISTANCE OF 338.05 FEET TO A POINT IN THE SOUTHEASTERN LINE OF SAID 0.80 ACRE TRACT, FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT AND THE WESTERMOST CORNER OF A CALLED 2.46 ACRE TRACT OF LAND DESCRIBED BY DEED TO NEIL FELDER, AS RECORDED UNDER VOLUME 2003060, PAGE 10420, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, WITH THE SOUTHWEST LINE OF SAID 2.46 ACRE TRACT, S45°37'30"E, A DISTANCE OF 347.61 FEET TO A POINT IN THE NORTHWESTERN RIGHT-OF-WAY OF SAID GARLAND ROAD FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHERNMOST CORNER OF SAID 2.46 ACRE TRACT OF LAND;

THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID GARLAND ROAD, S44°48'30"W, A DISTANCE OF 338.06 FEET TO THE POINT OF BEGINNING.

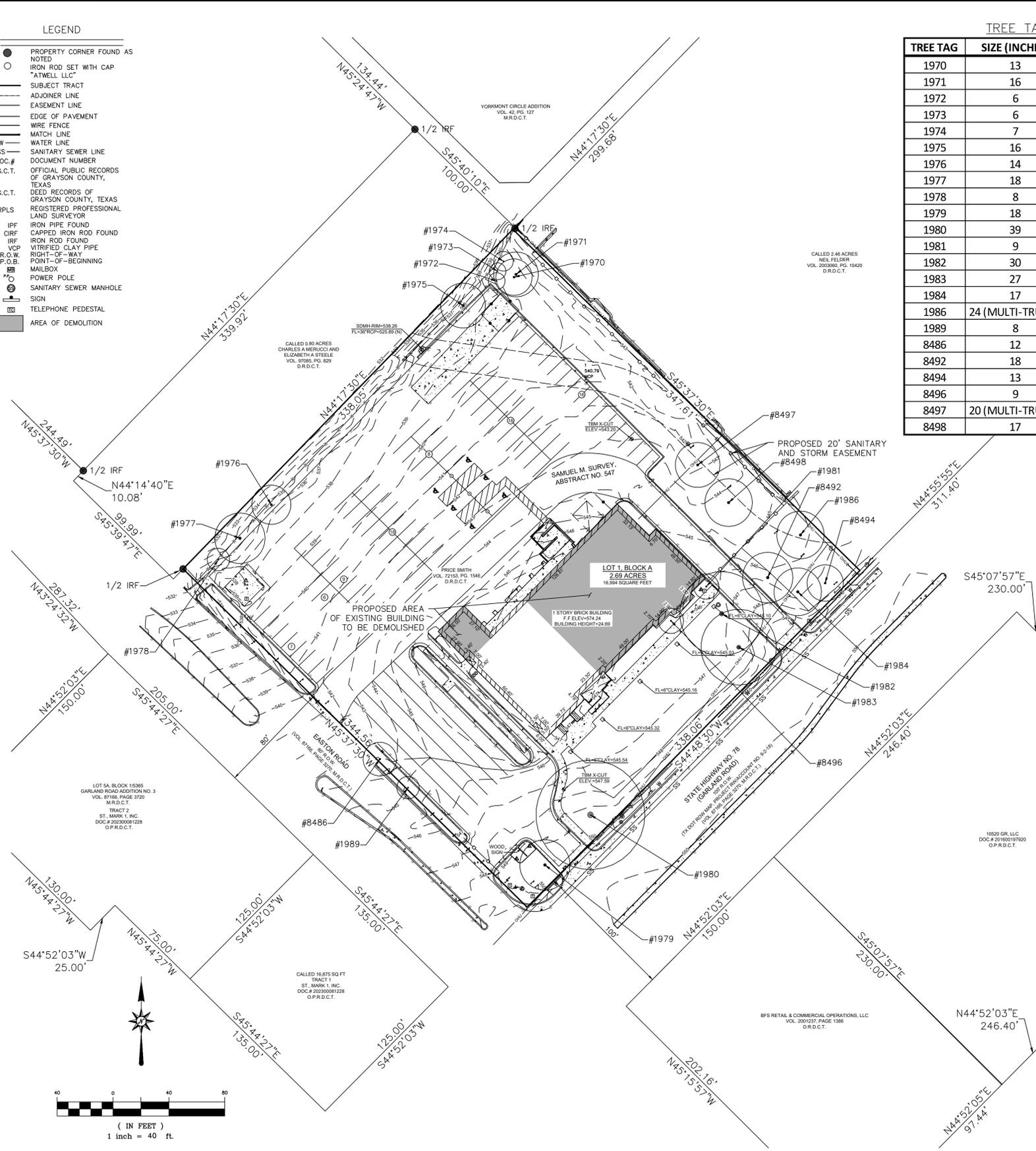
CONTAINING 2.69 ACRES (116,994 SQUARE FEET) OF LAND, MORE OR LESS.

GENERAL NOTES:

- 1.) BEARINGS SHOWN ON THIS SURVEY ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERRA RTK NETWORK. NORTH AMERICAN DATUM OF 1983 (ADJUSTMENT REALIZATION 2011)
- 2.) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- 3.) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A TRACT OF LAND FOR CONSTRUCTION.
- 4.) ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERRA RTK NETWORK. NORTH AMERICAN VERTICAL DATUM OF 1988. (GEOID 12A)
- 5.) ALL IMPROVEMENTS, COORDINATES, AND ELEVATIONS ARE PER ALTA SURVEY PROVIDED BY EAGLE SURVEYING DATED 06/03/2021 WHICH WAS NOT DONE PREFORMED WITH THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE COMMITMENT, RESEARCH OF RECORD DOCUMENTS DONE BY EAGLE SURVEYING WAS PREFORMED FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND ADJOINING PARCELS. ADDITIONAL RECORD DOCUMENTS MAY EXIST AND ENCUMBER THIS PROPERTY.
- 6.) PORTIONS OF THE EXISTING STRUCTURE WILL BE DEMOLISHED TO ACCOMMODATE IMPROVEMENTS FOR LANDSCAPE AND ADDITIONS TO THE EXISTING STRUCTURE.
- 7.) NO ACCESS PAST NORTHWEST FENCE, NOT ALL IMPROVEMENTS, TREES, AND FEATURES ARE SHOWN HEREON.
- 8.) FOR PRELIMINARY USES ONLY.

FLOODPLAIN NOTE

FLOOD NOTE: THE SUBJECT PARCEL LIES WITHIN NON-SHADED ZONE "X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JULY 7, 23014 AND IS LOCATED IN COMMUNITY NUMBER 480171 AS SHOWN ON MAP NUMBER 481300355K. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE. NO VERTICAL DATUM WAS COLLECTED AT THE TIME OF THE SURVEY. FOR THE EXACT FLOOD ZONE DESIGNATION, PLEASE CONTACT 1-(877) FEMA MAP



TREE TABLE

TREE TAG	SIZE (INCHES)	SPECIES
1970	13	CHINA BERRY
1971	16	CHINA BERRY
1972	6	HACKBERRY
1973	6	ELM
1974	7	HACKBERRY
1975	16	CHINA BERRY
1976	14	CHINA BERRY
1977	18	ELM
1978	8	HACKBERRY
1979	18	LIVE OAK
1980	39	LIVE OAK
1981	9	MAGNOLIA
1982	30	LIVE OAK
1983	27	LIVE OAK
1984	17	ELM
1986	24 (MULTI-TRUNK)	ELM
1989	8	LIVE OAK
8486	12	LIVE OAK
8492	18	ELM
8494	13	ELM
8496	9	MAGNOLIA
8497	20 (MULTI-TRUNK)	ELM
8498	17	ELM

SURVEY CERTIFICATION

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I MADE THE WITHIN AND FOREGOING PLAT AND DESCRIPTION OF THE LAND AS HEREIN DESCRIBED, AND THAT THE LOTS, ANGLES, DISTANCES, AREA AND LOCATION, AS INDICATED ON SAID PLAT AND CONTAINED IN SAID DESCRIPTIONS, ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

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.

ROBERT J. GERTSON, RPLS# 6367
 Atwell LLC
 805 Las Cimias Parkway, Ste. 310
 Austin, Texas 78746
 (512)904-0505
 rgertson@atwell-group.com

OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL BY THESE PRESENTS:

That SCI Shared Resources, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as SPARKMAN CRANE 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 as 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 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 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 of the City of Dallas, Texas.

Witness my hand this the ____ day of _____, 2023

SCI Shared Resources, LLC

BY: _____
 PRICE SMITH, OWNER

STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Price Smith, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated. GIVN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2023

NOTARY PUBLIC IN AND FOR _____ COUNTY

**PLACE COUNTY
 RECORDING LABEL HERE**

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

APPLICANT: SCI SHARED RESOURCES, LLC
 1929 Allen Pkwy., 5th Floor
 Houston, TX, 77019
 phone: (713)-525-9089
 contact: John Cesmrosky

OWNER: PRICE SMITH

ENGINEER/SURVEYOR: ATWELL, LLC
 5550 Granite Parkway, Suite 250
 Plano, TX 75024
 phone: 214.215.5719
 Contact: Jorge L. Garay, P.E.

DR.	JC	CH.	RG	DATE	SEPTEMBER 2023
P.M. RG					
CAD FILE:					
21001327001 - PRELIM PLATING					
JOB: 21001327.01					
SHEET NO.					
1 OF 1					
REVISIONS					

PRELIMINARY PLAT

SPARKMAN CRANE ADDITION

2.69 ACRES

OUT OF THE SAMUEL H. HYDE SURVEY, ABSTRACT NO. 547,

CITY OF DALLAS, DALLAS COUNTY, TEXAS

PLAT NO. S223-260

ATWELL

www.atwell-group.com
 805 LAS CIMIAS PARKWAY, SUITE 310
 AUSTIN, TX 78746
 512.904.0505
 TBPE LS 10193726

K:\21001327_01 - easton and garland road re-development\Views\Survey\21001327_001 - prelim plat.dwg, Sheet: 9/22/2023, 11:15 AM, Plotted: 9/22/2023, 11:18 AM