



**LEGEND**  
 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  
 CM = CONTROLLING MONUMENT  
 R.O.W. = RIGHT-OF-WAY  
 E.S.T. = EASEMENT  
 A.C.S. = 3" ALUMINUM DISK STAMPED "CCA & RPLS 5513"  
 SET OVER A 1/2 INCH IRON ROD SET  
 TxDOT MON = TxDOT ALUMINUM DISK  
 SWBELL MON = S.W. BELL TELEPHONE ALUMINUM DISK

**GENERAL NOTES**  
 1) BASIS OF BEARINGS ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.  
 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.  
 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT 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, NORTH SCALE AND NO PROJECTION.

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS

Whereas Cazares Casas LLC is the owner of a tract of land situated in the John S. Tucker Survey, Abstract No. 1469, City of Dallas, Dallas County, Texas, and being a portion of Lots 19 and 20, Block B/7590, Beckley Gardens, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 8, Page 7, Map Records, Dallas County, Texas, and also being all of Save and Except by deed recorded in Volume 99185, Page 1886, Deed Records, Dallas County, Texas, some being a tract of land conveyed to Cazares Casas LLC by Warranty Deed recorded in Instrument No. 201900262066, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a TxDOT Monument found in the North right of way line of Danieldale Road (variable width right of way) and being along the East right of way line of Bluecrest Drive (50 foot right of way);

THENCE North 01 degrees 00 minutes 13 seconds West along the East right of way line of said Bluecrest Drive, a distance of 173.05 feet to a 3 inch Aluminum Disk stamped "CCA & RPLS 5513" set on 1/2 inch iron rod set for corner, said corner being the Southwest corner of a tract of land conveyed to Haydia Garcia of Texas by General Warranty Deed recorded in Instrument No. 201900069188, Official Public Records, Dallas County, Texas, from which a 3/8 inch iron rod found bears, North 17 degrees 09 minutes 51 seconds West, a distance of 2.55 feet for witness;

THENCE North 88 degrees 59 minutes 47 seconds West along the South line of said Hacienda Garcia of Texas tract, a distance of 180.86 feet to a 3 inch Aluminum Disk stamped "CCA & RPLS 5513" set on 1/2 inch iron rod set for corner, said corner being along the West right of way line of Interstate Highway 35E (variable width right of way), from which a 3/8 inch iron rod found bears, North 49 degrees 53 minutes 59 seconds East, a distance of 0.83 feet for witness, from which a 1/2 inch iron rod found bears, South 63 degrees 50 minutes 20 seconds West, a distance of 0.70 feet for witness;

THENCE South 01 degrees 33 minutes 04 seconds West along the West right of way line of said Interstate Highway 35E, a distance of 131.46 feet to a 3 inch Aluminum Disk stamped "CCA & RPLS 5513" set on 1/2 inch iron rod set for corner,

THENCE South 37 degrees 47 minutes 36 seconds West along the Northwest right of way line of said Interstate Highway 35E, a distance of 36.34 feet to a 3 inch Aluminum Disk stamped "CCA & RPLS 5513" set on 1/2 inch iron rod set for corner, said corner being along the North right of way line of said Danieldale Road;

THENCE South 83 degrees 57 minutes 54 seconds West along the North right of way line of said Danieldale Road, a distance of 152.82 feet to the POINT OF BEGINNING and containing 29,021 square feet or 0.666 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Cazares Casas LLC, acting by and through its duly authorized officer, does hereby adopt this plat, designating the herein described property as **CAZARES CASAS 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 shown hereon 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 enter and use the easements for the purpose of installing, maintaining, repairing, or otherwise improving the easements which the owner hereby agrees to do. The owner hereby agrees to indemnify and hold the respective suppliers, contractors, subcontractors, and all public utilities harmless from all claims, damages, and expenses, including reasonable attorneys' fees, incurred by the public utility in the performance of its duties in connection with the construction, 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 provide 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 paiting ordinances, rules, regulations, and resolutions of the City of Dallas. WITNESS, my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
 Cazares Casas LLC, Owner  
 Elsa Martinez, President  
 STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Elsa Martinez 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 \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for Dallas County, Texas.  
 Notary Public in and for the State of Texas

**RELEASED FOR REVIEW 1/22/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Released this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
 Bryan Connolly  
 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 Connolly 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 \_\_\_\_\_, 2021.

**PRELIMINARY PLAT**  
**CAZARES CASAS ADDITION**  
 29,021 SQ. FT. / 0.666 ACRES  
 LOT 19R, BLOCK B/7590.  
 BEING A REPLAT OF A BECKLEY GARDENS  
 JOHN S. TUCKER SURVEY, ABSTRACT NO. 1469  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S201-596

PLANNING & SURVEYING  
 Main Office  
 12025 Smilch Road, Ste. 230  
 Dallas, TX 75228  
 P 214.349.9485  
 F 214.349.2216  
 JOHN S. TUCKER SURVEY, ABSTRACT NO. 1469  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S201-596

OWNER: CAZARES CASAS LLC  
 12025 Smilch Road, Ste. 230  
 Dallas, TX 75228  
 P 214.349.9485  
 F 214.349.2216  
 PHONE: 214-218-7105  
 mybizzness@gmx.com

SCALE: 1"=50' / DATE: 1/05/21 / JOB NO. 2021433-PLAT / DRAWN BY: TO