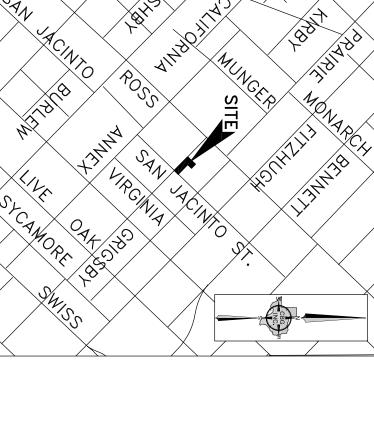


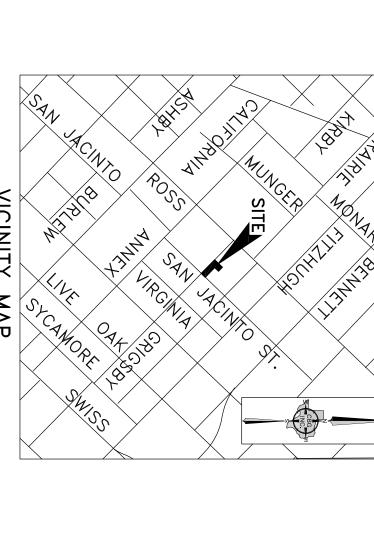
	Lot	Lot Table	
LOT		AREA	
Lot 6A	2,181	2,181 Sq.Ft./0.050	acres
Lot 6B	2,397	2,397 Sq.Ft./0.055	acres
Lot 6C	1,369	1,369 Sq.Ft./0.031 acres	acres
Lot 6D	1,485	1,485 Sq.Ft./0.034 acres	acres
Lot 6E	1,485	1,485 Sq.Ft./0.034	acres
Lot 6F	1,485	1,485 Sq.Ft./0.034 acres	acres
Lot 6G	1,484	1,484 Sq.Ft./0.034 acres	acres
Lot 6H	2,192	2,192 Sq.Ft./0.050	acres

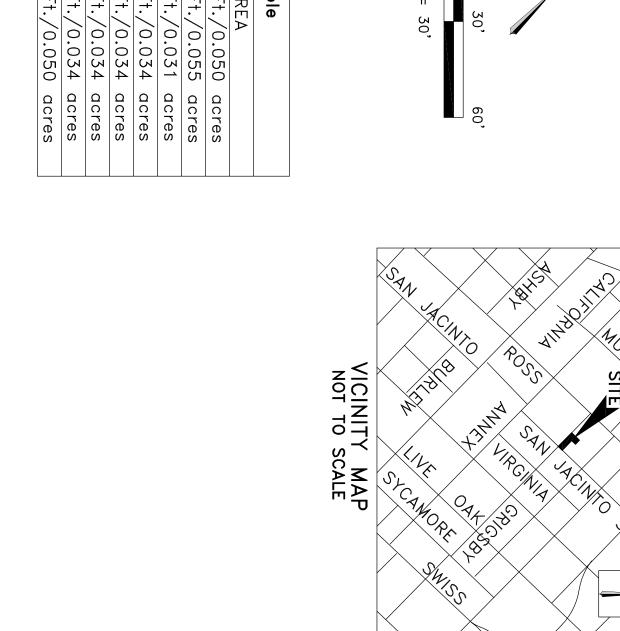
	•	J 60,			
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<u> </u>	A STAN	Pos), VIII.	N CO	10 Mg
VICINITY					(3)
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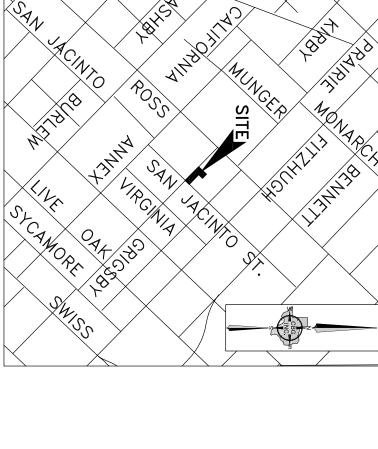
Sa.Ft./0.050 acres	Sq.Ft./0.034 acres	Sq.Ft./0.034 acres	Sq.Ft./0.034 acres	Sq.Ft./0.034 acres	Sq.Ft./0.031 acres	Sq.Ft./0.055 acres	Sq.Ft./0.050 acres	AREA	† Table	30' 60'	
										VICINITY NOT TO SCA	シノレ

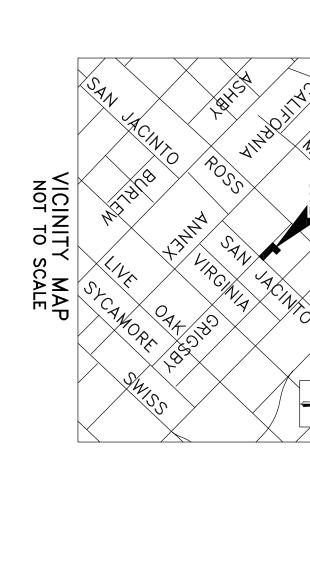
Ft./0.034 Ft./0.050	.Ft./0.034 acres .Ft./0.034 acres	Ft./0.034	.Ft./0.055 acres .Ft./0.031 acres	/0.050	AREA	uble .	30' 60'
							VICINITY MA NOT TO SCALE

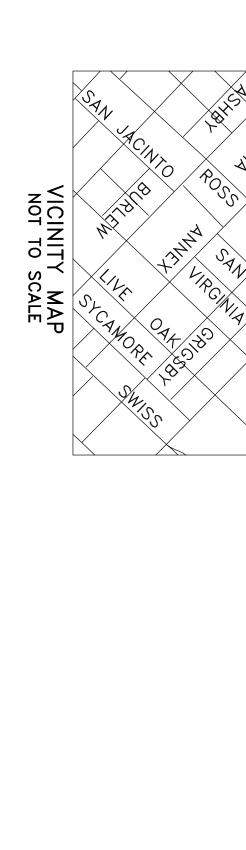




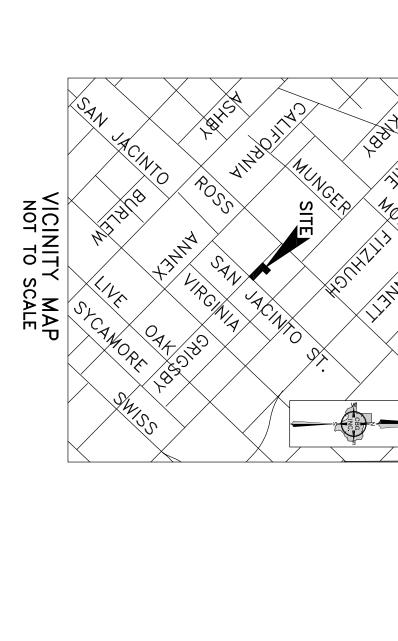








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Alley, a unot 8, Block

2/701, of

Addition;

1 44 degrees 56 a "X" found in Andrew M. Rena

s 56 minutes 59 seconds l d in concrete for corner, s ena and Georgina Rangel,

n 44 degrees distance of 1

29 minutes 58 110.00 feet to

conds 1 inch

rod found

Southeast Right for corner, saic

-Way

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, line o

of said 20 the West o

South 44 distance

degrees 29 m of 55.00 feet

a 3 inch corner be

nch aluminum disk being the West colears South 24 degr

the Northw stamped "EVG orner of said F rees 29 min

αn

degrees

58

seconds West,

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u corner deed ro

corner of 2003201,

lan D.R.

d .D.C. 9

Beach Development, LLC a Texas limited liability

company

WITNESS, my hand at Dallas, Texas, this the _

of

and

Rangel

Beach Developments, LLC, by Sp 201800337030, Official Public F 2/701, Holmes Addition, an add recorded in Volume 91, Page 4

Special Wa c Records, [addition to e 40, Deed

yl Warranty Deed with Vendor'rds, Dallas County, Texas, sarn to the City of Dallas, Dallas County,

ner of a 14,078 square foot tract of land situal Block 2/701, same being that tract of land cored with Vendor's Lien, recorded in Instrument Nanty, Texas, same being a portion of Lots 6 and of Dallas, Dallas County, Texas, according to the Dallas County, Texas, and being more particular

† No. and

Block

Hopments, LLC

is t

he sole owner of of Dallas, Block

t a 14,078 2/701, sar

situated ituated in conveyed

ф

jhn id

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

OWNER'S DEDICATION

the

STATE OF COUNTY C

OWNER'S

CERTIFICATE

County Right-

D.R.D.C.T.), and called 45 foot

the Northeast Right—of—Way,

t Right—of—Wa , Volume 91,

-Way line)1, Page

40,

Grigsby Av D.R.D.C.T.;

a

said corner being Right-of-Way,

g the intersection Volume 91, Page

the

Dalla

WHEREAS, Beach Developments LLC, acting by and through its duly authorized agent, Christina Beach, does hereby adopt this plat, designating the herein described property as **BEACH-GRIGSBY 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 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 easements for the purpose of constructing, reconstructing, 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).

Right-

—Way line of exas (D.R.D.

BEIGNNING

THENCE

North 44 degrees 56 minutes a distance of 200.02 feet to

utes 59 seconds ' I to a 3 inch alu

West,

along the m disk star

Northeast R 1mped "EVG"

Right-

aluminum disk s the intersection ay line of a 20 f.

N O

recorded
North 44

t over of sc 91, P

40, 58

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.

day of

_, 2019.

Grigsby er a 1/

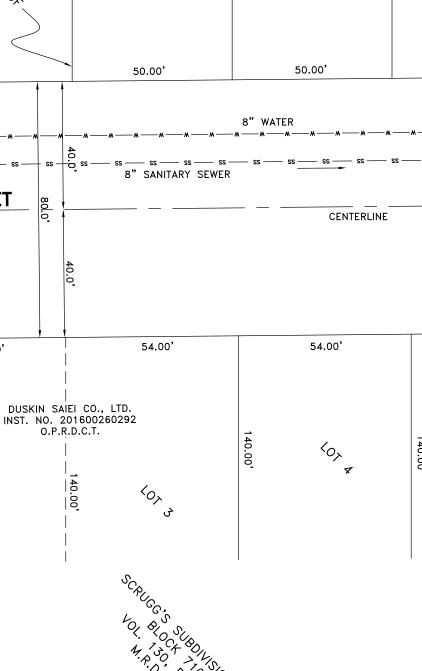
2

of a ·line

et for cor and the

corner, said corner ne Southeast Right—c a 3/8 inch iron ro

3/8 inch of 0.43 f



40

50.00'

164.50

6A F01

55.00

6×

L16

N44°56'59"W

22.00

CLEANOUT ●

SAN JACINTO STREET

60' R.O.W. VOL. 91, PG. 40 D.R.D.C.T.

L12

44°29'58"

55.00

N 44°29'58" E 110.00

85 FOI

65 단

66 FQ

S 44°30'14" W

54.00'

6×

40.00'

50.00'

(O)

8" SANITARY SEWER

60.00'

50.00'

6×

70

54.00'

(O)

degrees distance

found

tor

said

being

said

distance Lot 8, a

STATE OF TEXAS COUNTY OF DALLAS

Christina Beach,

Street;

Northwest G, and con

st Right— ontaining

of-Way 14,078

line of square

San

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Christina Beach, 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.

SURVEYOR'S STATEMENT:

Notary Public in and for Dallas County, Texas.

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.

09

East,

		Г	Г													
L15	L14	L13	L12	L11	L10	L9	L8	L7	L6	L5	L4	L3	۲2		Line #	
N44°56'59"W	S44°56'59"E	S44°56'59"E	N44°52'58"E	S44°56'59"E	N44°43'50"E	N44°56'59"W	N44°56'59"W	N44°56'59"W	N45°03'01"E	N45°03'01"E	N45°03'01"E	S45°03'01"W	S45°03'01"W	S45°03'01"W	Direction	Line lable
17.87'	26.52	29.48	44.89	3.78'	24.61	12.00'	30.71	27.11	36.07	55.00	54.99	54.99	54.98	54.97	Length	

BEFORE ME, the undersigned, a Notary Public in and for appeared Bryan Connally known to me to be the person and acknowledged to me that he executed the same for that the statements in the foregoing certificate are true.

the said County and State, on this day personally whose name is subscribed to the foregoing instruthe purpose therein expressed and under oath states.

STATE OF TEXAS COUNTY OF DALLAS

Bryan Connally Texas Registered Professional Land Surveyor No.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

Public in and for the State of Texas

C4	С3	C2	C1	Curve ;	
				#	
15.00'	15.01	15.28'	24.00'		
24.59	13.56	14.80	21.80	Length	
93°56'45"	51°45'34"	55°29'43"	52°02'22"	Delta	Curve Table
S88°14'59"W	S17°42'30"W	N19°46'30"E	N19°01'50"E	Chord Bearing	ble
	15.00' 24.59' 93°56'45"	15.01' 13.56' 51°45'34" 15.00' 24.59' 93°56'45"	15.28' 14.80' 55°29'43" 15.01' 13.56' 51°45'34" 15.00' 24.59' 93°56'45"	24.00' 21.80' 52°02'22" 15.28' 14.80' 55°29'43" 15.01' 13.56' 51°45'34" 15.00' 24.59' 93°56'45"	# Radius Length Delta 24.00' 21.80' 52°02'22" 15.28' 14.80' 55°29'43" 15.01' 13.56' 51°45'34" 15.00' 24.59' 93°56'45"

LEGEND D.R.D.C.T. = M.R.D.C.T. = O.P.R.D.C.T.

- 45' R.O.W. L. 91, PG. 40 D.R.D.C.T.

PROPOSED

12' UTILITY, DRAINAGE,—
& INGRESS/EGRESS ESMT.
BY THIS PLAT

45.0'

GRIGSBY
VARIABLE WI

Y AVENUE WIDTH R.O.W.

POINT OF BEGINNING

N & A

-SAN SEW MAN LID ELEV. = 5 V FL IN ELEV. : FL INT ELEV. FL OUT ELEV.

ANHOLE 508.92 . = 501.32 '. = 501.32 '. = 501.22

WATER

22.5

---- SAN SEW MANHOLE
LID ELEV. = 510.44
NW FL IN ELEV. = 503.04
SE FL OUT ELEV. = 502.94

135.00

135.11 129.50'

119.50'

8" SANITARY SEWER

50.00

6×

8" WATER

CENTERLINE

50.00

6x

D.C.T. = DEED RECORDS, DALLAS COUND.C.T. = MAP RECORDS, DALLAS COUNT.R.D.C.T. = OFFICIAL PUBLIC RECORDS,

DALLAS COUNTY, TEXAS

I. NO. = INSTRUMENT NUMBER

., PG. = VOLUME, PAGE

= CONTROLLING MONUMENT

W. = RIGHT—OF—WAY

. = RIGHT-IRON PIPE IRON ROD

ROD FOUND

** X FOUND IN CONCRETE

** INSTRUMENT NUMBER

** ALUMINUM DISK STAMPED "EVG" AND

** SFT OVER A 1/2 INCH IRON ROD SET

13.11 14.22 21.06 Length

1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 8 LOTS OUT OF A 0.323 ACRE TRACT OF LAND.
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 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION. PART OF

E

PRELIMINARY PLAT

BEACH—GRIGSBY ADDITION

LOTS 6A THRU 6H, BLOCK 2/701

14,078 SQ.FT. / 0.323 ACRES

BEING A REPLAT OF

T OF LOTS 6 AND 7, BLOCK 2/701, HOLMES ADDITION GRIGSBY SURVEY, ABSTRACT NO. 495

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189—160

ADDITION

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

OWNER:
BEACH DEVELOPMENTS, 1
14357 S. FM 548
ROCKWALL, TX 75032