



SCALE: 1" = 30'



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

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Beach Developments, LLC, is the sole owner of a 14,078 square foot tract of land situated in the John H. Johnson Park, Abstract No. 495, City of Dallas, Block 2/701, some being that tract of land conveyed to said Beach Developments, LLC, by Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 2018003537050, Official Public Records, Dallas County, Texas, some being a portion of Lots 6 and 7, Block 2/701, Holmes Addition, on addition to the City of Dallas, Dallas County, Texas, according to the Map Thereof recorded in Volume 91, Page 40, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING of a "x" found in concrete for corner, said corner being the intersection of the Northwest Right-of-Way line of San Jacinto Street (a 60 foot Right-of-Way, Volume 91, Page 40, Deed Records, Dallas County Taxes (D.R.D.C.)), and the Northeast Right-of-Way line of Grigsby Avenue (a variable width Right-of-Way, called 45 foot Right-of-Way, Volume 91, Page 40, D.R.D.C.);

THEMATIC North 44 degrees 56 minutes 59 seconds West, along the Northeast Right-of-Way line of said Grigsby Avenue, a distance of 200.02 feet to a 3 inch aluminum disk stamped "E6" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the intersection of the Northeast Right-of-Way line of said Grigsby Avenue, and the Southeast Right-of-Way line of a 20 foot wide Alley, recorded in Volume 91, Page 40 of the D.R.C.T., from which a 3/8 inch iron rod found on-line for reference bears North 44 degrees 29 minutes 55 seconds East, a distance of 0.43 feet;

THENCE North 44 degrees 29 minutes 58 seconds East, along the Southeast Right-of-Way line of said 20 foot wide Alley, a distance of 110.00 feet to a 1 inch iron rod found for corner, said corner being the West corner of Lot 8, Block 2/701, of said Holmes Addition;

THEENCE South 44 degrees 56 minutes 59 seconds East, along the Southwest line of said Lot 8, a distance of 56.00 feet to a "X" found in concrete for corner, said corner being the North corner of that tract of land conveyed to Andrew M. Rana and Georgina Ringel, by deed recorded in Volume 2003201, Page 5084, D.R.D.C.T.

THEENCE South 44 degrees 29 minutes 58 seconds West, along the Northwest line of said Pena and Rangel tract, a distance of 55.00 feet to a 3 inch aluminum disk stamped "EVC" and "P15 55137" set over a 1/2 inch iron rod set for corner, said corner being the West corner of said Pena and Rangel tract, from which a 5/32 inch iron rod found for reference bears South 24 degrees 29 minutes 05 seconds West, a distance of 5.38 feet;

THENCE South 44 degrees 56 minutes 09 seconds East, along the Southwest line of said Lot 8, a distance of 144.02 feet to a 5/8 inch iron rod found for corner, said corner being the South corner of said Lot 8, and being in the Northwest Right-of-Way line of said San Jacinto Street;

THEENCE South 44 degrees 30 minutes 14 seconds West, along the Northwest Right-of-Way line of said San Jacinto Street, a distance of 54.97 feet to the POINT OF BEGINNING, and containing 14,078 square feet or 0.323 of an acre of land.

Line Table			
Line #	Direction	Length	
L1	S45°03.01'W	54.97'	
L2	S45°03.01'W	54.98'	
L3	S45°03.01'W	54.99'	
L4	S45°03.01'W	54.99'	
L5	N45°03.01'E	55.00'	
L6	N45°03.01'E	56.07'	
L7	N44°56.59'W	27.11'	
L8	N44°56.59'W	50.71'	
L9	N44°56.59'W	12.00'	
L10	N44°43.50'E	24.61'	
L11	S44°56.59'E	3.78'	
L12	S44°56.58'E	44.89'	
L13	S44°56.59'E	29.48'	
L14	S44°56.59'E	26.52'	
L15	N44°56.59'W	17.87'	
L16	N44°56.59'W	22.00'	

Curve #	Curve Table			
	Radius	Length	Delta	Chord Bearing Chord Length
C1	24.00'	1.80'	52°02'22"	N19°01'30"E 21.06'
C2	15.02'	14.80'	55°29'43"	N19°46'30"E 14.22'
C3	15.08'	13.56'	51°45'24"	S17°42'30"W 13.11'
C4	15.00'	24.59'	93°56'45"	S88°14'59"W 21.92'

LEGEND

D.B.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
D.B.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.F.B.D.C.T. = OFFICIAL PUBLIC RECORDS,
DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
CM = CONTROLLING DOCUMENT
R.O.W. = RIGHT-OF-WAY
IPF = IRON PIPE FOUND
IPF = IRON ROD FOUND
X FOUND = X FOUND IN CONCRETE
INST. NO. = INSTRUMENT NUMBER
A.C.S. = 3" ALUMINUM DISK STAMPED "EVO" AND
"RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

[illegible]

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, the 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 _____, 2019.

Beach Development, LLC
a Texas limited liability company

BY: _____

STATE OF TEXAS
COUNTY OF DALLAS

SURVEYOR'S STATEMENT:

1. I, **Bron Comdell**, 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 documentation shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2019,
RELEASED FOR REVIEW ON 03/20/2019, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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Bryan Connally
Texas Registered Professional Land Surveyor No. 5513
STATE OF TEXAS
COUNTY OF DALLAS

that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1) BEARINGS NORTH 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 0.525 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.

PRELIMINARY PLAT
I-GRIGSBY ADDITION

14,078 SQ.FT. / 0.323 ACRES

BEING A REPLA OF
PART OF LOTS 6 AND 7, BLOCK 2/701, HOLMES ADDITION

CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-160

12025 Shiloh Road, Ste. 230

Dallas, TX 75228

F 214.349.2216

www.cbseinjctx.com

SCALE: 1"=30' / DATE: 02-13-2019 / JOB NO. 1813505-1 / DRAWN BY: WTH