

WHEREAS, Felipa R. Lopez and Cresent Mendez, Jr, are the sole owners of a tract of land situated in the Lavina Mccommas Survey, Abstract No. 872, City of Dallas, Dallas County, Texas, and being all of that tract of land conveyed to Felipa R. Lopez and Cresent Mendez, Jr. by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201600032060 Official Public Records, Dallas County, Texas, and also being a part of a tract of land in City Block 5979, and being more particularly described by metes and bounds as follows:

lG at a 1 inch i —Way line of We ;ht—of—Way line of Kiest Boulevard ( South Beckley Av or corner, said corner bed (100 foot Right—of—Way Avenue (120 foot Right er being in the -Way), same being tht-of-Way); ne South being in

THENCE South 01 degrees 07 minutes 21 seconds East, along the West Right—of—Way line of said South Beckley Avenue, passing by an "X" found for witness at a distance of 317.40 feet, and continuing for a total distance of 417.40 feet to a 3—1/4 inch Aluminum disk stamped "LBA & RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being in the West Right—of—Way line of said South Beckley Avenue, same being the most easterly Northeast corner of a tract of land conveyed to Dallas ISD thereof recorded in Volume 77066, Page 3099, Deed Records, Dallas County, Texas;

along the interior lines of said Dallas ISD tract, the following bearings

29 23 West, Ω distance 208. .70

01 degrees distance of d for corner, same being \$ 07 90 07 minutes 21 seconds West, passing by an "990 feet, and continuing for a total distance of said corner being the most northerly Northeast in the South Right—of—Way line of said West k st corner of Dall Kiest Boulevard; X" found 417.40 d for witness feet to an "S of Dallas ISD USD X, u

THENCE North 88 degrees 29 minutes 23 seconds East, of said West Kiest Boulevard, a distance of 208.70 feet containing 87,109 square feet or 2.000 acres of land. along the South Right—of—Way line to the POINT OF BEGINNING and

1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM A TRACT OF 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECT APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPFILINES. 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NE ACCESS POINT(S). MAY NOT EXTEND ACROSS NEW PROPERTY T OF LAND. SECTION

## STATEMENT:

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.

# is the \_\_\_\_\_day of \_\_\_\_2019. ED FOR REVIEW 03/21/2019 PRELIMINARY, THIS DOCUMENT RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Connally Registered Professional Land Surveyor No. 551

BEFORE ME, the undersigned, a Notary Public in and for aday personally appeared Bryan Connally known to me to subscribed to the foregoing instrument and acknowledged same for the purpose therein expressed and under oath a foregoing certificate are true. said County and State, on the bethe person whose name to me that he executed the stated that the statements in

UNDER MY HAND 유 OFFICE, 9

Public in mmission and expire

## OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Felipe R. Lopez and Cresent Mendez, Jr., do hereby adopt this plat, designating the herein described property as LOPEZ BECKLEY 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 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.

Felip	ESS,
pa R.	my
Lope	ESS, my hand at Dallas, Texas, this the
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√ner	allas,
	Texas,
	this
	the
	day of
	of
	, 2019.

STATE OF COUNTY O OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Felipa R. Lopez 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

Notary Public in and for My commission expires: the State of Texas

my hand at Dallas, this

DRIVEWAY MODIFICATION OR NEW

Cresent Mendez, Jr., Owner

BY:

OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Cresent Mendez, Jr. 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

Notary Public in My commission and for the State of Texas expires:

## LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

First Commerce LLC

Dave Wall

STATE OF TEXAS COUNTY OF DALLAS

This instrument was acknowledged before me on the \_\_\_\_ day of\_\_\_\_, 2019. by Dave Wall, as Trustee for the benefit of First Commerce LLC, on behalf of First Commerce LLC.

OWNER: FELIPA R. LOPEZ & CRESENT MENDEZ, JR. 3223 SOUTH BECKLEY AVE., DALLAS, TEXAS 75224
PHONE: (541) 350-8157
EMAIL: FELA.RLOPEZ@GMAIL.COM

/ DATE: MARCH 15, 2019 / JOB NO. 1818546 / DRAWN BY: YP

