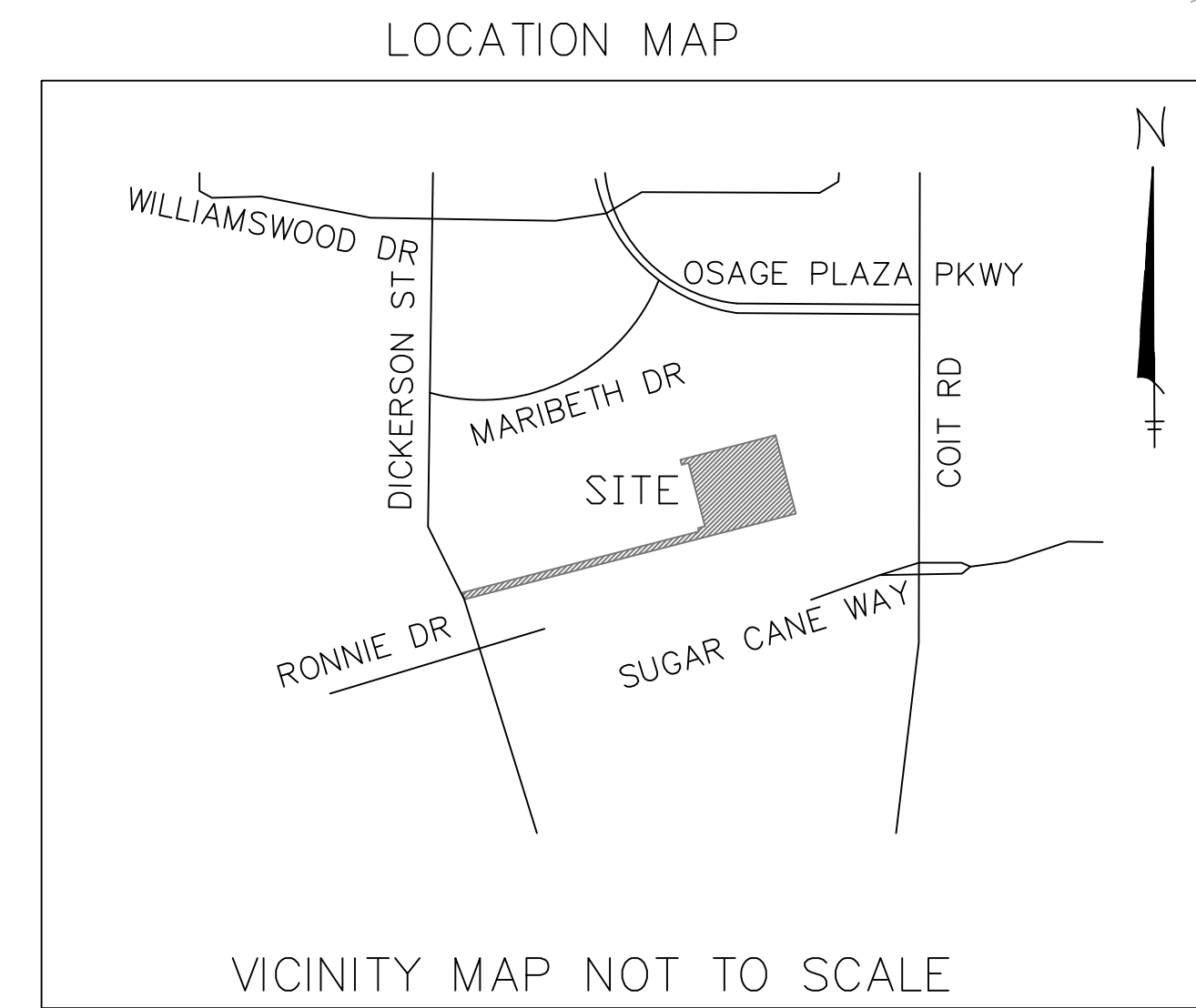
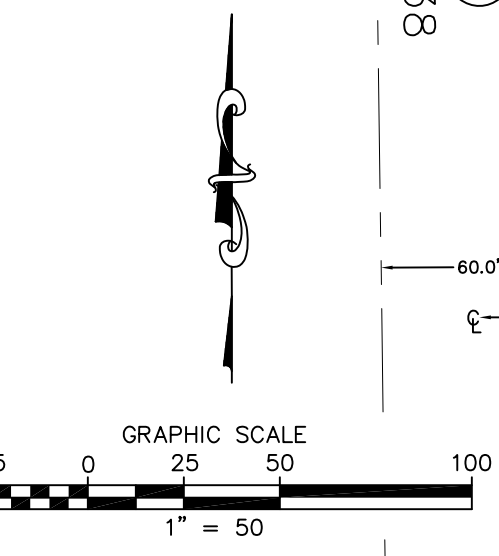


AREA TABLE	SQUARE FEET	ACREAGE
LOT 1, BLOCK 1	75,333.16	1.729

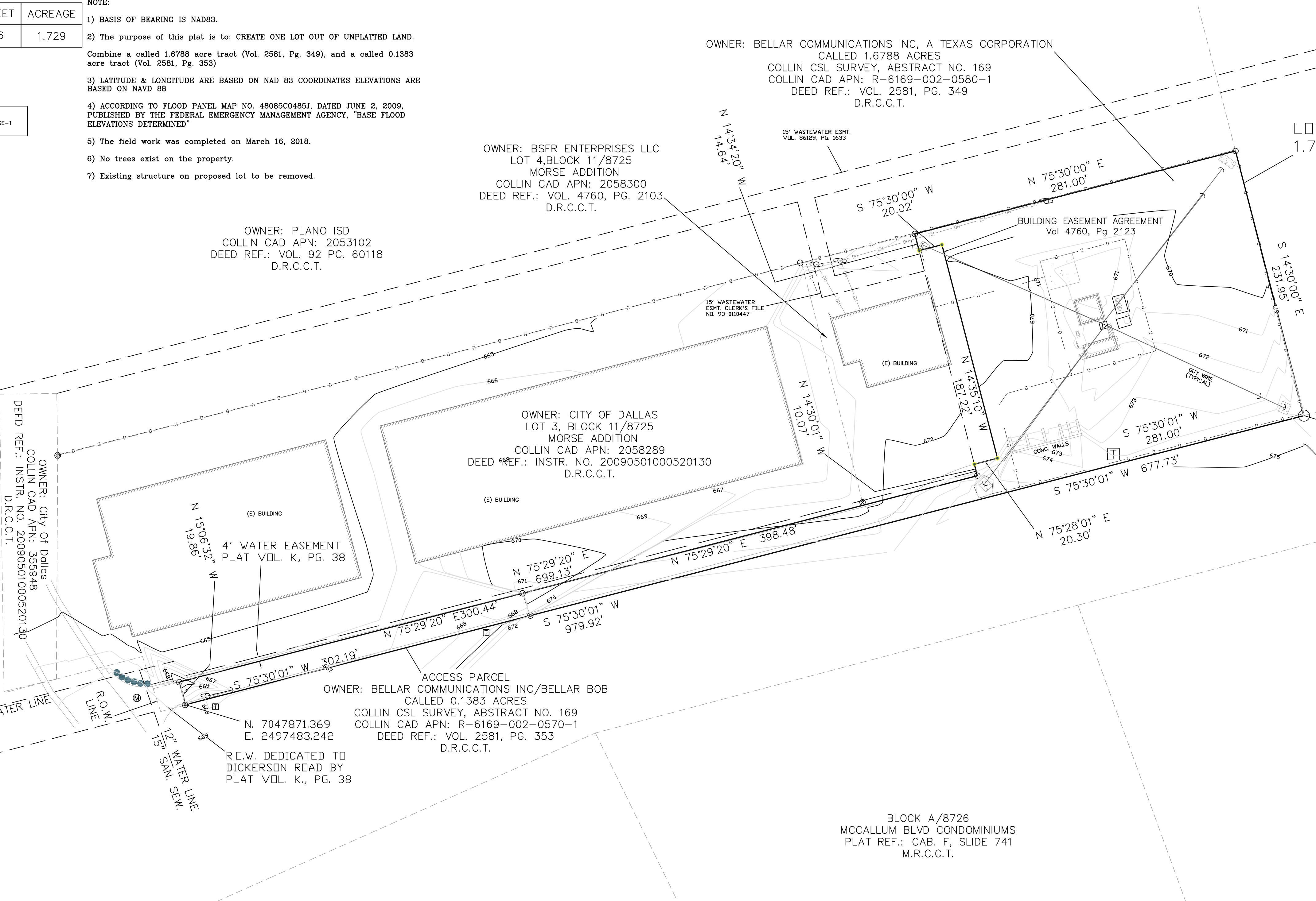
- NOTE:
- 1) BASIS OF BEARING IS NAD83.
  - 2) The purpose of this plat is to: CREATE ONE LOT OUT OF UNPLATTED LAND.  
Combine a called 1.6788 acre tract (Vol. 2581, Pg. 349), and a called 0.1383 acre tract (Vol. 2581, Pg. 353)
  - 3) LATITUDE & LONGITUDE ARE BASED ON NAD 83 COORDINATES ELEVATIONS ARE BASED ON NAVD 88
  - 4) ACCORDING TO FLOOD PANEL MAP NO. 48085C0485J, DATED JUNE 2, 2009, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, "BASE FLOOD ELEVATIONS DETERMINED"
  - 5) The field work was completed on March 16, 2018.
  - 6) No trees exist on the property.
  - 7) Existing structure on proposed lot to be removed.

- LEGEND
- : SET 1/2" IRON ROD.
  - : FOUND 1/2" IRON ROD.
  - : FOUND FENCE POST.
  - : FOUND "X" IN CONCRETE.
  - : FOUND 3/4" IRON ROD.
  - : FOUND 5/8" IRON ROD.
  - : FOUND 1" IRON PIPE.
  - : FOUND THHWY MONUMENT.
  - : WOOD UTILITY POLE.
  - : TELCO PEDESTAL.
  - (E) : EXISTING.
  - P.O.B. : POINT OF BEGINNING.
  - P.O.C. : POINT OF COMMENCEMENT.
  - R.O.W. : RIGHT-OF-WAY.
  - A/U : ACCESS & UTILITY.
  - (E) : EXISTING.
  - : BOLLARD.
  - : CONCRETE.
  - : MAN HOLE.
  - D.R.C.C.T. : DEED RECORDS COLLIN COUNTY TEXAS



VICINITY MAP NOT TO SCALE

DICKERSON STREET  
(60' PUBLIC R.O.W.)  
PLAT VOL. K., PG. 38



LOT 1, BLOCK 11/8725  
1.729 ACRES

OWNER: TEXCANVENTURESXII LTD ATTN: WALTER MIKULIK  
LOT 1B, BLOCK 11/8725  
COIT GARDENS ADDITION  
COLLIN CAD APN: 2040610  
PLAT REF.: VOL. J, PG. 391  
M.R.C.C.T.  
DEED REF.: INSTR. NO. 20180103000011330  
D.R.C.C.T.

P.O.B.  
N. 7048116.715  
E. 2498431.951  
LDT 1, BLOCK 1

OWNER: DALLAS AREA RAPID TRANSIT  
COLLIN CAD APN: 355671  
DEED REF.: VOL. 3424, PG. 126  
D.R.C.C.T.

BLOCK A/8726  
CHATHAM COURT NO. 2  
PLAT REF.: CAB. G, SLIDE 443  
M.R.C.C.T.

BLOCK A/8726  
MCCALLUM BLVD CONDOMINIUMS  
PLAT REF.: CAB. F, SLIDE 741  
M.R.C.C.T.

ORIGINAL TOWN OF RENNER  
PLAT REF.: VOL. 54, PG. 384  
D.R.C.C.T.

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. (8/23/2018)

OWNER:  
Bellar Communications Inc  
3300 Buckle Ln  
Plano, TX 75023-6202



WIMBERLEY SURVEYING PROFESSIONALS

PO BOX 9237  
GREENVILLE, TEXAS 75404  
PHONE: (903) 450-8100  
FAX: (903) 455-2902



Date: \_\_\_\_\_  
That I, Ronald D. Wimberley, do hereby certify that I made an actual and accurate survey of the platted land, and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision, in accordance with the Subdivision and Development Ordinance of the City of Victoria, Texas.

Copyright ©  
Any reproduction of this plat without surveyor's written consent is a violation of Federal copyright law.

BEING A PLAT OF LOT 1, BLOCK 11/8725, BELLAR TOWER SUBDIVISION, CITY OF DALLAS, COLLIN COUNTY, TEXAS. BEING THE COMBINATION OF A 1.6788 ACRES DESCRIBED IN DEED VOLUME 2581, PAGE 349, D.R.C.C.T. TO BELLAR COMMUNICATIONS INC, A TEXAS CORPORATION, AND A 0.1383 ACRES DESCRIBED IN DEED VOLUME 2581, PAGE 353, D.R.C.C.T. TO BELLAR COMMUNICATIONS INC/BELLAR BOB.

CITY FILE # S187-19Z  
PREPARED ON: 3-1-2019

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS BELLAR COMMUNICATIONS INC., is the owner of a 1.6788 acre tract of land and a 0.1383 acre tract of land

BEING a 1.729 acre (75,333.16 square feet) tract of land situated in the Collin CSL Survey, Abstract No. 169, being the combination of a called 1.6788 acres, described in deed to Bellar Communications INC, A Texas Corpoation, recorded in Instrument No. 201100286561, Deed Records, Collin County, Texas, and a called 0.1383 acres, described in deed to Bellar Communications INC, A Texas Corpoation, recorded in Volume 2581, Page 353, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a found 1/2" iron rod at (N. 7048116.715, E. 2498431.951, Texas State Plane Zone 2, Zone 5351, FIPS 4202, TX-N Central) the southeast corner of said 1.6788 acres;

THENCE South 75° 30' 01" West passing at a distance of 677.73 feet to a found 5/8" iron rod found being the southwest corner of said 1.6788 acres and the northeast corner of said 0.1383 acres, continuing for a total distance of 979.92 feet to a found 5/8" iron rod for corner having the coordinates N. 7047871.369, E. 2497483.242, Texas State Plane Zone 2, Zone 5351, FIPS 4202, TX-N Central, situated on the southeast corner of a right-of-way dedication to Dickerson Road as described in deed Volume K, Page 38, Deed Records, Collin County, Texas;

THENCE North 15° 06' 32" West along said east line of the right-of-way dedication for a distance of 19.86 feet to a found 5/8" iron rod for corner, also being the northeast corner of said right-of-way dedication and the northwest corner of said 0.1383 acres;

THENCE North 75° 29' 20" East passing at a distance of 300.44 feet to a found "X" cut at the northeast corner of said 0.1383 acres and the southwest corner of said 1.6788 acres, continuing for a total distance of 699.13 feet to a found 1/2" iron rod for corner;

THENCE North 14° 30' 01" West for a distance of 10.07 feet to a set 1/2" iron rod capped "WIMBERLEY 6005" for corner;

THENCE North 75° 28' 01" East for a distance of 20.30 feet to a set 1/2" iron rod capped "WIMBERLEY 6005" for corner;

THENCE North 14° 35' 10" West for a distance of 187.22 feet to a set 1/2" iron rod capped "WIMBERLEY 6005" for corner;

THENCE South 75° 30' 00" West for a distance of 20.00 feet to a set 1/2" iron rod capped "WIMBERLEY 6005" for corner;

THENCE North 14° 34' 20" West for a distance of 14.64 feet to a found 1/2" iron rod for corner;

THENCE North 75° 30' 00" East for a distance of 281.00 feet to a found 1/2" iron rod for corner;

THENCE South 14° 30' 00" East a distance of 231.95 feet to the POINT OF BEGINNING, and containing 1.729 acre (75,333.16 square feet) of land, more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Bellar Communications INC., a Texas Corporation does hereby adopt this plat, designating the herein described property as BELLAR TOWER SUBDIVISION an addition to the City of Dallas, Collin 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 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 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 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 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_ day of, \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_
(Printed name of authorized signature)
(Corporate title of authorized agent)

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same as the act and deed of said company for the purpose and considerations herein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019

Notary Public in and for Collin County

My Commission Expires

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same as the act and deed of said company for the purpose and considerations herein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019

Notary Public in and for Collin County

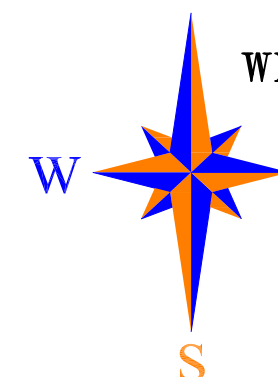
My Commission Expires

ATTEST: NOT REQUIRED

SURVEYOR:

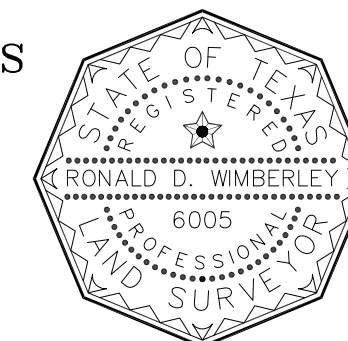
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OWNER:
Bellar Communications Inc
3300 Buckle Ln
Plano, TX 75023-6202



WIMBERLEY SURVEYING PROFESSIONALS

PO BOX 9237
GREENVILLE, TEXAS 75404
PHONE: (903) 450-8100
FAX: (903) 455-2902



Date: \_\_\_\_\_
That I, Ronald D. Wimberley, do hereby certify that I made an actual and accurate survey of the plotted land, and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision, in accordance with the Subdivision and Development Ordinance of the City of Victoria, Texas.

Copyright ©
Any reproduction of this plat without surveyors written consent is a violation of Federal copyright law.

PRELIMINARY PLAT
BELLAR TOWER
SUBDIVISION
LOT, BLOCK 11/8725

BEING A PLAT OF LOT 1, BLOCK 11/8725, BELLAR TOWER SUBDIVISION, CITY OF DALLAS, COLLIN COUNTY, TEXAS. BEING THE COMBINATION OF A 1.6788 ACRES DESCRIBED IN DEED VOLUME 2581, PAGE 349, D.R.C.C.T. TO BELLAR COMMUNICATIONS INC, A TEXAS CORPORATION, AND A 0.1383 ACRES DESCRIBED IN DEED VOLUME 2581, PAGE 353, D.R.C.C.T. TO BELLAR COMMUNICATIONS INC/BELLAR BOB.

CITY FILE # S187-19Z
PREPARED ON: 3-1-2019