



CHERRY POINT ROAD
S 88°41'19" W
50' R.O.W.
VOL. 8, PG. 119
M.R.D.C.T.

LEGEND

- P & D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
- (C.M.) CONTROLLING MONUMENT
- B.L. BUILDING LINE
- CONCRETE MONUMENT
- IRON REBAR FOUND
- 5/6" IRON REBAR SET
- PROBECK 51877 CENTERLINE
- PIPE FENCE
- WIRE FENCE
- WATER METER
- CONTROL VALVE
- FIRE HYDRANT
- YARD LIGHT
- UTILITY/ POWER POLE
- OVERHEAD ELECTRIC
- SIGN
- WW OFFERING NUT

COUNTY OF DALLAS \$
STATE OF TEXAS \$

OWNERS CERTIFICATE

WHEREAS Thomas De Leon is the owner of those certain lots, tracts or parcels of land lying and being situated in the City of Dallas and the County of Dallas, Texas, in the Zedekiah Ricketts Survey, Abstract Number 1203, Dallas County, Texas, and being a part of Lot 3 and all of Lot 16, in City Block C/6627 of Beckley Estates, recorded in Volume 8 at Page 119 of the Map Records of Dallas County, Texas, and being a part of Lot 16, in Block F/6627, continuing in all a total distance of 230.43 feet to a 5" diameter iron fence post found for the present southwest corner of Lot 3, same being in the existing east line of South US Highway 118-55 (South R. L. Thornton Freeway), a variable width public right-of-way, as described in a Deed from Raymond W. Crober, and wife, Anna Mae Crober, to the State of Texas, recorded in Volume 3466 at Page 277 of the D.R.D.C.T.;

THENCE North 03° 53' 22" West, (Record = North 02° 30' 00" West) continuing with the existing west line of Lot 3, Block C/6627 and the east line of South US Highway 118-55, a distance of 99.61 feet to a TxDOT Concrete Right-of-Way Monument found for the present northwest corner of Lot 3;

THENCE North 88° 41' 19" East, (Record = North 89° 38' 00" East), departing the west line of Lot 3, Block C/6627 and the east line of South US Highway 118-55, passing at a distance of 124.97 feet the northeast corner of Lot 3, Block C/6627, continuing in all a total distance of 324.97 feet to the PLACE OF BEGINNING containing 32,190.68 square feet or 0.739 acres of land.

BEING in the west line of Altair Avenue (formerly Ramsey Street) a 50.00 foot wide public right-of-way;

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THENCE South 01° 16' 48" East, (Record = South 00° 22' 00" East), continuing with the west line of Altair Avenue, a distance of 100.00 feet to a 3/4" Iron Pipe found for the southeast corner of Lot 16, Block C/6627;

THENCE South 88° 46' 32" West, (Record = South 89° 38' 00" West), departing the west line of Altair Avenue, continuing with the south line of Lot 16, Block C/6627, continuing in all a total distance of 230.43 feet to a 5" diameter iron fence post found for the present southwest corner of Lot 3, same being in the existing east line of South US Highway 118-55 (South R. L. Thornton Freeway), a variable width public right-of-way, as described in a Deed from Raymond W. Crober, and wife, Anna Mae Crober, to the State of Texas, recorded in Volume 3466 at Page 277 of the D.R.D.C.T.;

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OWNERS DEDICATION

STATE OF TEXAS \$
COUNTY OF DALLAS \$

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **THOMAS DE LEON**, does hereby adopt this plat, designating the herein described tract as **THOMAS DE LEON**, in addition to the other tracts shown thereon. The easements shown hereon are hereby reserved for the purposes as intended. The utility and fire line easements shall be open to the public, fire and police work, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner. No other easements are shown. Said easements shall remain reserved for the mutual use and accommodation of all public utilities, utility or existing or to use same. All and any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which in any way may impede or interfere with the construction, maintenance or efficiency of its respective systems without the necessity of any notice of proceeding, inspecting, jamming, maintaining and adding to or removing all or parts of the grass and grass to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

Water main and wastewater easements shall also include additional areas of working space for construction and maintenance of the systems. Additional easement areas are also conveyed for installation and maintenance of manholes, cleanouts, the hydrants, water services and other appurtenances necessary for the use of the utility, and description of such additional easements herein granted shall be determined by their location as hereinafter.

This plat approved subject to all pending ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2019.

BY: _____ OWNER
THOMAS DE LEON

SURVEYOR'S STATEMENT:

I, Larry Probeck, 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 and from other reliable sources, and that I am a duly Licensed Professional Land Surveyor in the State of Texas and am duly sworn and registered in the State of Texas under the laws 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 nomination 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.

Dated this _____ day of _____, 2019.

STATE OF TEXAS \$
COUNTY OF DALLAS \$

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day, personally appeared **THOMAS DE LEON** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same in the capacity herein stated, and for the purposes and consideration therein expressed.

THOMAS DE LEON OWNER
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My Commission Expires: _____

PRELIMINARY PLAT

THOMAS DE LEON ADDITION

A REPLAT OF BECKLEY ESTATES

A PART OF LOT 3 & ALL OF LOT 16

CITY BLOCK C/6627

BEING 0.739 ACRES OUT OF THE
Z. RICKETTS SURVEY ~ ABSTRACT NO. 1203
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE # S189-213

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DATE: 04-13-2019
FIELD DATE: 01-09-18
JOB NO.: 201790
DRAWING:
PARTY CHIEF: BWS
SCALE: 1" = 40'
G.F. #:
TITLE CO.:
LENDER:
PURCHASER:
REVISIONS: 05-14-2018
SHEET 1 OF 1

OWNER:
THOMAS DE LEON
6600 DUNCAN AVENUE
DALLAS, TEXAS 75241
(972) 875-9035

SURVEYOR:
LARRY PROBECK, RPLS
PROBECK LAND SURVEYORS
P.O. BOX 550695
DALLAS, TEXAS 75355-0695
(214) 549-5349 OFFICE
lprobeck@sarlinc.net
178 P.L.S. PHM NO. 10042500

NOTES:
BASIS OF BEARING: The basis of bearing for this tract is the map or plat of Beckley Estates, recorded in Volume 8 at Page 119 of the Map Records of Dallas County, Texas, and the lines as defined and projected between the monuments as bound and labeled "C.M.", or controlling monuments.
No Lot to Lot drainage will be permitted.
Existing Structures are to be removed.
The purpose of this plat is to create one (1) lot by combining 2 (two) lots to obtain a building permit.
No existing trees on the property.