

FILE NAME: S:\21528-PRELIM PLAT SOUTH DWS
LAST MODIFIED ON: 7/26/2021 10:39 AM
PLOTTED ON: 7/26/2021 10:41 AM



8140 Walnut Hill Lane, Suite 905
Dallas, Texas 75231
Firm Registration #10199/GAO
www.urbanstruct.com

JOB#: 21528 TEL: 214-295-5775

ENGINEER
URBAN STRUCTURE
DOUGLAS BARRILLEAUX, P.E.
DBARRILLEAUX@URBANSTRUCT.COM
PHONE: (214) 295-5775

SURVEYOR
URBAN STRUCTURE
JEFFERY MONTANYA, R.P.L.S.
JMONTANYA@URBANSTRUCT.COM
PHONE: (214) 295-5775

OWNER
JOHN RUFUS TURBYFILL, III
3314 ROSDALE AVENUE
DALLAS, TEXAS 75205
PHONE: (214) 773-8564

DEVELOPER
SLATE PROPERTIES, LLC
CONTACT: REID M. BEUCLER
6060 N. CENTRAL EXPRESSWAY
DALLAS, TEXAS 75206
PHONE: (XXX) XXX-XXXX

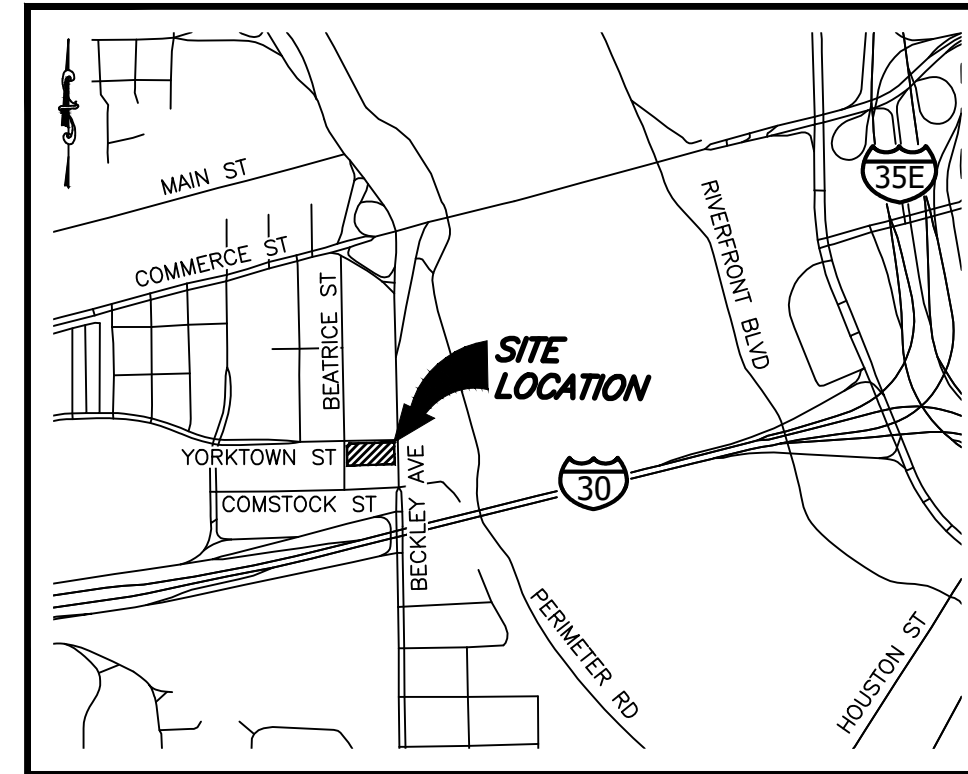
PRELIMINARY, THIS
DOCUMENT SHALL NOT BE
RECORDED FOR ANY
PURPOSE AND SHALL NOT
BE USED OR VIEWED OR
RELIED UPON AS A FINAL
SURVEY DOCUMENT.

CITY PLAN FILE No. S201-700

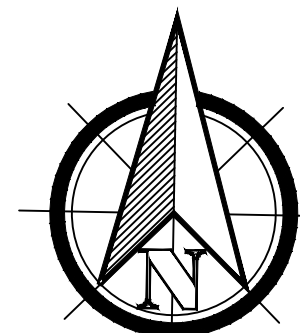
ENGINEERING PLAN No. 311T-_____

PRELIMINARY PLAT SLATE BECKLEY SOUTH ADDITION LOT 1, BLOCK F/6808

A REPLAT OF LOTS 1-5, AND PART OF LOT 6 OF F/6808,
JNO M. FOUTS ADDITION, RECORDED IN VOL. 4, PG. 154, M.R.D.C.T.
0.8609 ACRE SITUATED IN THE
W.P. OVERTON SURVEY, ABSTRACT NO. 1106,
CITY OF DALLAS, DALLAS COUNTY, TEXAS



VICINITY MAP
(NOT TO SCALE)



GRAPHIC SCALE

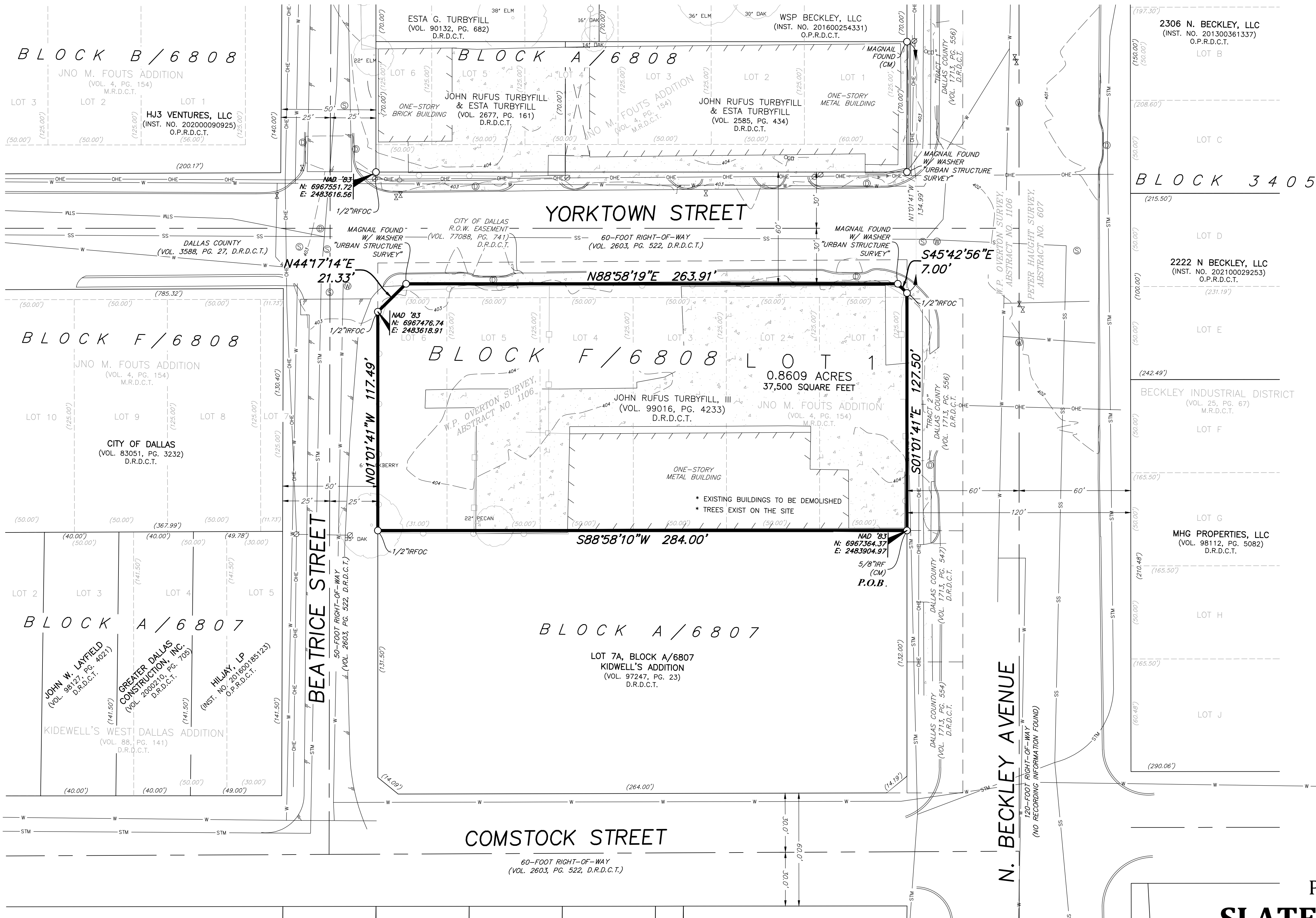
(IN FEET)
1 inch = 30 ft.

LEGEND

P.O.B.	= POINT OF BEGINNING
(C.M.)	= CONTROLLING MONUMENT
()	= RECORD CALL
S.F.	= SQUARE FEET
PG.	= PAGE
NO.	= NUMBER
VOL.	= VOLUME
IRF	= IRON ROD FOUND
IPF	= IRON PIPE FOUND
IRFC	= IRON ROD FOUND CAPPED
IRFOC	= IRON ROD FOUND WITH ORANGE
IRFOC	= PLASTIC CAP STAMPED, "U.S. PLUS SURVEY"
ADS	= 3-1/4" ALUMINUM DISC SET STAMPED "URBAN STRUCTURE + SURVEY, PLLC SLATE BECKLEY"
INST. NO.	= INSTRUMENT NUMBER
M.R.D.C.T.	= MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	= DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	= OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CONC.	= CONCRETE
CO	= CLEANOUT
1	= DENOTES COMMON LAND OWNERSHIP
Ø	= POWER POLE
⊙	= SANITARY SEWER MANHOLE
⊕	= STORM DRAIN MANHOLE
⊗	= GAS METER
⊙	= FIRE HYDRANT
⊗	= WATER METER
⊗	= WATER VALVE
---	= STREET CENTERLINE
—OHE—	= OVER-HEAD ELECTRIC LINE
—SS—OHE—SS—	= SANITARY SEWER LINE
—STM—	= STORM-DRAIN LINE
—W—OHE—W—	= WATER LINE
—□—	= WROUGHT-IRON FENCE
—○—	= CHAINLINK FENCE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT OF RECORD FROM MULTIPLE TRACTS OF LAND.
2. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT THE CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING APPROVAL.
3. COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
4. THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
5. ALL EXISTING BUILDINGS ARE TO BE DEMOLISHED.
6. TREES EXIST ON THE SITE.



FILE NAME: S:\21528-PRELIM PLAT SOUTH DWS
LAST MODIFIED ON: 7/26/2021 12:30:00pm
PLOTTER ON: 7/26/2021 10:41 AM
User: TamiMCKAY\TamiMCKAY
Plot: S:\21528-PRELIM PLAT SOUTH.dwg



8140 Walnut Hill Lane, Suite 905
Dallas, Texas 75231
Firm Registration #20194620
www.urbanstruct.com
TEL: 214-295-5775

ENGINEER
URBAN STRUCTURE
DOUGLAS BARRILLEAUX, P.E.
DBARRILLEAUX@URBANSTRUCT.COM
PHONE: (214) 295-5775

SURVEYOR
URBAN STRUCTURE
JEFFERY MONTANYA, R.P.L.S.
JMONTANYA@URBANSTRUCT.COM
PHONE: (214) 295-5775

OWNER
JOHN RUFUS TURBYFILL, III
3314 ROSEDALE AVENUE
DALLAS, TEXAS 75205
PHONE: (214) 773-8564

DEVELOPER
SLATE PROPERTIES, LLC
CONTACT: REID M. BEUCLER
6060 N. CENTRAL EXPRESSWAY
DALLAS, TEXAS 75206
PHONE: (xxx) xxx-xxxx

OWNER'S CERTIFICATE

WHEREAS, **JOHN RUFUS TURBYFILL III**, IS THE OWNER OF A 0.8609 ACRE OR 37,500 SQUARE FEET TRACT OF LAND SITUATED IN THE W.P. OVERTON SURVEY, ABSTRACT NUMBER 1106, CITY OF DALLAS, DALLAS COUNTY, TEXAS; BEING ALL OF LOTS 1-5 AND A PART OF LOT 6, BLOCK F/6808 OF JNO M. FOUTS ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 154, MAP RECORDS OF DALLAS COUNTY, TEXAS, AS DESCRIBED IN WARRANTY DEED TO ESTA TURBYFILL, RECORDED IN VOLUME 93232, PAGE 4274, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND CONVEYED TO JOHN RUFUS TURBYFILL III, BY PROBATE CAUSE NUMBER 98-4417-P3, RECORDED IN VOLUME 99016, PAGE 4233 (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TURBYFILL TRACT, BEING IN THE SOUTH LINE OF SAID LOT 1, BLOCK F/6808, BEING IN THE WEST RIGHT-OF-WAY LINE OF NORTH BECKLEY AVENUE (120-FOOT RIGHT-OF-WAY), AND BEING AT THE NORTHEAST CORNER OF LOT 7A, BLOCK A/6807 OF KIDWELL'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 97247, PAGE 23, (D.R.D.C.T.);

THENCE SOUTH 88 DEGREES 58 MINUTES 10 SECONDS WEST, DEPARTING THE SAID WEST RIGHT-OF-WAY LINE OF NORTH BECKLEY AVENUE, WITH THE SOUTH LINE OF SAID TURBYFILL TRACT AND WITH THE COMMON NORTH LINE OF SAID LOT 7A, BLOCK A/6807, A DISTANCE OF 284.00 FEET TO A 1/2-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "U.S. PLUS SURVEY" FOUND AT THE SOUTHWEST CORNER OF SAID TURBYFILL TRACT, BEING AT THE NORTHWEST CORNER OF SAID LOT 7A, BLOCK A/6807, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF BEATRICE STREET (50-FOOT RIGHT-OF-WAY);

THENCE NORTH 01 DEGREE 01 MINUTE 41 SECONDS WEST, WITH THE WEST LINE OF SAID TURBYFILL TRACT AND WITH THE COMMON SAID EAST RIGHT-OF-WAY LINE OF BEATRICE STREET, A DISTANCE OF 117.49 FEET TO A 1/2-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "U.S. PLUS SURVEY" FOUND AT THE BEGINNING OF A CORNER CLIP;

THENCE NORTH 44 DEGREES 17 MINUTES 14 SECONDS EAST, ALONG SAID CORNER CLIP, A DISTANCE OF 21.33 FEET TO A MAG NAIL WITH WASHER STAMPED "URBAN STRUCTURE SURVEY" FOUND AT THE END OF SAID CORNER CLIP, BEING IN THE NORTH LINE OF SAID TURBYFILL TRACT, AND BEING IN THE COMMON SOUTH RIGHT-OF-WAY LINE OF YORKTOWN STREET (60-FOOT RIGHT-OF-WAY);

THENCE NORTH 88 DEGREES 58 MINUTES 19 SECONDS EAST, WITH THE SAID COMMON LINE OF TURBYFILL TRACT AND YORKTOWN STREET, A DISTANCE OF 263.91 FEET TO A MAG NAIL WITH WASHER STAMPED "URBAN STRUCTURE SURVEY" FOUND AT THE BEGINNING OF A CORNER CLIP;

THENCE SOUTH 45 DEGREES 42 MINUTES 56 SECONDS EAST, ALONG SAID CORNER CLIP, A DISTANCE OF 7.00 FEET TO A 1/2-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "U.S. PLUS SURVEY" FOUND AT THE END OF SAID CORNER CLIP, BEING IN THE SAID COMMON LINE OF TURBYFILL TRACT AND NORTH BECKLEY AVENUE, FROM WHICH A MAG NAIL FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOHN RUFUS TURBYFILL & ESTA TURBYFILL, RECORDED IN VOLUME 2585, PAGE 434, (D.R.D.C.T.) BEARS NORTH 01 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF 134.99 FEET;

THENCE SOUTH 01 DEGREES 01 MINUTES 41 SECONDS EAST, WITH THE SAID COMMON LINE OF TURBYFILL TRACT AND NORTH BECKLEY AVENUE, A DISTANCE OF 127.50 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.8609 ACRES OR 37,500 SQUARE FEET OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **JOHN RUFUS TURBYFILL III**, ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENTS, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **SLATE 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, TEXAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2021.

OWNER: JOHN RUFUS TURBYFILL III

BY: _____
JOHN RUFUS TURBYFILL III
OWNER

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **JOHN RUFUS TURBYFILL III**, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

I, **JEFF MONTANYA**, 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 ENGINEERS AND LAND SURVEYORS, 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.

DATED THIS THE _____ DAY OF _____, 2021.

JEFF MONTANYA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6762

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **JEFF MONTANYA**, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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.

PRELIMINARY PLAT SLATE BECKLEY SOUTH ADDITION LOT 1, BLOCK F/6808

A REPLAT OF LOTS 1-5, AND PART OF LOT 6 OF F/6808,
JNO M. FOUTS ADDITION, RECORDED IN VOL. 4, PG. 154, M.R.D.C.T.
0.8609 ACRE SITUATED IN THE
W.P. OVERTON SURVEY, ABSTRACT NO. 1106,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE No. S201-700
ENGINEERING PLAN No. 311T-_____