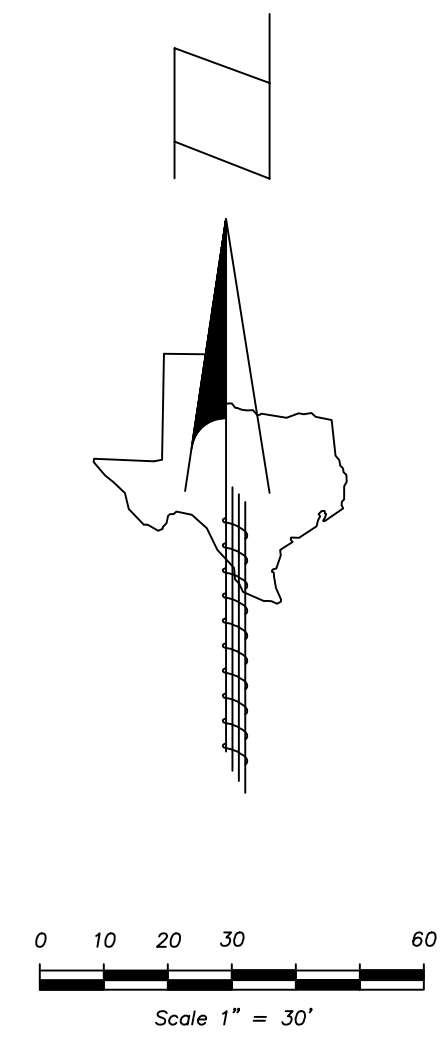
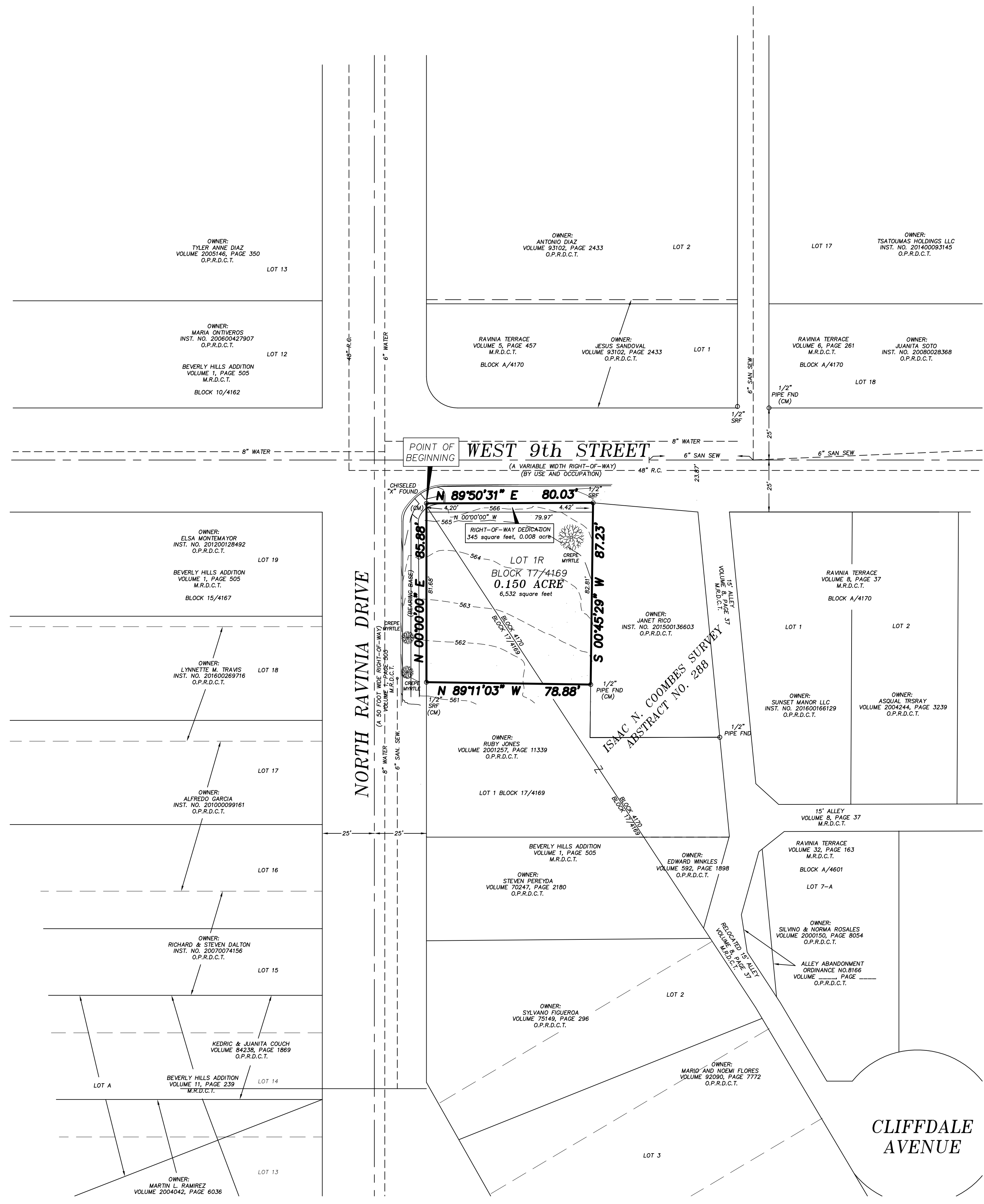


VICINITY MAP
SCALE 1" = 2000'



LEGEND

CFMS	==	CONCRETE FLOODWAY MONUMENT SET
CM	==	CONTROLLING MONUMENT
D.R.D.C.T.	==	DEED RECORDS DALLAS COUNTY, TEXAS
M.R.D.C.T.	==	MAP RECORDS DALLAS COUNTY, TEXAS
SRF	==	STEEL ROD FOUND
SRS	==	STEEL ROD SET



STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, MICHAEL PAUL RIEMER is the owner of a 0.158 acre tract of land situated in the Isaac N. Coombes Survey Abstract No. 288, in the City of Dallas, Dallas County, Texas, as evidenced by the Deed recorded under Instrument No. 201500180375 of the Official Public Records of Dallas County, Texas. Said 0.158 acre tract being more fully described as follows:

BEING a description of a 0.158 acre or 6,877 square foot tract of land situated in the Isaac N. Coombes Survey Abstract No. 288, in the City of Dallas, Dallas County, Texas and being a portion of Lot 1 in City of Dallas Block 17/4169 (Official City Numbers) of Beverly Hills Addition, an addition to the City of Dallas as shown on the Plat recorded in Volume 1, at Page 505 of the Map Records of Dallas County, Texas, and a portion of City of Dallas Block 4170 (previously unplatted);

BEGINNING at a chiseled "X" found for corner at the intersection of the east right-of-way line of North Ravinia Drive (a 50 foot wide right-of-way) with the south right-of-way line of West 9th Street;

THENCE North 89 degrees 50 minutes 31 seconds East, departing said North Ravinia Drive and along the south right-of-way line of West 9th Street, a distance of 80.03 feet to a 1/2-inch steel rod found for corner;

THENCE South 00 degrees 45 minutes 28 seconds West, departing said south line and along the west line of a tract of land conveyed to Janet Rico as evidenced by the Deed recorded under Instrument No. 201500136603 of the Official Public Records of Dallas County, Texas, a distance of 87.23 feet to a 1/2-inch pipe found for corner;

THENCE North 89 degrees 11 minutes 03 seconds West, departing said Rico tract and along the south line of said Riemer tract, a distance of 78.88 feet to a 1/2-inch steel rod found for corner on the previously mentioned east right-of-way line of North Ravinia Drive;

THENCE North 00 degrees 00 minutes 00 seconds East, along said east right-of-way line, a distance of 85.88 feet to the POINT OF BEGINNING and containing 0.158 acre or 6,877 square feet of land more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Michael Paul Reimer (owner), does hereby adopt this plat designating the herein described property as **BEVERLY HILLS ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple (to the public use forever any streets, alleys and floodway management areas shown thereon. The easements shown hereon 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 the 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 growth 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 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 service 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, Dallas County, Texas.

WITNESS, MY HAND this _____ day of _____, 2017.

By: Michael Paul Reimer
Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Michael Paul Reimer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said individual.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2017.

Notary Public in and for the State of Texas

My commission expires: _____

SURVEYOR'S STATEMENT:

I, Michael Dale Linke, 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 the monuments 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 _____, 2017.

Michael Dale Linke
Registered Professional Land Surveyor No. 4508.

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Michael Dale Linke, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said individual.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2017.

Notary Public in and for the State of Texas

My commission expires: _____

Notes:

- 1) Basis of bearings: Bearings as shown hereon are based on the east line of North Ravinia Drive as described in the Deed recorded in instrument no. 201500180375 of the Deed Records of Dallas County, Texas. Said line being North.
- 2) The purpose for this plat is to create 1 lot from a portion of a previously platted lot and a portion of an unplatted block.
- 3) Lot-to-lot drainage is not permitted without Engineering Section approval.

**PRELIMINARY PLAT
BEVERLY HILLS ADDITION
BLOCK 17/4169 LOT 1R**

BEING A 0.158 ACRE TRACT OF LAND
PART OF LOT 1 BLOCK 17/4169 OF BEVERLY HILLS
ADDITION AND PART OF BLOCK 4170
IN THE ISSAC N. COOMBES SURVEY, ABSTRACT NO. 288
IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-071

December 21, 2017
1 LOT

OWNER:

MICHAEL PAUL RIEMER
3412 JUBILEE TRAIL
DALLAS, TEXAS 75224
254-723-3243

CONTACT: MR MICHAEL RIEMER

PRISM SURVEYS, INC.
FIRM NO.: 101325-00
COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
3533 BELL DRIVE
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(817) 540-8048