

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: OWNER'S DEDICATION

WHEREAS, Raquel Chavez and Maria Gloria Ramirez, does hereby adopt this plat, designating the herein described property as C & R-BELTLINE 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 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.

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STATE OF COUNTY C BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Raquel Chavez 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 considerations therein expressed. Raquel Chavez, OF DALLAS Owner and

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

Dallas

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tract,

WITNESS, my hand at Dallas, Texas, this the This plat approved l subject to all platting ordinances, rules, day of regulations, and resolutions 2018. of the City of Dallas.

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Maria Ramirez 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 considerations therein expressed GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

for Dallas

SURVEYOR'S 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.

Dated this the ______ day of ______ RELEASED FOR REVIEW 0 PRELIMINARY, THIS DOCUMENT RECORDED FOR ANY PURPOSES AND SHALL NOT BE USEI RELIED UPON AS A FINAL SURVEY DOCUMENT. _______ Bryan Connally

Texas Registered Professional Land Surveyor No. 5513 THIS DOCUMENT SHALL NOT BE

STATE OF COUNTY C OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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. 2018.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

LOT 6A, BLOCK B/8820
39,630 SQ.FT. / 0.910 ACRES
BEING KNOW AS LOT 6, BLOCK B/8820,
OF BERRY AND RUTHERFORD SUBDIVISION,
AN UNRECORDED ADDITION
ROBERT KLEBERG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-330 \mathbf{C} PRELIMINARY PLAT

R-BELTLINE ADDITION

TEXAS

PLANNING & SURVEYING

OWNER: RAQUEL CHAVEZ AND MARIA GLORIA RAMIREZ

14336 SKY FROST DRIVE
DALLAS-TEXAS-75253
214-717-7083
cha.ram2018enterprise@gmail.com

BG Main Office 12025 Shiloh Road, Ste. 2 Dallas, TX 75228 P 214.349.9485 F 214.349.2216 Firm No. 10168800 www.cbginctx.com

/ DATE: 09/18/18 / JOB NO.

1815919-1 / DRAWN BY: CC