



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Ted Reeder is the sole owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495 and being all of Lot 10A, in Block E/2002, of Belmont Park Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map Hereof, recorded in Volume 8, Page 126, Map Records, Dallas County, Texas, same being that tract of land conveyed to Ted Reeder, by deed recorded in Instrument No. 20170003136, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being in the North corner of Lot 10 of said Belmont Park Addition, and being in the Southeast Right-of-Way line of Belmont Avenue (50 foot right-of-way) and being the beginning of a non-tangent curve to the left, with a radius of 784.80 feet, a delta angle of 01 degrees 10 minutes 16 seconds, a chord bearing of North 56 degrees 43 minutes 29 seconds East, and a chord length of 16.04 feet;
THENCE along said curve to the left, along the Southeast Right-of-Way line of said Belmont Avenue, an arc length of 16.04 feet to an X-cut found for corner;
THENCE North 56 degrees 08 minutes 21 seconds East, along the Southeast Right-of-Way line of said Belmont Avenue, a distance of 124.60 feet to a 5/8 inch iron rod found for corner and being the beginning of a tangent curve to the right, with a radius of 21.05 feet, a delta angle of 150 degrees 31 minutes 00 seconds, a chord bearing of South 48 degrees 36 minutes 09 seconds East, and a chord length of 40.71 feet;
THENCE along said curve to the right, an arc length of 55.30 feet to a 3" aluminum Disk Stamped "B8A and 5513" set over a 1/2 inch iron rod set for corner, said corner being in the Northwest Right-of-Way line of Weldon Street (50 foot right-of-way);
THENCE South 26 degrees 21 seconds 21 seconds West, along the Northwest Right-of-Way line of said Weldon Street, a distance of 46.50 feet to a 3" aluminum Disk Stamped "B8A and 5513" set over a 1/2 inch iron rod set for corner and being the beginning of a tangent curve turning to the right, with a radius of 2129.60 feet, a delta angle of 03 degrees 22 seconds, a chord bearing of South 28 degrees 24 minutes 02 seconds West, and a chord length of 129.88 feet;
THENCE along said curve to the right, along the Northwest Right-of-Way line of said Weldon Street, an arc length of 129.70 feet to a 3" aluminum Disk Stamped "B8A and 5513" set over a 1/2 inch iron rod set for corner, said corner being in the Southeast corner of Lot 11 of said Belmont Park Addition;
THENCE North 31 degrees 52 minutes 32 seconds West, along the Northeast line of said Lots 10 and 11, a distance of 122.86 feet to the POINT OF BEGINNING and containing 12,761 square feet or 0.293 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Ted Reeder, acting by and through, its duly authorized officer Owner, does hereby adopt this plat, designating the herein described property as **BELMONT-REEDER 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 and alleys 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 and upon the said public utilities for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of 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 installation 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. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2017.

BY: _____
Ted Reeder (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Ted Reeder 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 _____ day of _____, 2017.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-6.517 (g)(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.
RELEASED 09/6/17 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

- LEGEND**
- M.A.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 - INST. NO. = INSTRUMENT NUMBER
 - VOL. = VOLUME
 - PG. = PAGE
 - CM = CONTROLLING MONUMENT
 - R.O.W. = RIGHT-OF-WAY
 - 5/8" I.P.F. = 5/8 INCH IRON ROD FOUND
 - X-CUT FOUND
 - A.C.S. = 3" ALUMINUM DISK STAMPED "B8A AND RPLS 5513"
 - SET OVER A 1/2 INCH IRON ROD SET

GENERAL NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 10A, BLOCK E/2002 INTO 3 LOTS
- 2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) ACCORDING TO THE F.L.R.M. NO. 4811300345L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

OWNER: TED REEDER
1505 TREE FARM DRIVE
PLANO, TEXAS 75089
CANTREBURY@COMCAST.COM
EMAIL=TEDREEDER@COMCAST.COM

PRELIMINARY PLAT
BELMONT-REEDER ADDITION
LOTS 1, 2 & 3, BLOCK E/2002
12,761 SQ.FT. / 0.293 ACRES
BEING A REPLAT OF ALL OF LOT 10A, BLOCK E/2002
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5167-288

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CANTREBURY@COMCAST.COM

SCALE: 1"=30' / DATE: 08/15/17 / JOB NO. 1624987-3 / DRAWN BY: CC