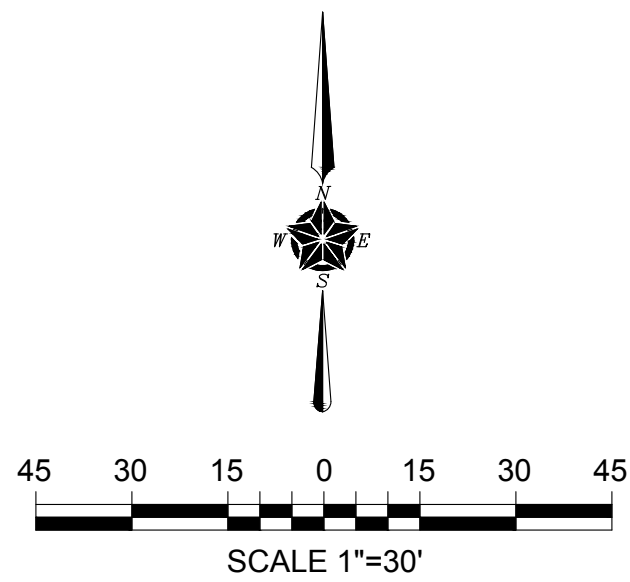
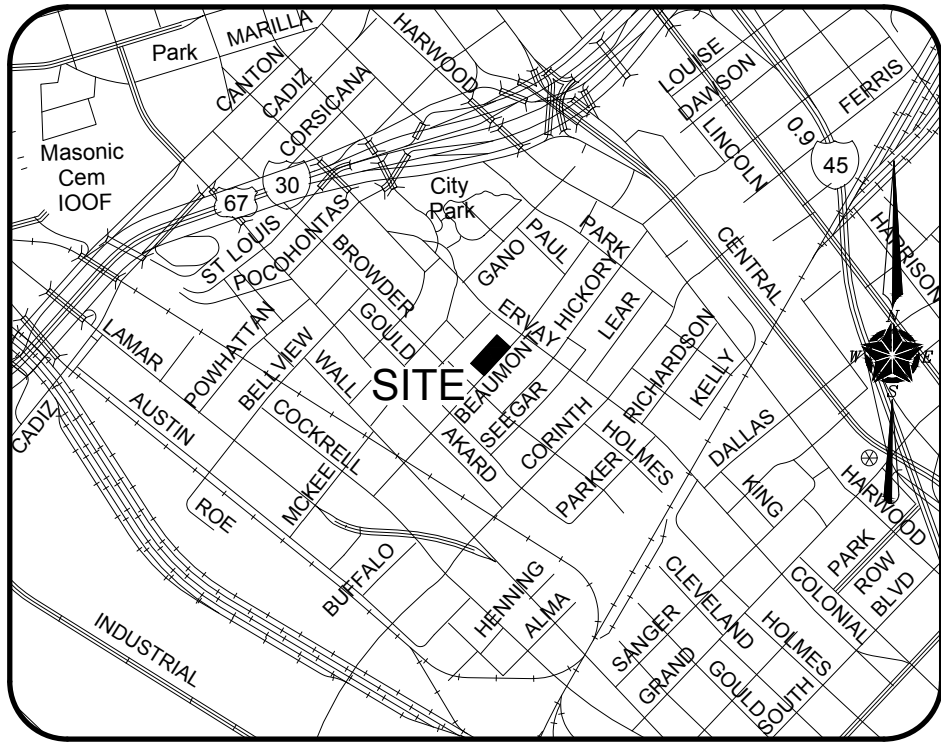


GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE NORTH TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO REPLAT PART OF LOT 14, AND ALL OF LOTS 15, 16, 17, AND 18 IN TO ONE PLATTED LOT.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. NO. 4813C0345J, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LINE WITHIN A FLOOD PRONE HAZARD AREA EXCEPT AS SHOWN.
- 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) THE EXISTING STRUCTURES ARE TO REMAIN.
- 7) BENCHMARKS:
45+3.5 SAINT PAUL STREET-YOUNG STREET
A CITY OF DALLAS BENCH MARK IS SET ON TOP OF A CONCRETE CURB AT THE SOUTHWEST CORNER OF A STORM SEWER DROP INLET AT THE SOUTHWEST CORNER OF THE INTERSECTION.
NORTHING 6,971,030, 504, EASTING 2,492,815.042 ELEV. = 448.207
46+1 LIVE OAK STREET - FITZGHUGH AVENUE
A CITY OF DALLAS BENCH MARK IS SET ON TOP OF A CONCRETE CURB AT THE MID POINT AT THE SOUTHEAST CORNER OF THE INTERSECTION.

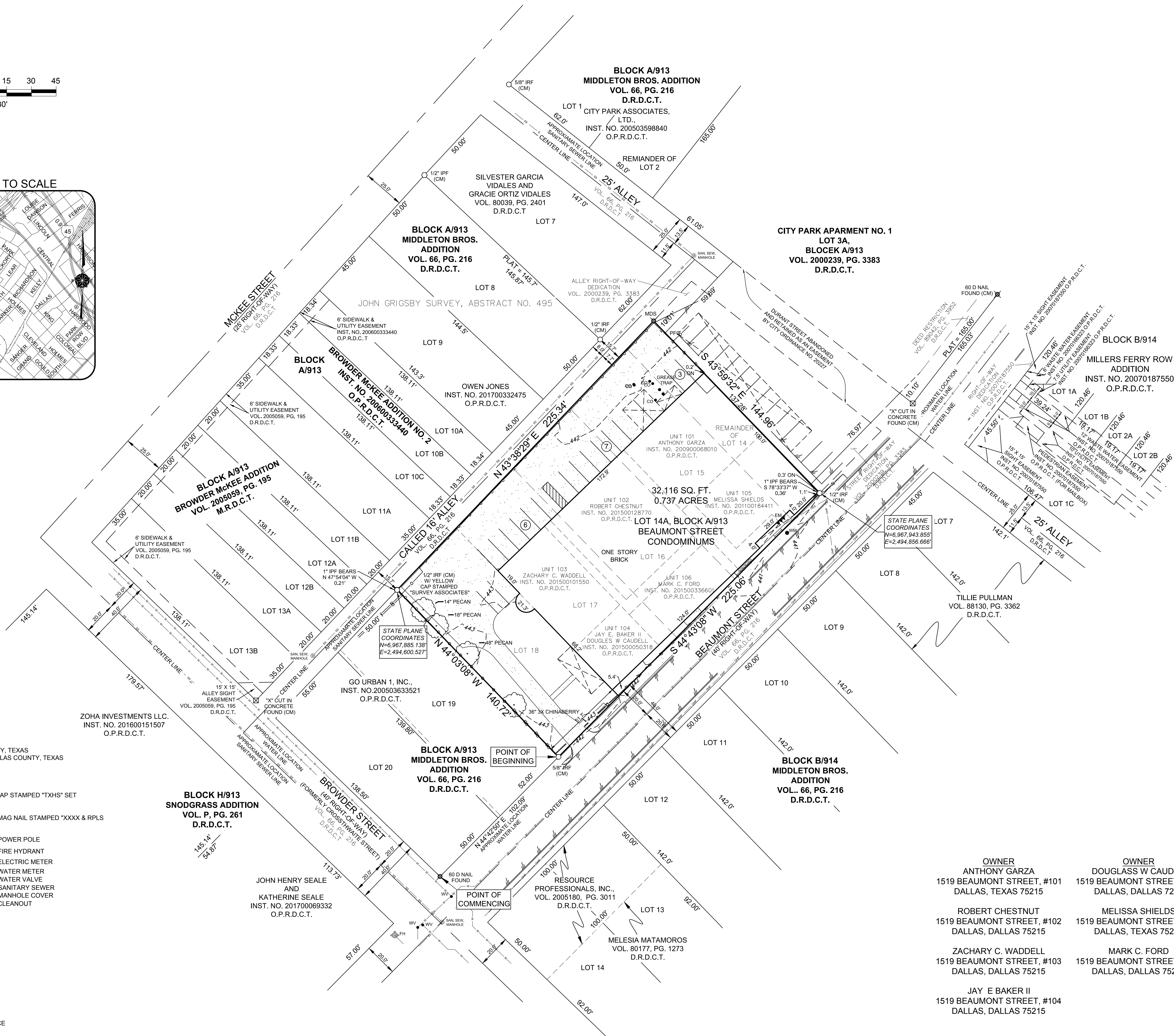


VICINITY MAP - NOT TO SCALE



LEGEND

- | | |
|--------------|--|
| D.R.D.C.T. | DEED RECORDS, DALLAS COUNTY, TEXAS |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS |
| INST. NO. | INSTRUMENT NUMBER |
| VOL., PG. | VOLUME, PAGE |
| SQ.FT. | SQUARE FEET |
| R.O.W. | RIGHT-OF-WAY |
| I.R.S. | 1/2" IRON ROD WITH A YELLOW CAP STAMPED "TXHS" SET |
| I.R.F. | 1/2" IRON ROD FOUND |
| C.M. | CONTROLLING MONUMENT |
| M.D.S. | 1-1/2 INCH METALLIC DISK WITH MAG NAIL STAMPED "XXXX & RPLS 5299" SET FOR CORNER |
-
- | | | | |
|---|--|------|------------------------------|
| ⊙ | GAS METERS | ● | POWER POLE |
| ① | PARKING SPACE | ⊙ | FIRE HYDRANT |
| ○ | IRON ROD FOUND | EM | ELECTRIC METER |
| ⊗ | 1/2" IRON ROD SET WITH YELLOW CAP STAMPED "TXHS" | WM | WATER METER |
| ○ | IRON PIPE FOUND | WV | WATER VALVE |
| ⊗ | "X" FOUND / SET | SSMH | SANITARY SEWER MANHOLE COVER |
| | | CO | CLEANOUT |
-
- | | |
|-------|--------------------------------|
| — | ASPHALT PAVING |
| —○—○— | CHAIN LINK FENCE |
| —□—□— | WOOD FENCE |
| —X—X— | WIRE FENCE |
| — — — | IRON FENCE |
| — | COVERED PORCH, DECK OR CARPORT |
| — | CONCRETE PAVING |
| — | OES OVERHEAD ELECTRIC SERVICE |
| — | ONP OVERHEAD POWER LINE |



SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300



OWNER
ANTHONY GARZA
1519 BEAUMONT STREET, #101
DALLAS, TEXAS 75215

OWNER
DOUGLASS W CAUDILL
1519 BEAUMONT STREET, #104
DALLAS, TEXAS 75215

ROBERT CHESTNUT
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MARK C. FORD
1519 BEAUMONT STREET, #106
DALLAS, TEXAS 75215

JAY E BAKER II
1519 BEAUMONT STREET, #104
DALLAS, TEXAS 75215

FINAL PLAT
BEAUMONT STREET CONDOMINIUMS
LOT 14A, BLOCK A/913
BEING A REPLAT OF PART OF LOT 14, AND
ALL OF LOTS 15, 16, 17, AND 18, BLOCK A/913,
MIDDLETON BROS. SUB-DIVISION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-069

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT. (11/19/2018)

DATE: 11/13/2018 / JOB # 1802807-1 / SCALE - 1" = 30' / JWR

SHEET 1 OF 2

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Anthony Garza, Robert Chestnut, Zachary C. Waddell, Douglas W. Caudill, Jay E. Baker II, Mark C. Ford and Melissa Shields, are the sole owners of a tract of land situated in the John Grigsby Survey, Abstract No. 495 in the City of Dallas, Dallas County, Texas, an being a part of Lot 14 and all of Lots 15, 16, 17, and 18, Block A/913, of Middleton Bros. Sub-division, an addition to the City of Dallas, Dallas County, Texas, according to the Deed Records, Dallas County, Texas, same being a tract of land as described by General Warranty Deed with Vendor's Lien to Anthony Garza, as recorded in Instrument No. 200900068010, Official Public Records, Dallas County, Texas, and being a tract of land as described by Warranty Deed with Vendor's Lien, to Robert Chestnut as recorded in Instrument No. 201500128770, Official Public Records, Dallas County, Texas, and being a tract of land as described by Warranty Deed with Vendor's Lien to Zachery C. Waddell, as recorded in Instrument No. 201500101550, Official Public Records, Dallas County, Texas; and being a tract of land as described by Warranty Deed to Douglas W. Caudill and Jay E. Baker II, official Public Records, Dallas County, Texas, and being a tract of land as described by General Warranty Deed with Vendor's Lien to Melissa Shields, as recorded in Instrument No. 201100184411, Official Public Records, Dallas County, Texas, and being a tract of land as described by Warranty Deed with Vendor's Lien to Mark C. Ford, as recorded in Instrument No. 201500336601, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 60D nail found for corner at the intersection of the northwesterly line of said Beaumont Street (40 foot right-of-way) and the northeasterly line of said Browder Street (40 foot right-of-way) and also being the southerly corner of a tract of land as described by Warranty Deed with Vendor's Lien to Go Urban 1, Inc., as recorded in Instrument No. 200503633521, Official Public Records, Dallas County, Texas;

THENCE North 44 degrees 42 minutes 50 seconds East, along the northwesterly right-of-way line of said Beaumont Street, common with the southeasterly line of said Block A/913, a distance of 102.09 feet to a 5/8 inch iron rod found for the POINT OF BEGINNING of the herein described tract;

THENCE North 44 degrees 03 minutes 08 seconds West, along the southwesterly line of said Garza, Chestnut, Waddell, Caudill, Baker, Ford and Shields tract, common with the northeasterly line of said Go Urban 1 tract, a distance of 140.72 feet to a 1/2 inch iron rod with yellow cap stamped "Survey Associates" found lying on the southeasterly right-of-way line of a Called 16 foot alley, from which a 1 inch iron pipe found bears North 47 degrees 54 minutes 04 seconds West, a distance of 0.21 feet;

THENCE North 43 degrees 38 minutes 29 seconds East, along the northwesterly line of said Garza, Chestnut, Waddell, Caudill, Baker, Ford and Shields tract, common with the southeasterly right-of-way line of said 16 foot alley, a distance of 225.34 feet to a 1-1/2 inch metallic disk with mag nail stamped " BSCA & RPLS 5299" set for the westerly corner of an alley right-of-way dedication of Lot 1, Block A/913 of City Park Apartments No. 1, an addition to the City of Dallas County, Texas, according to the plat thereof recorded in Volume 2000239, Page 3383 Deed Records, Dallas County, Texas;

THENCE South 43 degrees 59 minutes 32 seconds East, along the northeasterly line of said Garza, Chestnut, Waddell, Caudill, Baker, Ford and Shields tract, common with the southwesterly line of said City Park Apartments No. 1, passing at 10.01 feet a point and being the westerly corner of said Lot 1, Block A/913, and passing at 137.28 feet to a point and being the southerly corner of said Lot 1, Block A/913, and continuing a total distance of 144.96 feet to a 1/2 inch iron rod found lying on the northwesterly right-of-way line of said Beaumont Street;

THENCE South 44 degrees 43 minutes 08 seconds west, along the southeasterly line of said Garza, Chestnut, Waddell, Caudill, Baker, Ford and Shields tract, common with the northwesterly right-of-way line of said Beaumont Street, a distance of 225.06 feet to the POINT OF BEGINNING and containing 32,116 square feet or 0.737 acres of land.

GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE NORTH TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO REPLAT PART OF LOT 14, AND ALL OF LOTS 15, 16, 17, AND 18 IN TO ONE PLATTED LOT.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. NO. 48113C0345J, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LINE WITHIN A FLOOD PRONE HAZARD AREA EXCEPT AS SHOWN.
- 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
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A CITY OF DALLAS BENCH MARK IS SET ON TOP OF A CONCRETE CURB AT THE SOUTHWEST CORNER OF A STORM SEWER DROP INLET AT THE SOUTHWEST CORNER OF THE INTERSECTION
NORTHING 6.971.030, 504, EASTING 2.492.815.042 ELEV.= 448.207
46-A1 LIVE OAK STREET- FITZHUGH AVENUE
A CITY OF DALLAS BENCH MARK IS SET ON TOP OF A CONCRETE CURB AT THE MID POINT AT THE SOUTHEAST CORNER OF THE INTERSECTION.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Anthony Garza, Robert Chestnut, Zachary C. Waddell, Douglas W. Caudill, Jay E. Baker II, Mark C. Ford and Melissa Shields, do hereby adopt this plat, designating the herein described property as **BEAUMONT STREET CONDOMINIUMS**, 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 the 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 THIS ____ DAY OF _____, 2018.

Anthony Garza, Owner

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 Anthony Garza, 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 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 _____, 2018.

Notary Signature

WITNESS MY HAND THIS ____ DAY OF _____, 2018.

Robert Chestnut, Owner

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 Robert Chestnut, 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 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 _____, 2018.

Notary Signature

WITNESS MY HAND THIS ____ DAY OF _____, 2018.

Zachary C. Waddell, Owner

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 Zachary C. Waddell, 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 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 _____, 2018.

Notary Signature

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 _____, 2018.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (11/19/2018)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299
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 Gary E. Johnson, 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 therein expressed and under oath stated that the statement in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Signature

WITNESS MY HAND THIS ____ DAY OF _____, 2018.

Douglas W. Caudill, Owner

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 Douglas W. Caudill, 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 therein expressed and under oath stated that the statements in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Signature

WITNESS MY HAND THIS ____ DAY OF _____, 2018.

Jay E. Baker II, Owner

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 Douglas W. Caudill, 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 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 _____, 2018.

Notary Signature

WITNESS MY HAND THIS ____ DAY OF _____, 2018.

Melissa Shields, Owner

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 Melissa Shields, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes 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 _____, 2018.

Notary Signature

WITNESS MY HAND THIS ____ DAY OF _____, 2018.

Mark C. Ford, Owner

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 Mark C. Ford, 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 therein expressed and under oath stated that the statements in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Signature

OWNER
ANTHONY GARZA
1519 BEAUMONT STREET, #101
DALLAS, TEXAS 75215

ROBERT CHESTNUT
1519 BEAUMONT STREET, #102
DALLAS, DALLAS 75215

ZACHARY C. WADDELL
1519 BEAUMONT STREET, #103
DALLAS, DALLAS 75215

JAY E BAKER II
1519 BEAUMONT STREET, #104
DALLAS, DALLAS 75215

OWNER
DOUGLASS W CAUDILL
1519 BEAUMONT STREET, #104
DALLAS, DALLAS 7215

MELISSA SHIELDS
1519 BEAUMONT STREET, #105
DALLAS, TEXAS 75215

MARK C. FORD
1519 BEAUMONT STREET, #106
DALLAS, DALLAS 75215

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

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FINAL PLAT
BEAUMONT STREET CONDOMINIUMS

LOT 14A, BLOCK A/913
BEING A REPLAT OF PART OF LOT 14, AND
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JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-069

DATE: 11/13/2018 / JOB # 1802807-1 / SCALE - 1" = 30' / JWR