

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Manning Melton Corp is the sole owner of that tract of land conveyed by deed recorded in Instrument No. 201400353501, Deed Records, Dallas County, Texas, and whereas Mark Tolocko is the sole owner of that tract of land conveyed by deed recorded in Instrument No. 201300253541, Deed Records, Dallas County, Texas, and whereas Hiram Wilburn Survey, Abstract No. 1542, Deed Records, Dallas County, Texas, and whereas the most Eastern Northeast corner of said Manning Melton Corp tract, and being more particularly described as follows:

BEGINNING of a mag nail found for corner, said corner being the most northern northeast corner of said Manning Melton Corp tract, and being the intersection of the South line of Eiston Drive (50 foot right-of-way), and the West line of S. RL Thornton Freeway (variable width right-of-way);

THENCE South 45 degrees 37 minutes 10 seconds East, along said intersection, a distance of 15.70 feet to a 2 inch aluminum washer stamped "BHR and RPLS 5513" set with a mag nail for corner, said corner being the most Eastern Northeast corner of said Manning Melton Corp tract;

THENCE South 00 degrees 37 minutes 15 seconds East, along said West line of S. RL Thornton Freeway, a distance of 94.90 feet to a 3 inch aluminum disk stamped "BHR and RPLS 5513" set over a 1/2 inch iron rod set, said corner being the Southeast corner of said Manning Melton Corp, and the Northeast corner of that tract of land conveyed to Daniel Heilner, by deed recorded in Volume 95149, Page 6889, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 22 minutes 45 seconds West, along the South line of said Manning Melton Corp tract, and the North line of said Heilner tract, passing at a distance of 106.10 feet to a 1/2 inch iron rod found on-line for reference, said iron being the Southwest corner of said Manning Melton Corp, and the Southeast corner of said Tolocko tract, and continuing a total distance of 226.10 feet to a 3 inch aluminum disk stamped "BHR and RPLS 5513" set over a 1/2 inch iron rod set, said corner being the Northwest corner of said Heilner tract, the Southwest corner of said Tolocko tract, and in the East line of Lot 51, of said Beckley Heights Addition;

THENCE North 00 degrees 37 minutes 15 seconds East, along the East line of said Lot 51, and the West line of said Tolocko tract, a distance of 106.00 feet to a 3 inch aluminum disk stamped "BHR and RPLS 5513" set over a 1/2 inch iron rod set, said corner being the Northeast corner of said Lot 51, and the Northwest corner of said Tolocko tract, said corner also being in said South line of Eiston Drive;

THENCE North 89 degrees 22 minutes 45 seconds East, along said South line of Eiston Drive and the North line of said Tolocko tract, passing at a distance of 120.00 feet to a 1/2 inch iron pipe found on-line for reference, said iron being the Northeast corner of said Tolocko tract, and the Northwest corner of said Manning Melton Corp tract, and continue a total distance of 215.00 feet to the POINT OF BEGINNING, and containing 23,905 square feet or 0.549 of 1 acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Manning Melton Corp and Mark Tolocko, (acting by and through its duly authorized officer), does hereby add this plat, designating the herein described property as **BECKLEY HEIGHTS REVISED, LOTS 1A AND 1B**, 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 roadway management areas shown thereon. The easements shown hereon, are hereby reserved for the purposes indicated on this plat, and the one easements shall have no effect on the other easements and shall be construed as being in addition to the easements shown hereon. 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 have the right to ingress and egress to or from the said easements for the purpose of maintaining, repairing, or upgrading the same, and the utility shall have the right to place and maintain its respective systems without the necessity of any type of proceeding 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 pitting ordinances, rules, regulations, and resolutions of the City of Dallas. WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
Manning Melton Corp (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 \_\_\_\_\_ 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 \_\_\_\_\_, 2016.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
Mark Tolocko (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 \_\_\_\_\_ 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 \_\_\_\_\_, 2016.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryon 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 hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (2)(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 \_\_\_\_\_, 2016.  
RELEASED FOR REVIEW 11/16/16 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.

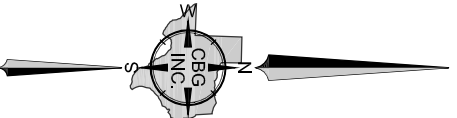
Bryon Connolly  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF DALLAS

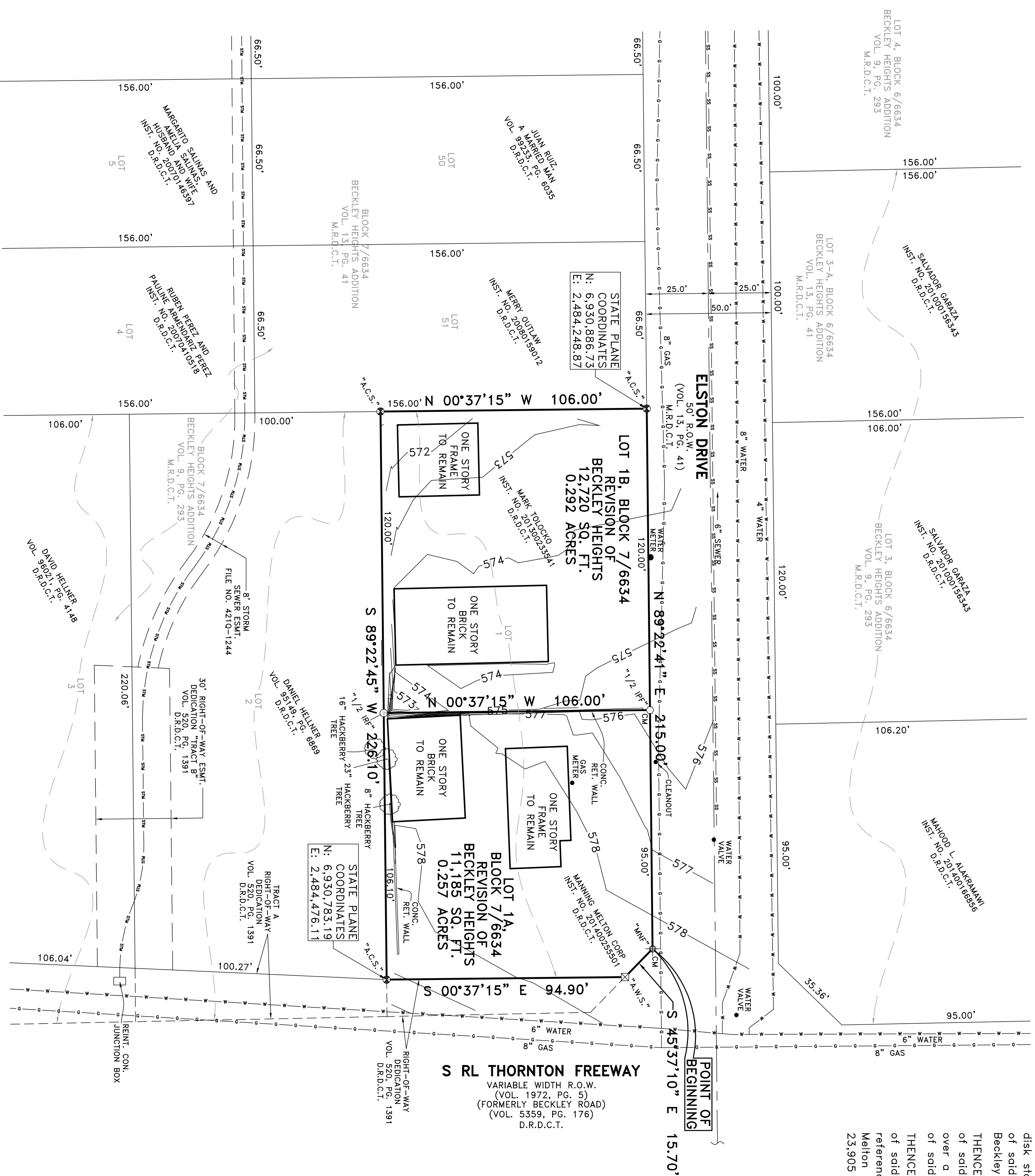
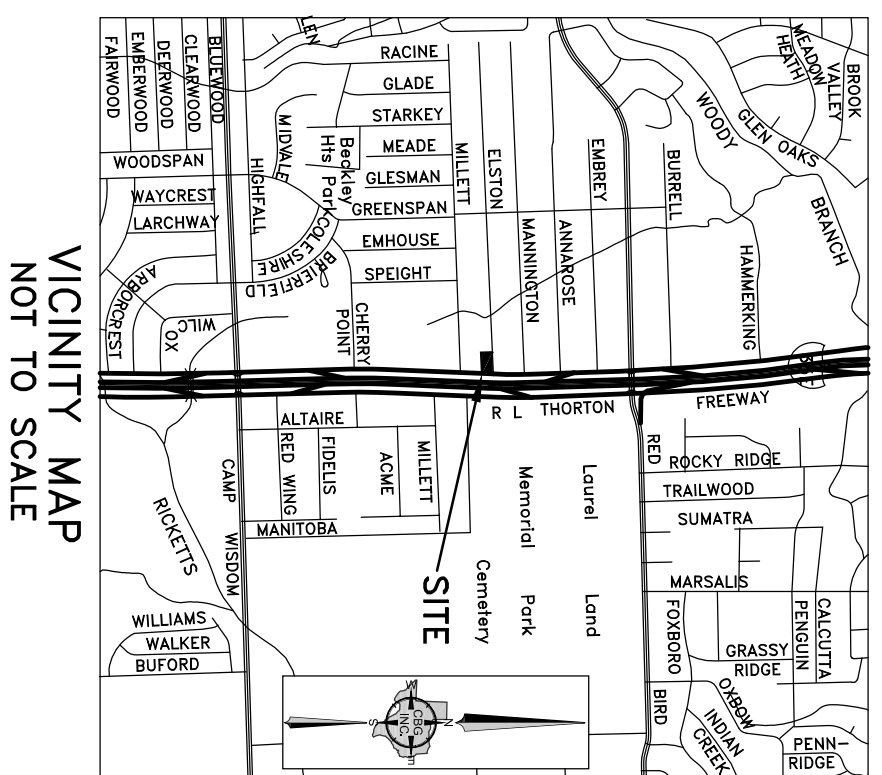
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryon Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas



30' 15' 0 30' 60'  
SCALE: 1" = 30'



GENERAL NOTES

- 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) 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.
- 6) BENCHMARK ON STORM SEWER INLET, NORTHEAST CORNER OF TALBOT PARKWAY SOUTH (SOUTH OF MALLARD DRIVE) AND HAMPTON ROAD. (ELEV.=564.91')

LEGEND

- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- M.N.P. = MAG NAIL FOUND
- 1" = 1/2" IPF = 1/2 INCH IRON PIPE FOUND
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- PGS = FENCE POST FOR CORNER
- PKS = PR NAIL SET
- C.O.C. = CERTIFICATE OF CORRECTION
- INST. NO. = INSTRUMENT NUMBER
- A.C.S. = 3" ALUMINUM DISK STAMPED "BHR AND RPLS 5513"
- A.W.S. = 2 INCH ALUMINUM WASHER STAMPED "BHR AND RPLS 5513"
- SET WITH A MAG NAIL FOR CORNER

OWNER: MANNING MELTON CORP

9407  
DALLAS, TX 75253  
214-755-2758

OWNER: MARK TOLOCKO

5407  
DALLAS, TX 75219

PRELIMINARY PLAT  
**BECKLEY HEIGHTS REVISED**  
LOTS 1A AND 1B, BLOCK 7/6634  
23,905 SQ.FT. / 0.549 ACRES  
BEING A REPLAT OF  
LOT 1, BLOCK 7, BECKLEY HEIGHTS  
HIRAM WILBURN SURVEY, ABSTRACT NO. 1542  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S167-036



SCALE: 1"=30' / DATE: 11/11/16 / JOB NO. 1614308 / DRAWN BY: WH