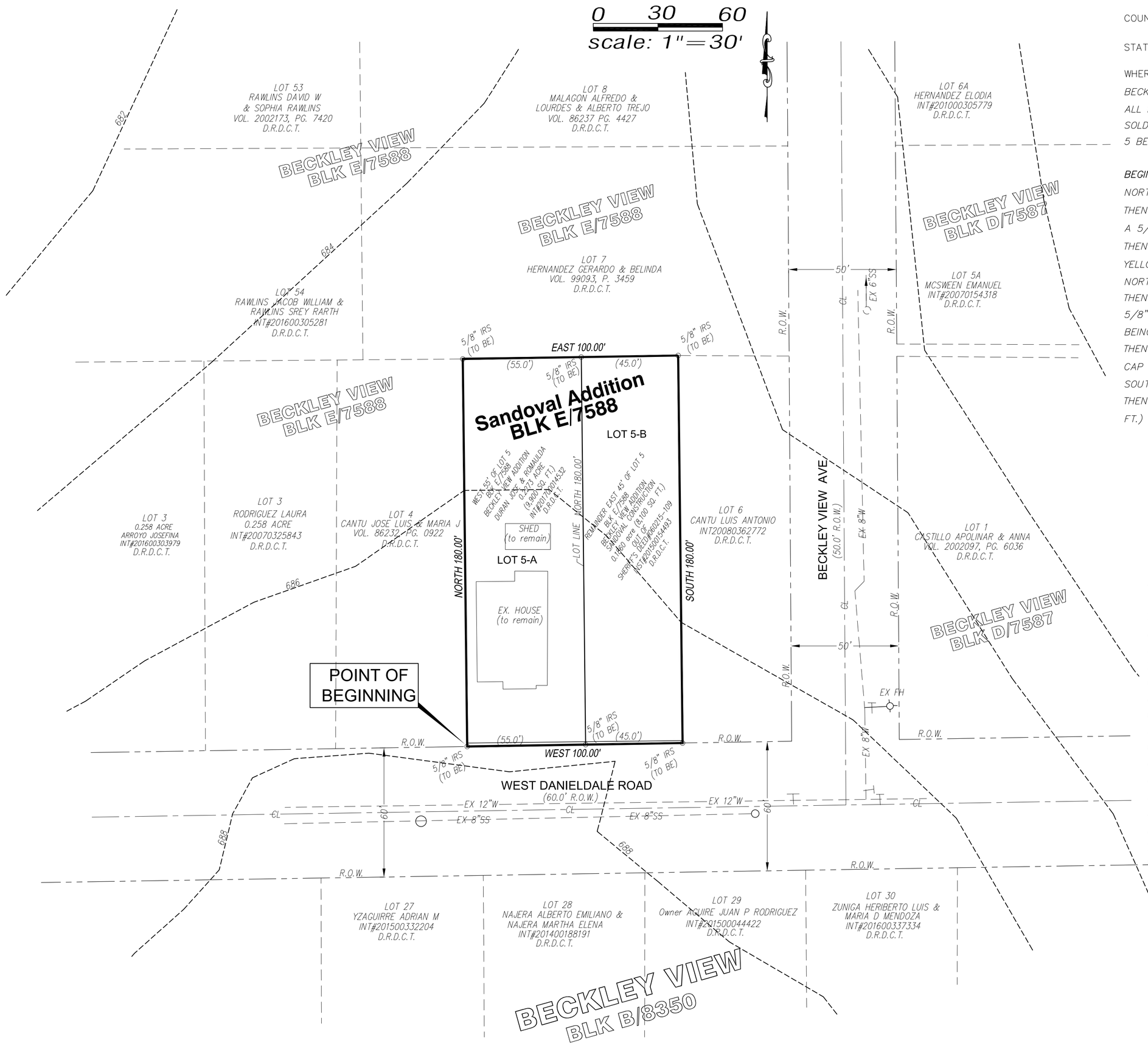


COUNTY OF DALLAS §

STATE OF TEXAS §

OWNER'S CERTIFICATE

WHEREAS **DURAN JOSE & ROMAULDA, AND SANDOVAL CONSTRUCTION** ARE THE OWNER OF A TOTAL 0.4132 ACRE (18,000 SQ. FT.) TRACT OF LAND OUT OF *LOT 5, BLOCK E/7588, BECKLEY VIEW ADDITION, CITY OF DALLAS, DALLAS COUNTY, MAP OR PLAT RECORDS OF VOLUME 12, PAGE 65, OF THE MAP AND/OR PLAT RECORDS OF DALLAS COUNTY, TEXAS; ALSO, ALL PORTION OF LOT 5, OWNER SANDOVAL COSNTRUCTION, AS RECORDED IN INSTRUMENT NO. 201500154493, DALALS COUNTY, TEXAS AND LATER WEST 55 FEET OF SAID LOT 5 BEING SOLD AND CONVEYED TO DUAN JOSE & ROMAULVA, AS RECORDED IN WARRENTY DEED NO. 201700014532, DALLAS COUNTY, TEXAS, LEAVING EAST 45 FEET, AND ALL PORTION OF LOT 5 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;*

BEGINNING AT A 5/8" IRON ROD SET (TO BE) WITH YELLOW CAP STAMPED "RPLS 5187" AT A CORNER, SAID CORNER BEING THE MOST SOUTHWEST CORNER OF LOT 5–R1, BEING NORTH RIGHT–OF–WAY LINE OF DANIELDALE RD (A 60 FOOT RIGHT–OF–WAY) AND SOUTHEAST CORNER OF LOT 4, BECKLEY VIEW ADDITION;

THENCE, EAST ALONG COMMON NORTH R.O.W. LINE AND SOUTH PROPERTY LINES OF LOT 5–R1 & 5–R2, EAST, A DISTANCE OF 100' TO THE SOUTHEAST CORNER OF SAID LOT 5–R2 TO A 5/8" IRON ROD SET (TO BE) WITH YELLOW CAP STAMPED "RPLS 5187" FOR A CORNER; THE SAME BEING SOUTHWEST CORNER OF LOT 6, BECKLEY VIEW ADDITION;

THENCE, NORTH ALONG EAST PROPERTY LINE LINE OF LOT 5–R2 COMMON WITH WEST PROPERTY LINE OF LOT 6, A DISTANCE OF 180 FEET TO A 5/8" IRON ROD SET (TO BE) WITH YELLOW CAP STAMPED "RPLS 5187" FOR THE NORTHEAST CORNER OF LOT 5–R2; THE SAME BEINGA POINT IN THE SOUTH PROPERTY LIN EOF LOT 7, BECKLEY VIEW ADDITION AND NORTHWEST CORNER OF LOT 6;

THENCE, WEST, A DISTANCE OF 45 FEET ALONG NORTH PROPERTY LINE OF LOT 5–R2, COMMON WITH SOUTH PROPERTY LINE OF LOT 7 TO A 5/8" IRON ROD SET (TO BE) WITH YELLOW CAP STAMPED "RPLS 5187" SET FOR A CORNER ; BEING NORTHWEST CORNER OF LOT 5–R2 AND NORTHEAST CORNER OF LOT 5–R1, AND BEING A POINT ON THE SOUTH PROPERTY LINE OF LOT 7;

THENCE CONTINUING ALONG SAID SOUTH LINE OF LOT 7, COMMON WITH NORTH PROPERTY LINE OF LOT 5–R1, A DISTANCE OF 55 FEET TO A 5/8" IRON ROD SET (TO BE) WITH YELLOW CAP STAMPED "RPLS 5187" SET FOR A CORNER; BEING NORTHWEST CORNER OF LOT 5–R1 AND NORTHEAST CORNER OF LOT 4, BECKLEY VIEW ADDITION; ALSO BEING A POINT ON THE SOUTH LINE OF LOT 7;

THENCE, SOUTH ALONG THE WEST LINE OF LOT 5–R1 AND EAST LINE OF LOT 4, A DISTANCE OF 180 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.4132 ACRE (18,000 SQ. FT.) OF LAND, MORE OR LESS.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED LARRY ALAN PROBECK, 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 AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2017.

_____
Notary Public, State of TEXAS
My Commission Expires: _____

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DURAN JOSE & ROMAULDA & SANDOVAL CONSTRUCTION, ACTING BY AND THROUGH IT'S DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 5–R1 & LOT 5–R2, BECKLEY VIEW ADDITION, PHASE 2, 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 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 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).

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 2017.

DURAN JOSE & ROMAULDA (LOT 5–A)

BY:_____

DURAN JOSE & ROMAULDA
Owner

COUNTY OF DALLAS §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared *DURAN JOSE & ROMAULDA* 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 and considerations therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2017.

_____
Notary Public, State of TEXAS
My Commission Expires: _____

ANDREW SANDOVAL (LOT 5–B)

BY:_____
ANDREW SANDOVAL
Owner

COUNTY OF DALLAS §
STATE OF TEXAS §

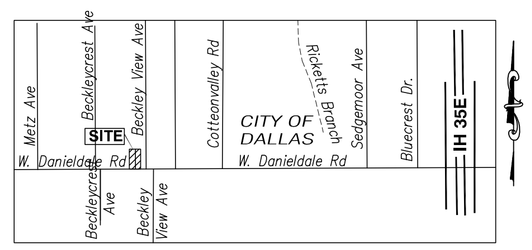
BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared ANDREW SANDOVAL known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2017.

_____
Notary Public, State of TEXAS
My Commission Expires: _____

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
2. THE PORPUSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1 LOT.
3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED.
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: ZZZZZZ



VICINITY MAP
NTS

MAPSCO: 74–L (DALLAS)

LEGENDS:
B.L.=BUILDING LINE
IRS= IRON ROD SET
R.O.W.=RIGHT–OF–WAY
BLK= BLOCK
D.R.D.C.T.=DEED RECORDS OF DALLAS COUNTY, TEXAS
5/8" IRS (TO BE) IRON ROD SET (TO BE)
EX.=EXISTING
CL=CENTERLINE
FH=FIRE HYDRANT
686 EX. CONTOUR

NOTES:

FLOOD NOTE: According to the F.I.R.M. No. 48113C0490 K, this property does lie in Zone X and DOES NOT lie within 100 year flood zone.

OWNER OF LOT 5-A:
DURAN JOSE & ROMAULDA
607 W DANIELDALE RD
DALLAS, TEXAS 75232

OWNER OF LOT 5-B:
SANDOVAL CONSTRUCTION
120 WOODHAVEN CT.
OAK LEAF, TX 75154

SUB. DATE: 4–19–17

ENGINEER:
CIVIL URBAN ASSOCIATES, INC.
9401 LBJ FRWY, SUITE#305, DALLAS, TX 75243
CONTACT: MD MOZHARUL ISLAM, P.E.
MMI.ENGINEERS@CUAINC.COM

PROBECK LAND SURVEYORS
P.O. BOX 550695 ~ DALLAS, TEXAS 75355–0695
OFFICE (214) 549–5349 ~ FAX (214) 348–1149

PRELIMINARY/FINAL REPLAT
SANDOVAL ADDITION
LOTS 5–A & 5–B
BLK E/7588
A 0.4132 ACRE
(18,000 SQ. FT.) TRACT
BEING ALL OF
LOT 5, BLOCK E/7588
BECKLEY VIEW ADDITION
AS RECORDED IN INST#201500154493
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S–167–167