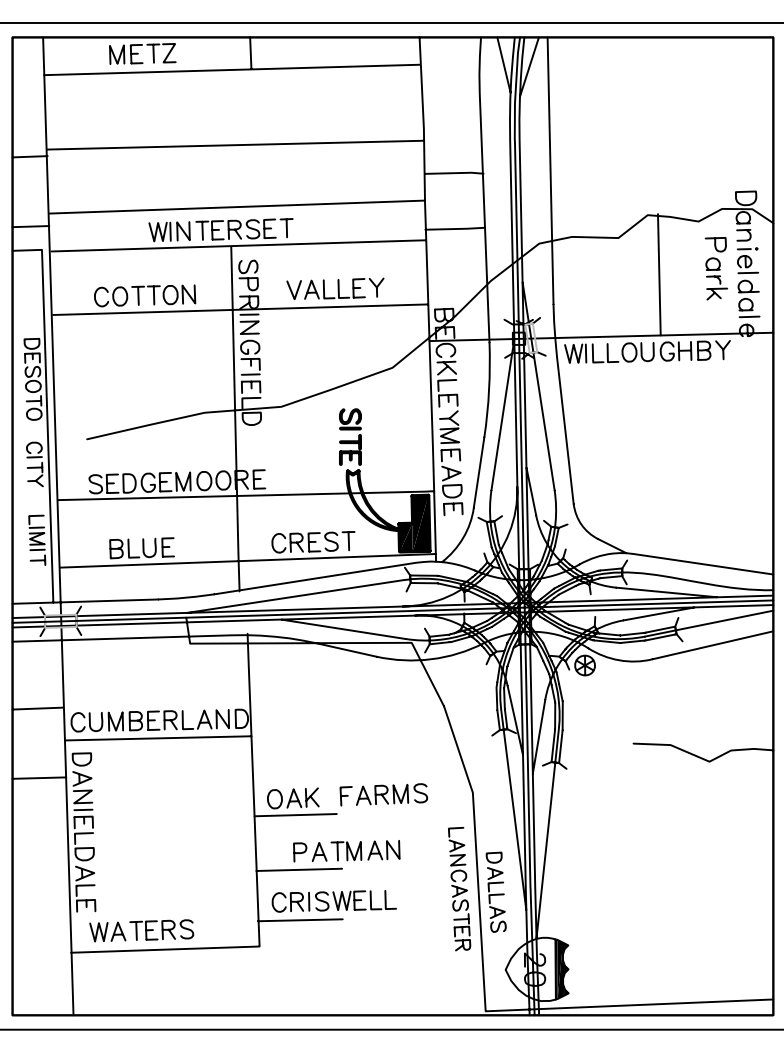
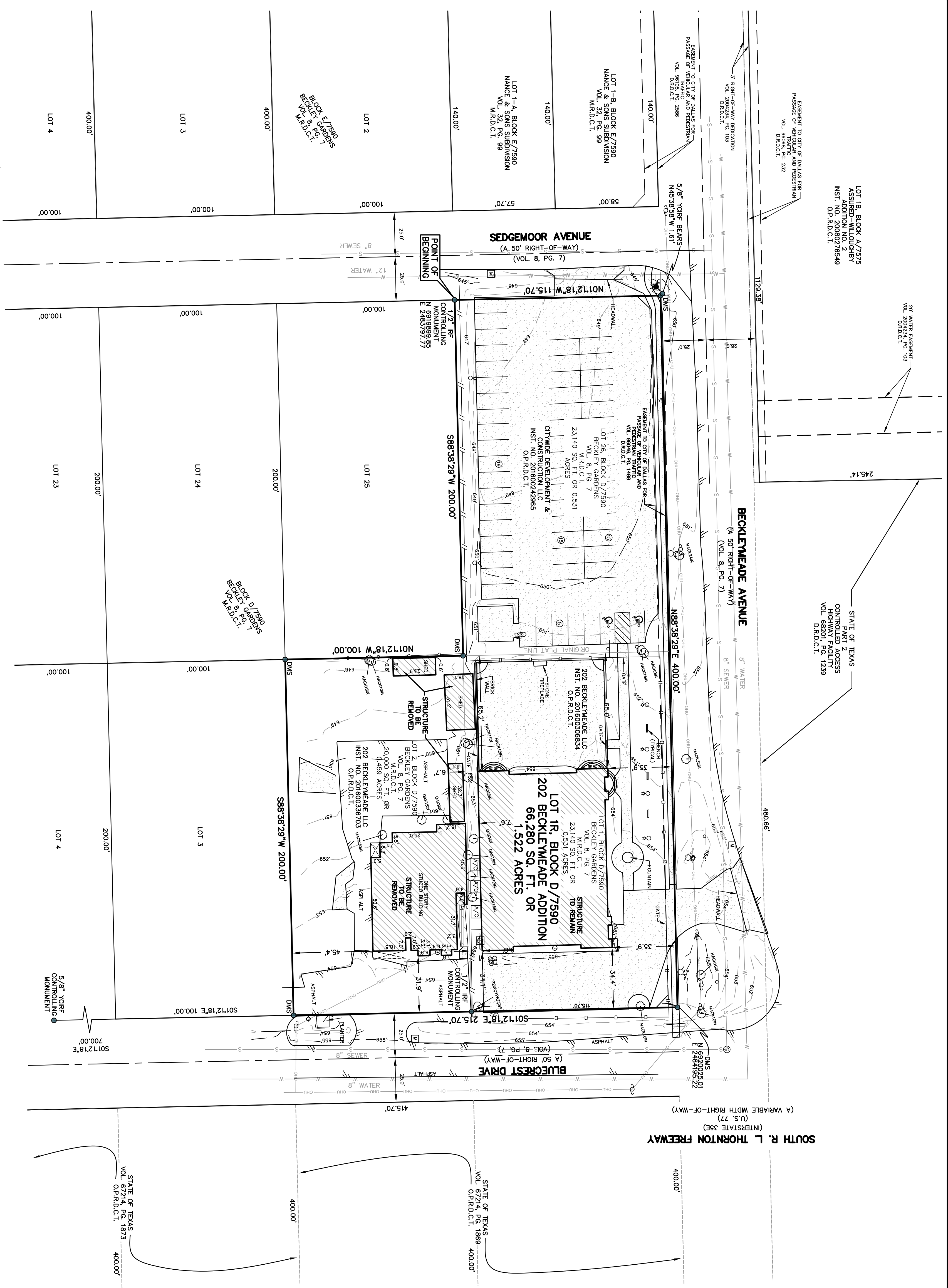


LOT 1B, BLOCK D/7590
 BECKLEY GARDENS
 ADDITION NO. 2
 INST. NO. 20060275549
 O.P.R.D.C.T.

STATE OF TEXAS
 PART 2
 CONTROLLED ACCESS
 VOL. 66201, PG. 1239
 D.R.D.C.T.



OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF DALLAS

Whereas, **202 BECKLEMEADE LLC, AND CITYWIDE DEVELOPMENT & CONSTRUCTION LLC** are the owners of those certain lots situated in the John S. Tucker Survey, Abstract No. 1469, City of Dallas, Dallas County, Texas, and being all of Lots 1, 2, and 26, Block D/7590, of Beckley Gardens, on Addition to the City of Dallas, Dallas County, Texas according to the Map thereof recorded in Volume 8, Page 7, of the Map Records of Dallas County, Texas, and being all that certain land to 202 BECKLEMEADE LLC, by Warranty Deed recorded in Instrument No. 201600306834 and Instrument No. 201600336703, Official Public Records, Dallas County, Texas, and being all that certain land to CITYWIDE DEVELOPMENT & CONSTRUCTION LLC, by Quitclaim Deed recorded in Instrument No. 201600242965, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most westerly southwest corner of the herein described tract, same being the southwest corner of Lot 26, same being the northwest corner of Lot 25, said Block D/7590, same being on the east right-of-way line of Sedgemoor Avenue (A 50' right-of-way);

THENCE North 01 degrees 18 seconds West, along the common line of said Lot 26 and said Sedgemoor Avenue, a distance of 115.70 feet to a Disk Monument Set for the northwest corner of the herein described tract, from which a 5/8 inch iron rod with a yellow cap bears North 45 degrees 38 minutes 58 seconds West, a distance of 1.61 feet, same being the northwest corner of said Lot 26, same being the intersection of the east right-of-way line of said Sedgemoor Avenue with the south right-of-way line of Beckleymeade Avenue (A 53' right-of-way, at this point);

THENCE North 88 degrees 38 minutes 29 seconds East, along the common line of said Lot 26 and the south right-of-way line of said Beckleymeade Avenue, passing at a distance of 200.00 feet the northeast corner of said Lot 26, same being the northwest corner of doresaid Lot 1, continuing along the common line of said Lot 1 and said Beckleymeade Avenue, a total distance of 400.00 feet to a Disk Monument Set for the northeast corner of the herein described tract, same being the northeast of said Lot 1, same being the intersection of the south right-of-way line of said Beckleymeade Avenue with the west right-of-way line of Bluecrest Drive (A 50' right-of-way);

THENCE South 01 degrees 12 minutes 18 seconds East, along the common line of said Lot 1 and said Bluecrest Drive, passing a 1/2 inch iron rod found at a distance of 115.70 feet for the southeast corner of said Lot 1, same being the northeast corner of doresaid Lot 2, continuing along the common line of said Lot 2 and said Bluecrest Drive, a total distance of 215.70 feet to a Disk Monument Set for the southeast corner of the herein described tract, same being the southeast corner of said Lot 2, same being the northeast corner of Lot 3, of doresaid Block D/7590;

THENCE South 88 degrees 36 minutes 29 seconds West, along the common line of said Lot 2 and said Lot 3, a distance of 200.00 feet to Disk Monument Set for the most southerly southwest corner of the herein described tract, same being the southwest corner of said Lot 2, same being the northwest corner of said Lot 3, same being the southwest corner of doresaid Lot 26, same being the northeast corner of said Lot 25, of said Block D/7590;

THENCE North 01 degrees 12 minutes 18 seconds West, along the common line of said Lot 2 and said Lot 25, a distance of 100.00 feet, to a Disk Monument Set for an internal corner of the herein described tract, same being the northwest corner of said Lot 2, same being the southwest corner of doresaid Lot 1, same being the southeast corner of doresaid Lot 26, same being the northeast corner of said Lot 25;

THENCE South 88 degrees 38 minutes 29 seconds West, along the common line of said Lot 26 and said Lot 25, a distance of 200.00 feet to the POINT OF BEGINNING and containing 66,280 square feet or 1,522 acres of computed land, more or less.

PRELIMINARY PLAT
 VALENTINA'S ADDITION
 LOT 1R, BLOCK D/7590

REPLAT OF LOTS 1, 2, & 26, BLOCK D/7590 OF
 BECKLEY GARDENS
 JOHN S. TUCKER SURVEY, ABSTRACT NO. 1469
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S167-157

THIS PLAT FILED IN INSTRUMENT NO. _____

LEGEND

	GAS METER		FIRE HYDRANT
	IRR CONTROL VALVE		SIGN POLE
	POWER POLE		MAILBOX METER
	S1 MANHOLE		HANDICAP SPACE
	CLEAN OUT		CONCRETE
	A/C PAD		WROUGHT IRON FENCE
	CHAIN LINK FENCE		WOOD FENCE

LINE/TYPE TABLE

	BOUNDARY LINE
	ADJACENT LINE
	WATER LINE
	OVERHEAD SERVICE LINE
	SEWER LINE
	STORM DRAIN LINE
	GAS LINE
	UNDERGROUND ELEC. LINE
	BUILDING LINE
	UNDERGROUND ELEC. LINE
	STREET CENTERLINE

- NOTES:**
1. IRR - Iron Rod Found
 2. DMS - 3" Aluminum Disk Monument Set stamped "Valentina's Addition, RPLS 6122"
 3. M.R.D.C.T. - Map Records Dallas County Texas
 4. D.R.D.C.T. - Deed Records Dallas County Texas
 5. O.P.R.D.C.T. - Official Public Records Dallas County Texas
 6. P.C.L. - Volume
 7. P.C.L. - Page
 8. INST. NO. - Instrument Number
 9. Coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011), on Grid Coordinate Values, no scale and no projection.
 10. Purpose of Plat - To create one lot out of three lots.
 11. Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).
 12. Lot-to-lot drainage is not permitted without Engineering Section approval.

OWNER:
 202 BECKLEMEADE LLC
 135 BROOKBEND DR.
 WAXAHACHIE, TX 75165
 CONTACT: BARRY BREWSTER, CEO

OWNER:
 CITYWIDE DEVELOPMENT &
 CONSTRUCTION LLC
 1112 FLEMING ST.
 DALLAS, TX 75208
 CONTACT: BARRY BREWSTER, CEO

PEISER & MANKIN SURVEYING, LLC
 www.peisersurveying.com

623 E. DALLAS ROAD
 GRAPEVINE, TEXAS 76051
 817-481-1806 (O)
 817-481-1899 (F)

COMMERCIAL
 RESIDENTIAL
 SURVEYING
 MORTGAGE

FIRM No. 1009939-00 Member Since 1977

JOB NO.: 17-0114
 DATE: 02/23/2017
 FIELD DATE: 02/23/2017
 SCALE: 1" = 30'
 FIELD: JLM
 DRAWN: AAM
 CHECKED: TMM

SHEET 1 OF 2

