

OWNER'S DEDICATION

NOW HEREBY, KNOW ALL MEN BY THESE PRESENTS, THAT, **202 BECKLEMEADE LLC, AND CITYWIDE DEVELOPMENT & CONSTRUCTION LLC** ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, **BARRY BREWER**, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **VALENTINA'S 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, 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 UTILITY SERVICES, SANITATION AND SEWER COLLECTIONS, AND ALL PUBLIC AND PRIVATE UTILITIES FOR THE PURPOSES OF THE UTILITY AND FIRE LANE AND PRIVATE UTILITY EASEMENTS. THE RESPONSIBILITY OF THE PROPERTY OWNER, NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROUNDS 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 GROUNDS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR OPERATION OF SUCH RESPECTIVE SYSTEMS. THE RESPONSIBILITY OF AND FROM UPON THE SAID EASEMENTS HAVE 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 PROOQUING 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 TO MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN OF THE CURB OR PAYMENT 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.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

202 BECKLEMEADE LLC

BY: \_\_\_\_\_  
NAME: **BARRY BREWER**  
TITLE: **CEO**

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **BARRY BREWER**, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

CITYWIDE DEVELOPMENT & CONSTRUCTION LLC

BY: \_\_\_\_\_  
NAME: **BARRY BREWER**  
TITLE: **CEO**

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **BARRY BREWER**, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

SURVEYOR'S STATEMENT

I, **TIMOTHY R. MANKIN**, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION FROM RECORDED DOCUMENT AND EXPERIENCE 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 ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.


DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017  
PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSES  
**TIMOTHY R. MANKIN**, LICENSE NO. **85292/2017**

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122  
STATE OF TEXAS:  
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **TIMOTHY R. MANKIN**, 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 HEREIN 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 TARRANT COUNTY, TEXAS

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. 5167-157  
THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_

JOB NO:	17-0114	SHEET	2
DATE:	03/07/2017		
FIELD DATE:	02/23/2017		
SCALE:	1" = 30'		
FIELD:	JWB		
DRAWN:	AJB		
CHECKED:	TMM		
<b>PEISER &amp; MANKIN SURVEYING, LLC</b> www.peisersurveying.com		COMMERCIAL ENGINEERING TOPOGRAPHY MORTGAGE	
623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-461-1806 (O) 817-461-1808 (F)		 Member Since 1977	
tmm@peisersurveying.com		FIRM No. 100999-00	

OWNER: 202 BECKLEMEADE LLC  
133 BROCKBEND DR, #105  
MCKINNEY, TX 75069  
CONTACT: **BARRY BREWER, CEO**

OWNER: CITYWIDE DEVELOPMENT & CONSTRUCTION LLC  
1112 S. MARLSON AVENUE  
WAXAHACHIE, TX 75185  
CONTACT: **BARRY BREWER, CEO**

ENGINEER: OKM ENGINEERING, INC.  
SHOLA MORDHUNQOLA,  
1112 S. MARLSON AVENUE  
DALLAS, TX 75208  
214-941-9412