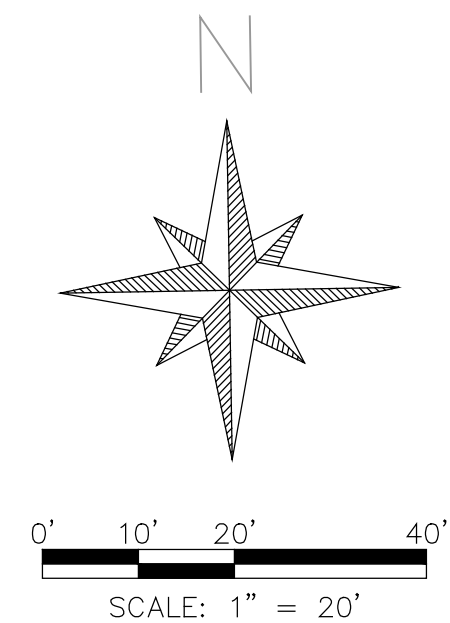
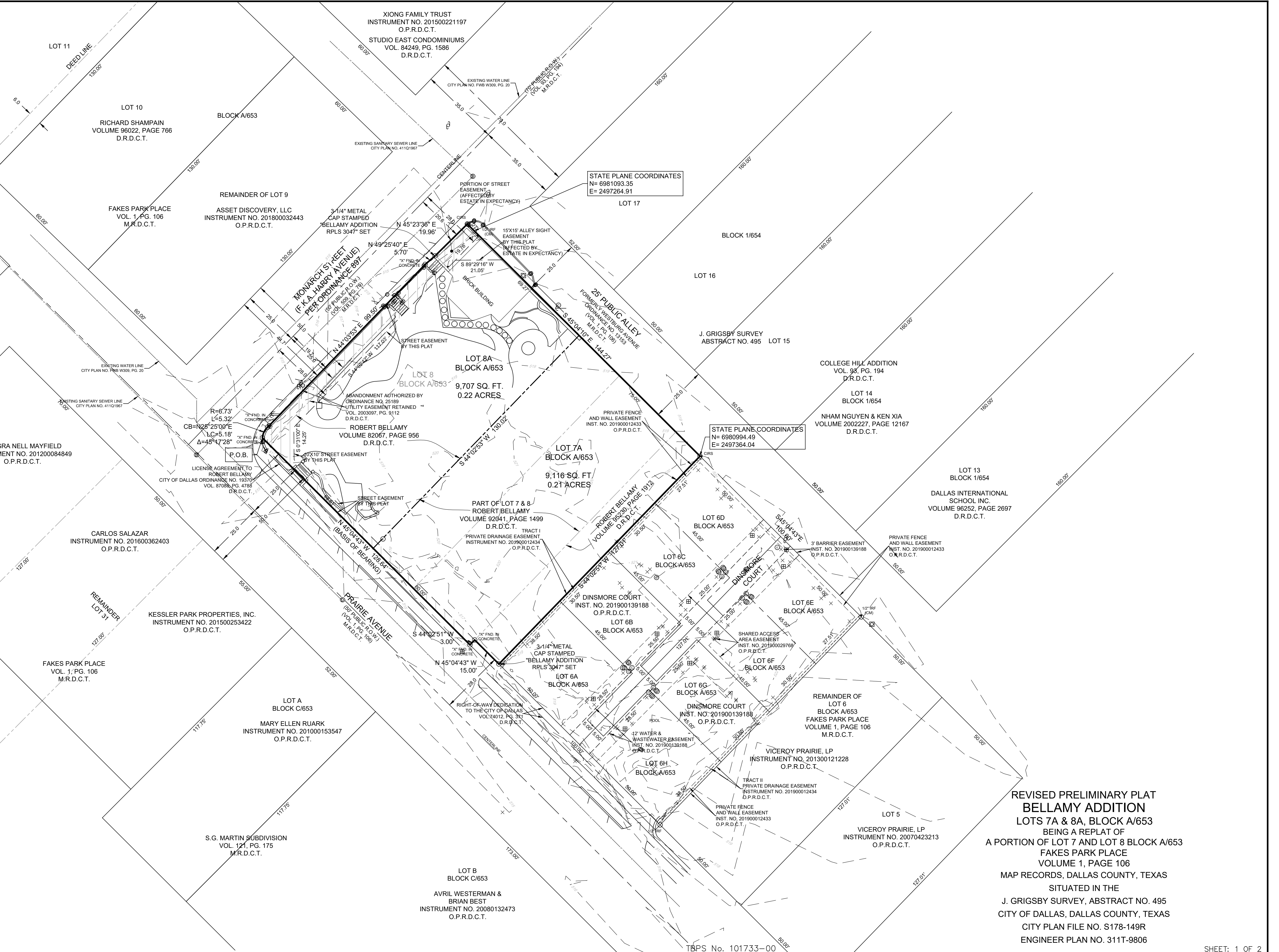


LOCATION MAP  
NOT TO SCALE



- NOTES:
1. IRF - IRON ROD FOUND
  2. CIRS - CAPPED 1/2 INCH IRON ROD SET WITH 3 1/4" METAL CAP STAMPED "BELLAMY ADDITION RPLS NO. 3047"
  3. MAG NAIL SET - MAG NAIL SET WITH DISK STAMPED "BELLAMY, RPLS 3047"
  4. IRFC - IRON ROD FOUND CAPPED
  5. R.O.W. - RIGHT-OF-WAY
  6. C.M. - CONTROLLING MONUMENT
  7. M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
  8. D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
  9. O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  10. INST. NO. - INSTRUMENT NUMBER
  11. P.O.B. - POINT OF BEGINNING
  12. FND. - FOUND
  13. ESMT. - EASEMENT
  14. VOL. - VOLUME
  15. PG. - PAGE

- GENERAL NOTES:
1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011
  2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
  3. THE PURPOSE OF THIS PLAT IS TO REPLAT 2 LOTS INTO 2 LOT.
  4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  5. ALL STRUCTURES ON PROPERTY WILL REMAIN. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.



REVISED PRELIMINARY PLAT  
BELLAMY ADDITION  
LOTS 7A & 8A, BLOCK A/653  
BEING A REPLAT OF  
A PORTION OF LOT 7 AND LOT 8 BLOCK A/653  
FAKES PARK PLACE  
VOLUME 1, PAGE 106  
MAP RECORDS, DALLAS COUNTY, TEXAS  
SITUATED IN THE  
J. GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S178-149R  
ENGINEER PLAN NO. 3117-9806

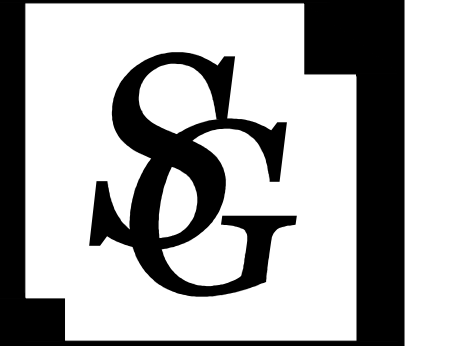
NO.	DATE	REVISION
1.		
2.		
3.		

**SURVEY GROUP**  
SURVEYING \* CONSULTING \* MANAGEMENT

1475 HERITAGE PKWY., STE 217  
MANSFIELD, TEXAS 76063

(817) 354-1445  
surveygroup@att.net

JOB NO.: 18-029  
DATE: January 9, 2020  
SCALE: 1" = 20'  
DRAWN BY: RP



**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That Robert Bellamy, does hereby adopt this plat, designating the herein described property as BELLAMY 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 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).

The property indicated on the plat (the "Property") is dedicated as an estate in expectancy subject to the existence of certain structural improvements (the "Improvements") now situated on the Property. Robert Bellamy, (the "Owner") will remain in possession of the Property until the Improvements are permanently removed, but in no event later than 20 years following the date of execution of this document. The Owner and *its/his/her* heirs, successors, and assigns, are fully responsible for the Improvements, including payment of ad valorem taxes, as if this dedication had never been made, until the Improvements are removed, substantially damaged, destroyed, or altered in any manner which increases the floor area of the Improvements by 10 percent or more, or until the Director of Sustainable Development and Construction (the "Director") requests the Property for street usage. Once the Improvements are permanently removed, substantially damaged, destroyed, or altered in any manner which increases the floor area of the Improvements by 10 percent or more, or upon the expiration of 90 days after the Property is requested by the Director for street usage, the Owner and *its/his/her* heirs, successors, and assigns, shall promptly remove any remainder of the Improvements located on the Property at *its/his/her* own cost and expense prior to the date of the City's right of possession. The Owner and *its/his/her* heirs, successors, and assigns, agree to indemnify, defend, and hold the City whole and harmless against any and all claims for damages, costs, or expenses to persons or property that may arise out of, or be occasioned by or from, the Owner's, or *its/his/her* tenants, employee's, invitee's, contractor's, and subcontractor's use and occupancy of the Property and/or removal of the Improvements there from. The Owner and *its/his/her* heirs, successors, and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City on account of the same and discharge any judgment that may be rendered against the City in connection therewith to the extent permitted by law. Further, once the Improvements are permanently removed, but in no event later than 20 years following the date of execution of this instrument, the Owner and *its/his/her* heirs, successors, and assigns, agree and obligate themselves to deliver possession of the Property free and clear of any and all liens, encumbrances, conditions, easements, restrictions, or any other impediment to title, including any lease. No act or omission on the part of the City, its successors and assigns, may constitute a waiver against the operation of this clause.

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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2020.

NAME : Robert Bellamy  
TITLE: OWNER

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 Robert Bellamy, Owner known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for Dallas County

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Robert Bellamy is the sole owner of all that certain .043 acre tract, or parcel of land located in the J. Grigsby Survey, Abstract No. 495 in Dallas County, Texas and being part of Lot 8 and a portion of Lot 7, Block A/653 Fakes Park Addition, according to the plat thereof recorded in Volume 1, Page 106, Map Records, Dallas County, Texas, and being the same tract of land described in a warranty deed to Robert Bellamy as recorded in Volume 82067, Page 956 and Warranty Deed with Vendor's Lien recorded in Volume 92041, Page 1499, and part of that tract of land described in Special Warranty Deed with Vendor's Lien recorded in Volume 95230, Page 1912 and the right-of-way abandonment authorized by the City of Dallas ordinance number 25189 and Quitclaim deed as recorded in Volume 2003097, Page 9112, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a "X" found in concrete in the beginning of a curve to the right having a radius of 6.73 feet and a chord bearing North 25 degrees 25 minutes 00 seconds East and a chord length of 5.18 feet, at the southwest corner of the herein described tract, at the intersection of Monarch Street (Variable Width public right-of-way) and North Prairie Avenue (Variable Width public right-of-way), same being the southwest corner of the said right-of-way abandonment;

THENCE along said curve to the right through a central angle of 45 degrees 17 minutes 28 seconds a distance of 5.32 feet to an "X" found in concrete in the southeast line of said Monarch Street;

THENCE along the southeast line of Monarch Street the following courses and distances:

North 44 deg 03 minutes 53 seconds East a distance of 99.50 feet to an "X" found in concrete;  
North 49 degrees 25 minutes 40 seconds East a distance of 5.70 feet to a 3 1/4 inch metal cap stamped "BELLAMY ADDITION RPLS 3047" set in concrete;

THENCE North 45 degrees 23 minutes 36 seconds East a distance of 19.96 feet to a set capped 1/2 inch iron rod with a 3 1/4 inch metal cap stamped "BELLAMY ADDITION RPLS 3047" in the south line of a 25 foot Alley, same point being the northwest corner of the herein described tract;

THENCE South 45 degrees 04 minutes 10 seconds East along the common line of this tract and the said alley, pass a found 1/2 inch iron rod at 4.27 feet, a total distance of 144.27 feet to a set capped 1/2 inch iron rod with a 3 1/4 inch metal cap stamped "BELLAMY ADDITION RPLS 3047" at the north corner of a portion of Lot 7 of said addition, being the remainder of that tract of land described in a deed to Robert Bellamy as recorded in said Volume 95230, Page 1912 of the said deed records;

THENCE South 44 degrees 02 minutes 51 seconds West along the common line of this tract of land and the said remainder tract, a distance of 127.01 feet to a 3 1/4 inch metal cap stamped "BELLAMY ADDITION RPLS 3047" in concrete in the northeasterly line of the said North Prairie Avenue;

THENCE along the said northeasterly line the following courses and distances:

North 45 degrees 04 minutes 43 seconds West a distance of 15.00 feet to an "X" found in concrete;  
South 44 degrees 02 minutes 51 seconds West a distance of 3.00 feet to an "X" found in concrete;

THENCE North 45 degrees 04 minutes 43 seconds West a distance of 128.64 feet to the POINT OF BEGINNING and containing 0.43 acres or 18,823 square feet of computed land;

**SURVEYOR'S STATEMENT**

I, William P. Price, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

William P. Price \_\_\_\_\_ Date \_\_\_\_\_  
Registered Professional Land Surveyor, No. 3047

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 William P. Price, 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 \_\_\_\_\_, 2020.

Notary Public in and for Dallas County, Texas

REVISED PRELIMINARY PLAT  
BELLAMY ADDITION  
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CITY PLAN FILE NO. S178-149R  
ENGINEER PLAN NO. 311T-9806

TBPS No. 101733-00

SHEET: 2 OF 2

FLOOD CERTIFICATE  
As determined by the Flood Insurance Rate Maps Dallas County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date August 23, 2001 Community Panel No. 48113C 0345J subject lot is located in Zone X.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

ENGINEER:

MACATEE ENGINEERING, LLC  
2655 N. CENTRAL EXPRESSWAY, SUITE 420  
DALLAS, TEXAS 75243  
(214) 373-1180 (VOICE)

OWNER/DEVELOPER:

ROBERT BELLAMY  
1918 PRAIRIE AVENUE  
DALLAS, TEXAS 75204

NO.	DATE	REVISION
1.		
2.		
3.		

**SURVEY GROUP**  
*SURVEYING \* CONSULTING \* MANAGEMENT*

1475 HERITAGE PKWY., STE 217  
MANSFIELD, TEXAS 76063

(817) 354-1445  
surveygroup@att.net

JOB NO:	18-029
DATE:	January 9, 2020
SCALE:	N/A
DRAWN BY:	RP

