

VICINITY MAP  
NOT TO SCALE  
MAPSCO PAGE 45-U

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT SETH SMITH, KATELIN BURTON, LLOYD SCOTT, SOUTHPAW 1712 LLC, AND MARK MARTINEK, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS BEAUMONT STREET 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 GENERAL PUBLIC, FIRE AND POLICE UNITS, AND 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 OF GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER AND ACROSS THE EASEMENT AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE 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 ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM OR 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 PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE 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.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

SURVEYOR'S CERTIFICATE

I, LOUIS SALCEDO, 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."

LOUIS M. SALCEDO  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

DATE

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED LOUIS M. SALCEDO, 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 AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

SETH SMITH  
TITLE:

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED LOUIS M. SALCEDO, 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 AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

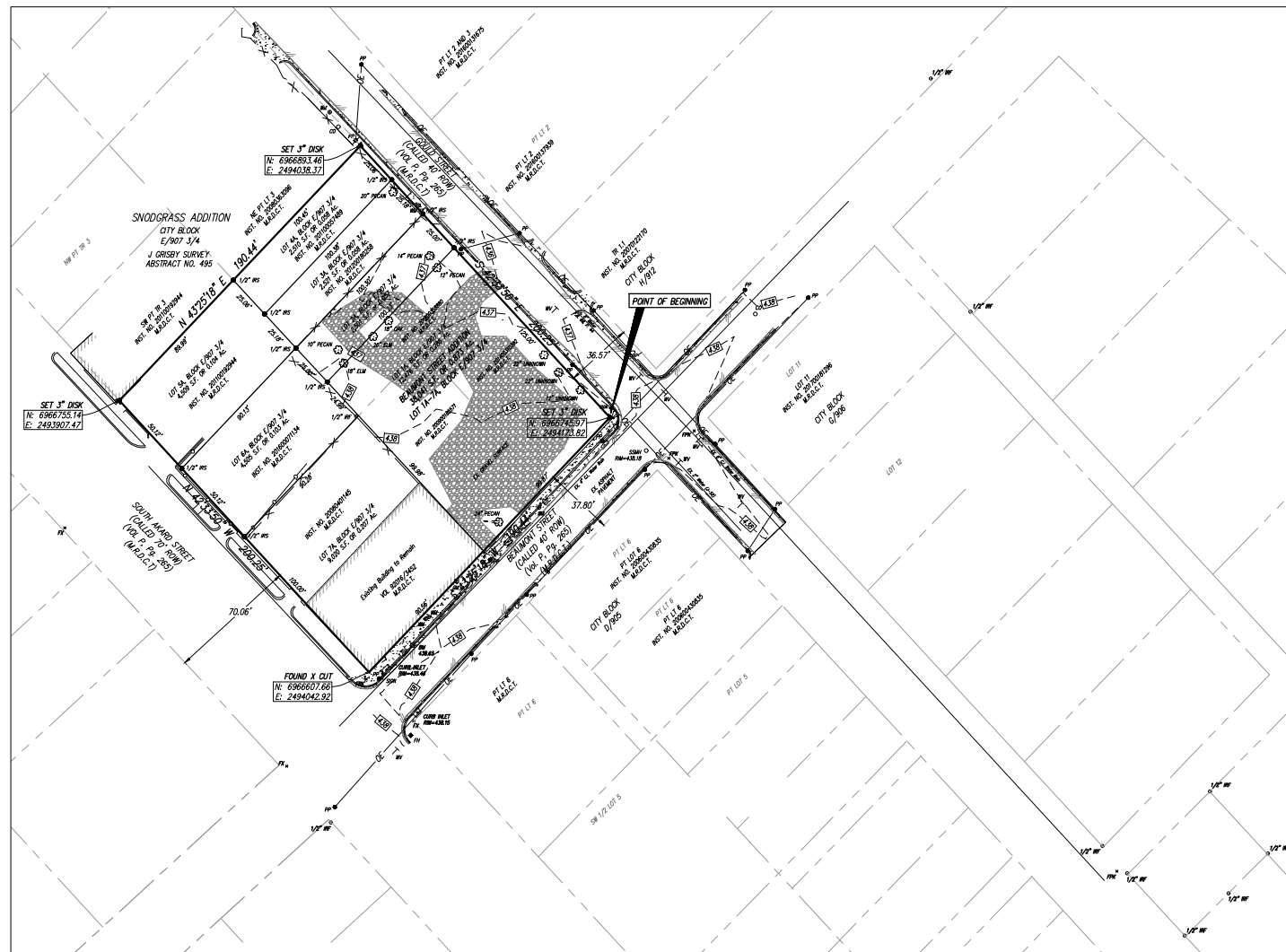
GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 7 LOTS FROM 2 LOTS.
2. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
3. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
4. COORDINATES SHOWN HEREON REFERS TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

DALLAS COUNTY:

FLOOD STATEMENT: According to Community Panel No. 48113C0345J, dated August 23, 2001 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is located within Flood Zone "X", which is not a special flood hazard area.

If this site is not within an identified special 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 statement shall not create liability on the part of the Surveyor.



Legend of Symbols & Abbreviations

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	●	FFK	FOUND PK NAIL
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS	●	1/2" RF	1/2" IRON ROD FOUND
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS	●	1/2" RF	1/2" IRON PIPE FOUND
INST. NO.	INSTRUMENT NUMBER	●	1/2" RS	1/2" IRON ROD WITH YELLOW CAP STAMPED "SQ 3664"; SET
SF	SQUARE FEET	▲	Set 3" Disk	3" ALUMINUM DISK STAMPED "BEAUMONT STREET ADDITION, RPLS 3664"
VOL./PG.	VOLUME/PAGE	CM		CONTROLLING MONUMENT
Ac.	ACRE			
PT LT	Portion of Lot			

Owner's Certificate  
State of Texas  
County of Dallas

Whereas Seth Smith, Katelin Burton Smith, Mark Martinek, Lloyd Scott, and Southpaw 1712 LLC, are the Owners of a 0.873 acre tract of land situated in the J. Grigsby Survey, Abstract Number 495 in the City of Dallas, Dallas County, Texas, and being all of Lots 1 & 2, Block E/907 3/4 of Snodgrass Addition recorded in Volume P, Page 265 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the North line of Beaumont Street (40' Right-of-Way recorded in Volume P, Page 265) and the West line of Gould Street (40' Right-of-Way recorded in Volume P, Page 265 of the Map Records of Dallas County, Texas);

THENCE South 43 deg. 25 min. 18 sec. West, a distance of 190.44 feet, along the North line of Beaumont Street (40' Right-of-Way), same being the south line of Lot 1 of said Snodgrass Addition, to a found "X" cut in concrete for corner;

THENCE North 42 deg. 33 min. 50 sec. West, a distance of 200.25 feet, along the Southwest line of Lots 1 & 2 of Snodgrass Addition, and being the north line of South Akard Street (70' Right-of-Way), to a 3" aluminum disk stamped "Beaumont Street Addition, RPLS 3664" set for corner;

THENCE North 43 deg. 25 min. 18 sec. East, a distance of 190.44 feet along the north line of Lot 2 of said Snodgrass Addition, to a 3" aluminum disk stamped "Beaumont Street Addition, RPLS 3664" set for corner, and being in the west line of Gould Street;

THENCE South 42 deg. 33 min. 50 sec. East, a distance of 200.25 feet, along the west line of Gould Street, same being the east line of Lots 1 & 2 of said Snodgrass Addition to the POINT OF BEGINNING, and containing 38,041 square feet or 0.873 acres of land, more or less.

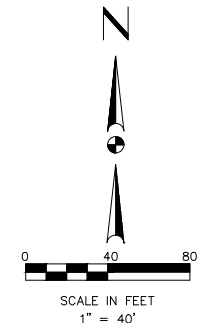
SURVEYOR

Salcedo Group, Inc.  
401 College Street  
Grand Prairie, TX 75050  
(214) 412-3122

OWNERS

Seth Smith 1804 Gould Street, Dallas, TX 75215 214.908.1209	Katelin Burton Smith 6214 Richmond Ave, Dallas, TX 75214 214.549.3927
Mark Martinek 8919 Eustis Ave, Dallas, TX 75218 214.727.8495	Lloyd Scott 7545 E. Northwest Hwy Apt. #143 Dallas, TX 75238

Southpaw 1712 LLC  
1712 S. Akard St.  
Dallas, TX 75215



PRELIMINARY PLAT

BEAUMONT STREET ADDITION  
LOT 1A, 2A, 3A, 4A, 5A, 6A, & 7A  
BLOCK E/907 3/4  
38,041 S.F. or 0.873 Ac.

BEING A REPLAT OF  
LOTS 1 & 2, BLOCK E/907 3/4  
SNODGRASS ADDITION  
VOL. P, PG. 265, M.R.D.C.T.  
J. GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S190-078

SGI SALCEDO GROUP, INC.  
401 COLLEGE STREET  
GRAND PRAIRIE, TEXAS, 75050  
PHONE: (214)-412-3122

1-9-20  
SHEET 1 OF 1

Texas P.E. F-5482 : Texas TBPLS Firm License 10070800

SGI Project No. 19878