

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, MM WELDON, LLC. is the owner of a 0.264 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being all of Lot II, Block E/2002, Belmont Park, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 8, Page 126, Map Records, Dallas County, Texas; said 0.264 acre tract being all of that tract of land conveyed to MM WELDON, LLC. by Warranty Deed with Vendor's Lien in Instrument Number 202000075540, Official Public Records, Dallas County, Texas; said 0.264 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC, RPLS 4804" found (1/2-inch iron rod found bearing North 60 degrees 03 minutes 47 seconds West, 0.63 feet) at the south corner of said Lot II, Block E/2002; said point also being at the intersection of the northwest right-of-way line of Weldon Street (formerly Belmont Drive) a 50-foot wide public right-of-way and the east right-of-way line of a 15-foot alley;

THENCE, North 23 degrees 18 minutes 34 seconds West, leaving said northwest right-of-way line and with said east right-of-way line, a distance of 101.77 feet (plat calls 101.75 feet) to a 1/2-inch iron rod found at the west corner of said Lot II, Block E/2002; said point also being the south corner of Lot IO, Block E/2002 of said Belmont Park;

THENCE, North 45 degrees 01 minutes 21 seconds East, leaving said east right-of-way line and with the common line of said Lots IO and II, Block E/2002, a distance of 138.42 feet (plat calls 142.50 feet) to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC, RPLS 4804" found at the north corner of said Lot II, Block E/2002; said point also being the east corner of said Lot IO, Block E/2002; said point also being on the west line of Lot IOB, Block E/2002, Belmont-Reeder Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in County Clerk's Instrument No. 201800079036, Official Public Records, Dallas County, Texas;

THENCE, South 31 degrees 53 minutes 30 seconds East, with the common line of said Lots IOB and II, Block E/2002, a distance of 61.63 feet (plat calls 65.00 feet) to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC, RPLS 4804" found at the east corner of said Lot II, Block E/2002; said point also being the south corner of said Lot IOB, Block E/2002; said point also being on the said northwest right-of-way line of Weldon Street; said point also being on a non-tangent circular curve to the right having a radius of 2,129.60 feet;

THENCE, with the said northwest right-of-way line of Weldon Street, the following metes and bounds:

Southwesterly, with said curve to the right through a central angle of 03 degrees 26 minutes 36 seconds, an arc distance of 127.98 feet (chord bears South 31 degrees 44 minutes 48 seconds West, 127.96 feet) to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC, RPLS 4804" found at the point of continuous curve having a radius of 292.05 feet;

Southwesterly, with said curve through a central angle of 07 degrees 25 minutes 51 seconds, an arc distance of 37.88 feet (chord bears South 37 degrees 11 minutes 01 seconds West, 37.85 feet) to the **POINT OF BEGINNING**;

CONTAINING, 11,495 square feet or 0.264 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, MM WELDON, LLC., does hereby adopt this plat, designating the herein described property as **WELDON PLACE**, 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 roadway 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).

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 _____ day of _____, 2020.

MM WELDON, LLC.

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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 Engineers and Land Surveyors, 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)(1)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2020.

RELEASED 04/22/2020 - FOR REVIEW ONLY NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Mark Weatherford, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2020.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
WELDON PLACE
LOT 11A-11E, BLOCK E/2002
BEING A REPLAT OF
LOT 11, BLOCK E/2002
BELMONT PARK ADDITION
V. B. P. 126
AN ADDITION TO THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-122
ENGINEERING NO. DP20-

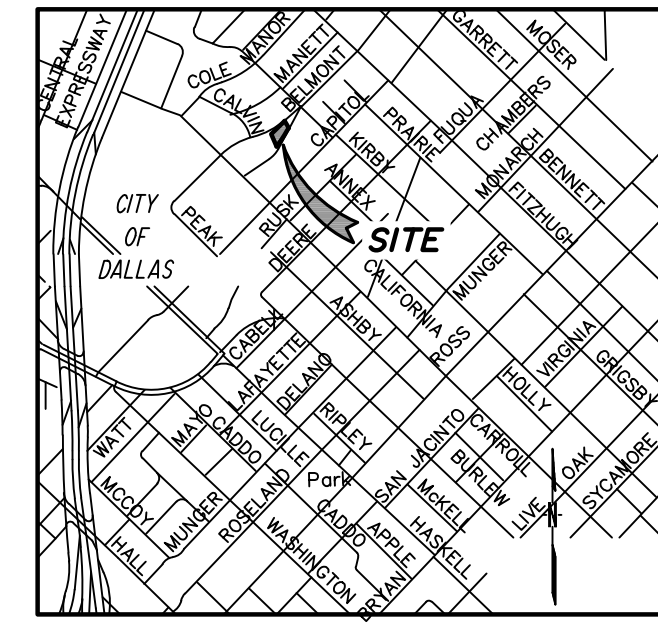
OWNER:
MM WELDON, LLC.
Mark Weatherford
3811 Pine Tree
Dallas, Texas 75206

ENGINEER - SURVEYOR:
Robert Schneeberg, P.E., R.P.L.S.
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TX ENGINEERING FIRM REG. NO. F-3376
SCALE DATE APRIL, 2020
TX SURVEYING FIRM REG. NO. 100752-00
PROJ. NO. 6994-20-02-01
6994 pre-plat.dwg

LOT TABLE

NO	SQ.FT.	ACRES
11A	1,941	0.045
11B	3,000	0.069
11C	2,866	0.066
11D	1,781	0.041
11E	1,907	0.044



SURVEYOR'S NOTES

- Bearing system for this survey are based upon State Plane Coordinate System, South Central Zone, NAD 1983 (2007).
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- The purpose of this plat is to create five lots from one lot.
- Coordinates shown are based upon Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Structures to be removed.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 64°29'07" E	11.45'
L2	S 54°05'13" E	12.94'
L3	N 35°53'00" E	6.66'
L4	S 45°01'53" E	14.77'
L5	N 44°57'44" E	8.79'
L6	S 45°00'50" E	58.73'
L7	S 58°27'45" E	13.54'
L8	S 45°00'13" E	48.52'
L9	S 58°27'45" E	17.26'

LEGEND

—	PROPERTY LINE
—	ADJOINER PROPERTY LINE
- - -	EASEMENT LINE
- - -	CENTERLINE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. No.	INSTRUMENT NUMBER
V.	VOLUME
P.	PAGE
CM	CONTROLLING MONUMENT
SQ.FT.	SQUARE FEET
AMS	3-1/4" ALUMINUM DISK STAMPED "WELDON PLACE, GSES, INC., RPLS 4804" SET ON 5/8-INCH IRON ROD

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
C1	03°26'36"	2,129.60'	64.01'	127.98'	127.96'	S 31°44'48" W
C2	07°25'51"	292.05'	18.96'	37.88'	37.85'	S 37°11'01" W

