

NAME	BEARING	DIST
L1	S45°00'00"E	40'
L2	N55°46'40"E	40'

STATE OF TEXAS)
 COUNTY OF DALLAS) OWNER'S CERTIFICATE

WHEREAS, JONATHAN URICK, IS THE SOLE OWNER OF LOTS 13 & 14 SITUATED IN THE BELMONT PARK ADDITION, CITY BLOCK NUMBER B/2002, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 8, PAGE 126 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 3/8" STEEL ROD FOUND, CONTROLLING MONUMENT (CM), FOR THE INTERSECTION OF KIRBY STREET, A 50-FT RIGHT-OF-WAY, AND MANETT STREET, A 50-FT RIGHT-OF-WAY, AS RECORDED IN THE PLAT OF BELMONT PARK ADDITION, VOLUME 8, PAGE 126, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 55 DEGREES 46 MINUTES 40 SECONDS EAST, ALONG THE RIGHT-OF-WAY LINE OF MANETT STREET, A DISTANCE OF 40 FEET TO A 5/8" STEEL ROD WITH CAP BEARING "TERRACORP" SET FOR CORNER, ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 55 DEGREES 46 MINUTES 40 SECONDS EAST, ALONG THE RIGHT-OF-WAY LINE OF MANETT STREET, A DISTANCE OF 80 FEET TO A 1/2" IRON ROD FOUND WITH YELLOW CAP STAMPED, "5310", SAME BEING THE SOUTHWEST CORNER OF SAID LOT 14;

THENCE NORTH 37 DEGREES 21 MINUTES 48 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 155.9 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2" IRON ROD SET (CONTROLLING MONUMENT), SAME BEING THE EAST LINE OF SAID LOT 15;

THENCE NORTH 55 DEGREES 46 MINUTES 40 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 49 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2" IRON ROD SET (CONTROLLING MONUMENT), SAME BEING THE SOUTH RIGHT-OF-WAY-LINE OF A 15 FOOT ALLEY AS RECORDED IN PLAT OF SAID ADDITION;

THENCE NORTH 55 DEGREES 09 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 49.5 FEET TO A POINT FOR CORNER, FROM WHICH A 3/8" STEEL ROD FOUND, CONTROLLING MONUMENT (CM), SAME BEING THE SOUTH RIGHT-OF-WAY-LINE OF A 15 FOOT ALLEY AS RECORDED IN PLAT OF SAID ADDITION;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTHWESTERN RIGHT-OF-WAY LINE OF KIRBY STREET, A 50 FOOT RIGHT-OF-WAY, A DISTANCE OF 119.1 FEET TO A 5/8" STEEL ROD WITH CAP BEARING "TERRACORP" SET FOR CORNER, SAID STEEL ROD LIES IN NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 38.53 FEET AND A CENTRAL ANGLE OF 82°21'50", FROM SAID STEEL ROD THE RADIUS POINT BEARS S 45°00'00" E, A DISTANCE OF 40.00 FEET;

THENCE IN AN WESTERLY DIRECTION, ALONG THE ARC OF SAID CURVE, A RADIAL DISTANCE OF 55.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 16,520.16 SQUARE FEET OR 0.379 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JONATHAN URICK does hereby adopt this plat, designating the herein described property as LOT 13R & 14R, BELMONT PARK 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 utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service removed 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 _____, 20____.

By:

JONATHAN URICK, OWNER

STATE OF TEXAS)
 COUNTY OF DALLAS)

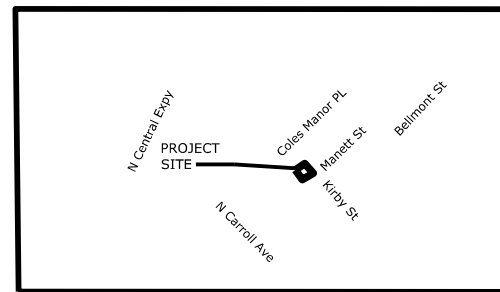
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS JONATHAN URICK, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES IN SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____

PRELIMINARY PLAT
BELMONT PARK ADDITION
LOT 13R & LOT 14R BLOCK B/2002
 BEING A REPLAT OF LOT 13 & LOT 14 OUT OF THE BELMONT PARK ADDITION
 VOLUME 8, PAGE 126, CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S 190-175

THIS PLAT FILED IN INSTRUMENT NO. _____, DATE _____



VICINITY MAP
 NTS

GENERAL NOTES:

1. BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
2. THE PURPOSE OF THIS PLAT IS TO MOVE THE COMMON LOT LINE 6' WEST, AS SHOWN.
3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
4. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. NO EXISTING STRUCTURES ON SITE.
6. ACCORDING TO FEMA MAP 48113C0345J, ZONE X, EFFECTIVE AUGUST 23, 2001, THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.

NOTICE:

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

OWNER/DEVELOPER

JONATHAN URICK
 EJ MANETT LLC
 140 KILBRIDGE CT
 COPPELL, TEXAS 75019
 (817) 975-1933

ENGINEER

GINA R. GARCIA, P.E.
 DBA PAREDES-GARCIA & ASSOCIATES
 104 DOVEHILL CIRCLE
 RED OAK, TEXAS 75154
 (972) 310-8549

SURVEYOR

ERNEST HEDGCOTH CONSULTING
 ENGINEERS, INC.
 5701-C MIDWAY ROAD
 HALTOM CITY, TEXAS 76117
 (817) 831-7711
 ATTN: ERNEST HEDGCOTH, RPLS

I, ERNEST HEDGCOTH, 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 SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THE SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2020.

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

ERNEST HEDGCOTH
 TEXAS REGISTERED PROFESSIONAL LAND SURVEY NO. 2804

STATE OF TEXAS)
 COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS ERNEST HEDGCOTH, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____