

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Marcelino Beltran and Tranquillo Beltran acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as FITZHUGH GLEN an addition to the City of Dallas, Dallas County, Texas. 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. An easement area at least 12 feet wide in the area labeled water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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).

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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, Texas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_ day of \_\_\_\_\_, 2016.

Marcelino Beltran, Owner  
Tranquillo Beltran, Owner

STATE OF TEXAS }  
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Marcelino Beltran, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ of \_\_\_\_\_, 2016.

Notary Public, State of Texas

STATE OF TEXAS }  
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Tranquillo Beltran, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ of \_\_\_\_\_, 2016.

Notary Public, State of Texas

**SURVEYOR'S STATEMENT**

I, Roy Rodriguez, 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.

Dated this the \_\_\_ day of \_\_\_\_\_, 2016

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

Roy Rodriguez, Registered Professional Land Surveyor, #5596  
Blue Star Land Surveying Company 817-659-9206

STATE OF TEXAS }  
COUNTY OF DALLAS }

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Roy Rodriguez, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ of \_\_\_\_\_, 2016.

Notary Public, State of Texas

**Shared Access Area Easement Statement**

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowners' association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

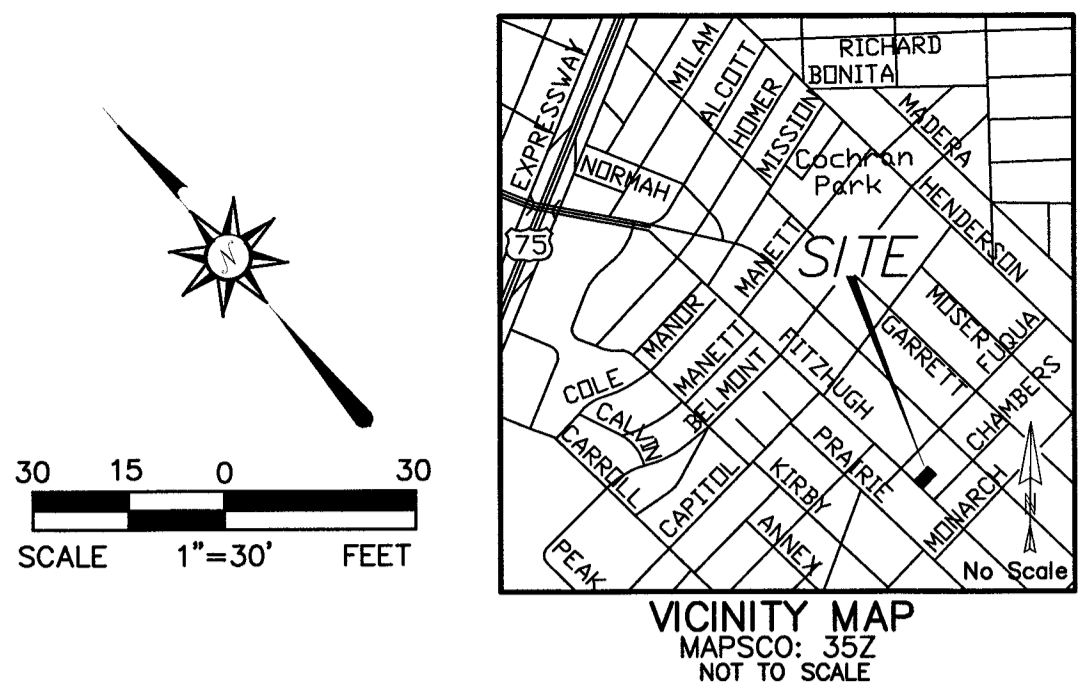
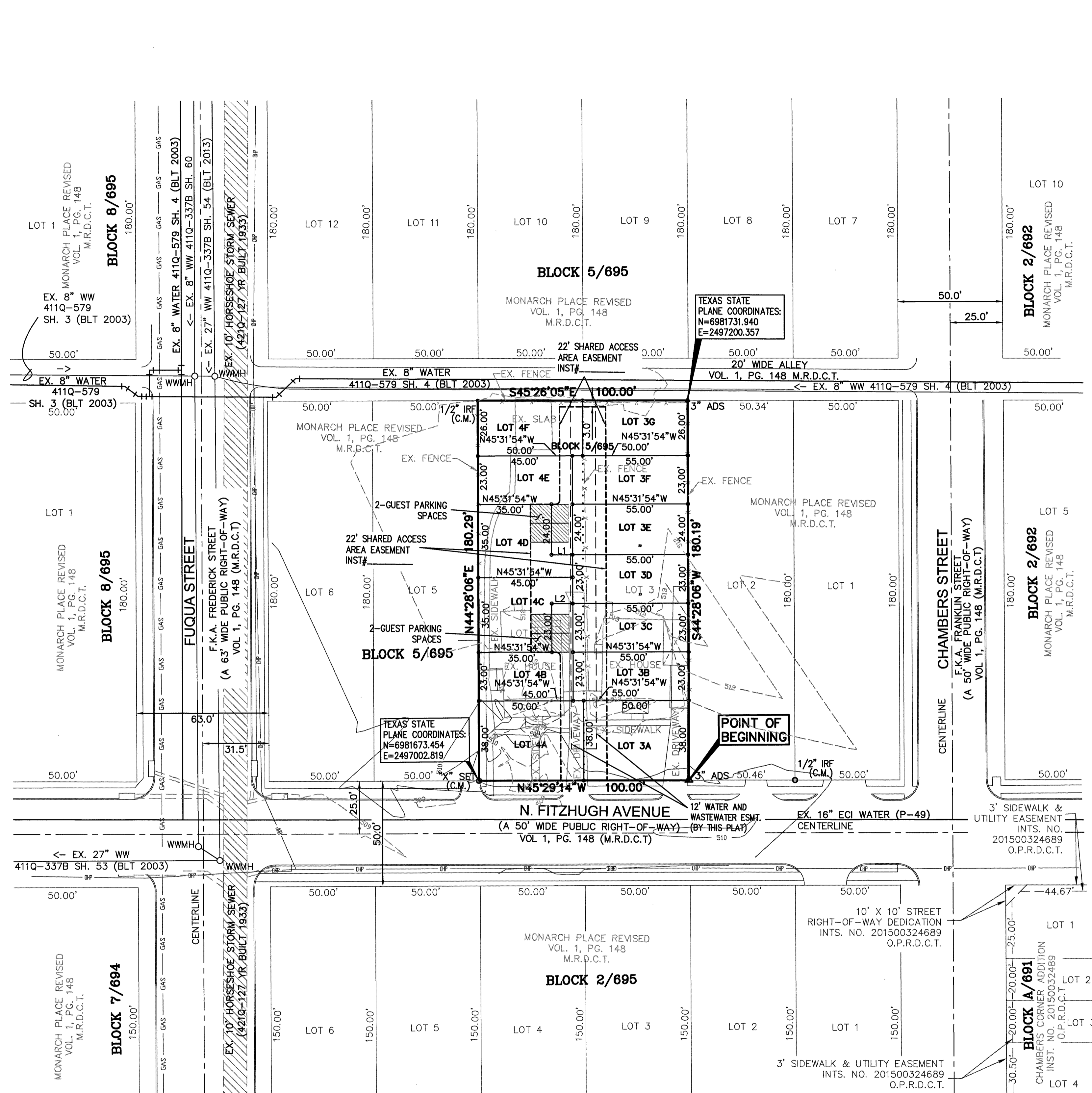
LINE	BEARING	DISTANCE
L1	S 45°31'54" E	10.00'
L2	N 45°31'54" W	10.00'

**GENERAL NOTES:**

- No lot-to-lot drainage will be permitted without Engineering Section approval.
- Basis of Bearing:  
The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2011)
- This development is restricted to single family dwellings only.
- No vehicular access to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street.
- Shared Access Area agreement recorded in Instrument No. \_\_\_\_\_, Real Property Records Dallas County, Texas.
- The purpose of this plat is to establish 13 single family lots within a shared access area development from 2 platted lots.

NOTE:  
ALL EX. HOUSE AND DRIVEWAY WILL BE REMOVED

Lot	Block	Sq. Feet	Acres
3A	5/695	1900	0.043
3B	5/695	1265	0.029
3C	5/695	1265	0.029
3D	5/695	1265	0.029
3E	5/695	1320	0.030
3F	5/695	1265	0.029
3G	5/695	1310	0.030
4A	5/695	1900	0.043
4B	5/695	1265	0.029
4C	5/695	1360	0.031
4D	5/695	1320	0.030
4E	5/695	1275	0.029
4F	5/695	1314	0.030



**OWNER'S CERTIFICATE**

Whereas, Marcelino Beltran & Tranquillo Beltran, are the owners of a several tracts of land situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, City of Dallas, Dallas County, Texas, and being all of Lot 3 and Lot 4, Block 5/695, of Monarch Place Revised, an addition to the City of Dallas, according to the Plat thereof recorded in Volume 1, Page 148, Map Records, Dallas County, Texas (M.R.D.C.T.) and being a tract of land conveyed by Texas Special Warranty Deed to Marcelino Beltran and Tranquillo Beltran, as recorded in Volume 2002126, Page 3139, Deed Records, Dallas County, Texas (D.R.D.C.T.) and a tract of land conveyed by Warranty Deed With Vendor's Lien to Tranquillo Beltran, as recorded in Volume 97243, Page 2415, (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 3-inch aluminum disk set in concrete stamped Fitzhugh Glen, Blue Star R.P.L.S. #5596, for a corner, said corner being the most southern corner of said Lot 3, Block 5/695, said corner being the most western corner of Lot 2, Block 5/695, of said Monarch Place Revised, said corner being in the northeast line of N. Fitzhugh Avenue (a 50 foot wide right-of-way);

THENCE North 45 degrees 29 minutes 14 seconds West, along the northeast line of said N. Fitzhugh Avenue, and along the southwest line of said Lots 3 and 4, Block 5/695, a distance of 100.00 feet to a "X" set in concrete for a corner, said corner being the most eastern corner of Lot 5, Block 5/695, of said Monarch Place Revised, said corner being the most western corner of said Lot 4;

THENCE North 44 degrees 28 minutes 06 seconds East, departing the northeast line of said N. Fitzhugh Avenue, along the common line between said Lot 4, Block 5/695 and said Lot 5, Block 5/695, a distance of 180.29 feet to a 1/2-inch iron rod found for corner, same being the most northern corner of said Lot 4, Block 5/695, same being the most easterly corner of said Lot 5, Block 5/695, same being in the southwest line of a 20 foot wide Alley;

THENCE South 45 degrees 26 minutes 05 seconds East, along the common line between said 20 foot Alley and said Lot 4 and Lot 3, Block 5/695, a distance of 100.00 feet to a 3-inch aluminum disk set in concrete stamped Fitzhugh Glen, Blue Star R.P.L.S. #5596, for a corner, said corner being the most northern corner of said Lot 2, Block 5/695, same being the most eastern corner of said Lot 3, Block 5/695;

THENCE South 44 degrees 28 minutes 06 seconds West, departing the southwest line of said 20 foot Alley, along the common line between said Lot 3, Block 5/695 and said Lot 2, Block 5/695, a distance of 180.19 feet to the POINT OF BEGINNING, containing 18,024 square feet or 0.414 acres of land, more or less.

**PRELIMINARY PLAT FITZHUGH GLEN**  
A SHARED ACCESS DEVELOPMENT  
Lots 3A-3G and 4A-4F, Block 5/695  
0.414 ACRES  
BEING A REPLAT OF LOTS 3 AND 4, BLOCK 5/695 OF MONARCH PLACE REVISED  
OUT OF THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-145

**OWNERS:**  
MARCELINO BELTRAN & TRANQUILLO BELTRAN  
2008 FITZHUGH AVENUE  
DALLAS, TX 75204

**OWNER:**  
TRANQUILLO BELTRAN  
2012 FITZHUGH AVENUE  
DALLAS, TX 75204

**LEGEND**

- Boundary Line
- Existing Easement
- Iron Rod Found
- Iron Pipe Found
- Adjacent Lot/Right-of-way Line
- Aluminum Disk - Fitzhugh Glen, Blue Star R.P.L.S. #5596
- O.P.R.D.C.T. Official Public Records, Dallas County, Texas
- M.R.D.C.T. Map Records, Dallas County, Texas
- INST. NO. Instrument Number
- C.M. Controlling Monument
- F.K.A. Formerly Known As
- 515.0 Existing 1 foot

**BLUE STAR LAND SURVEYING**  
FIRM NUMBER 10147300  
1013 CEDAR BREAK CT. 817-659-9206  
CLEBURNE, TEXAS 76033  
bluestarsurveying@att.net  
JAN 2016-001 GF # 16-009 DATE: 03/21/16