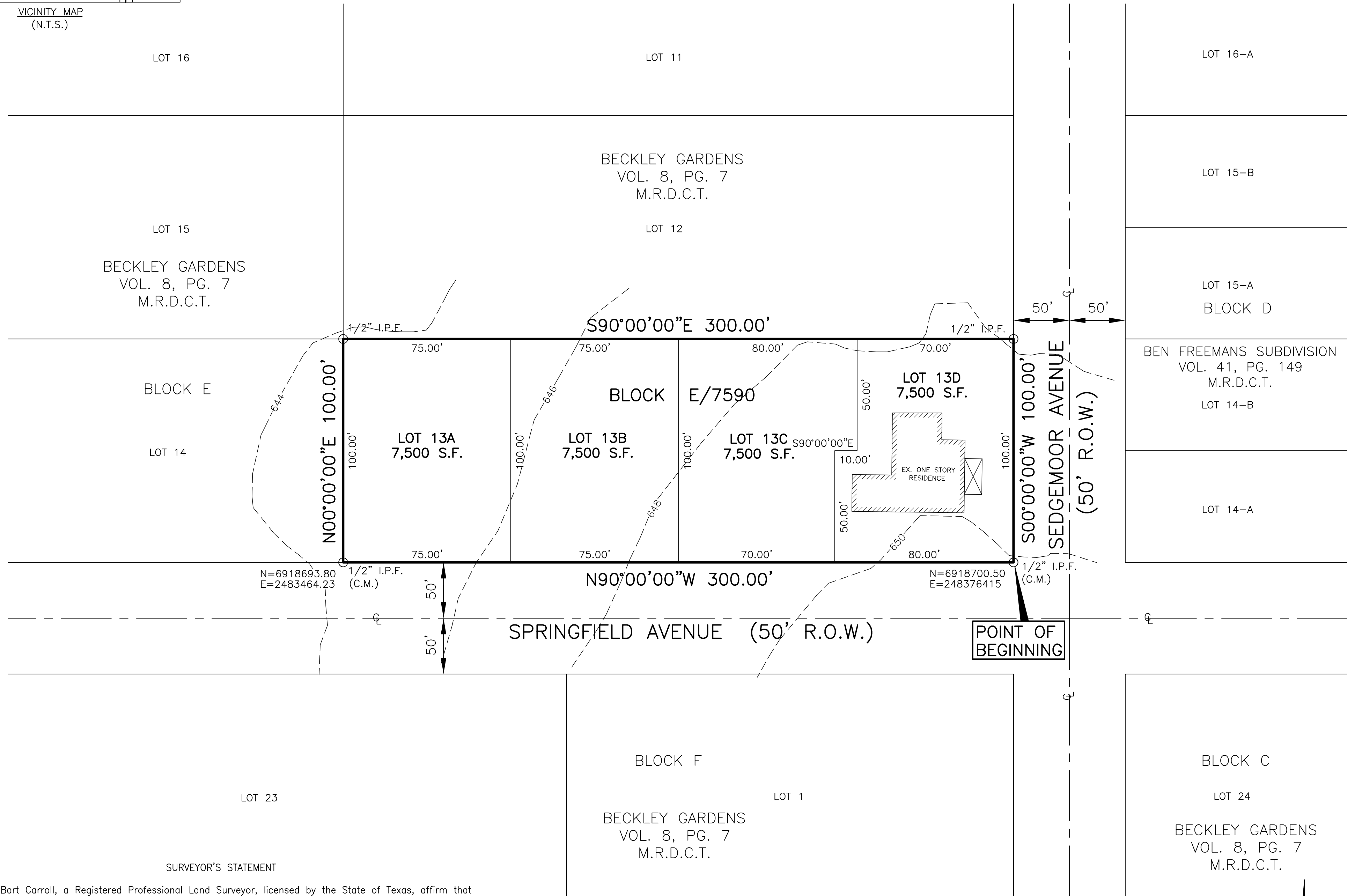


- LEGEND**
- I.P.F. - IRON PIN FOUND
 - (C.M.) - CONTROLLING MONUMENT
 - M.R.D.C.T. - MAP RECORDS DALLAS COUNTY TEXAS
 - R.O.W. - RIGHT-OF-WAY
 - (N.T.S.) - NOT TO SCALE
 - ☒ - CENTERLINE

VICINITY MAP
(N.T.S.)



SURVEYOR'S STATEMENT

I, James Bart Carroll, 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.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2017.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, 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 purpose and considerations therein expressed.

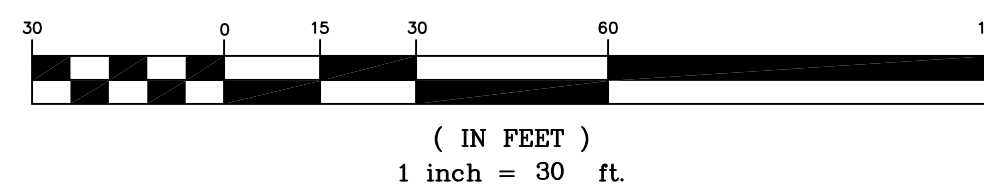
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2017.

Notary Public for the State of Texas
My Commission expires _____

GENERAL NOTES:

1. Purpose of this plat is to create four lots from one existing platted lot.
2. Bearings based on the north line of Springfield Avenue as recorded in Volume 8, Page 7, Map Records, Dallas County, Texas.
3. Lot to Lot drainage will not be allowed without Engineering Section Approval.
4. Any structure new or existing may not extend across new property lines.
5. Topography taken from NCTCOG elevation contours.

GRAPHIC SCALE



OWNERS:
RICARDO MASCORRO
1112 RANCH VALLEY DRIVE
DESOTO, TEXAS 75115

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, Ricardo Masorro, is the owner of a tract of land situated in the John S. Tucker Survey, Abstract No. 1469, and being all of Lot 13, Block E/7590, of Beckley Gardens, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 8, Page 7, Map Records, Dallas County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron pin found at the intersection of the north right-of-way line of Springfield Avenue (50' R.O.W.) and the west right-of-way line of Sedgemoor Avenue (50' R.O.W.) for the southeast corner of said Lot 13;

Thence, North 90°00'00" West, along the south line of said Lot 13 and the north right-of-way line of Springfield Avenue (50' R.O.W.), a distance of 300.00 feet to a 1/2" iron pin found for the southwest corner of said Lot 13 and the southeast corner of Lot 14 of said Block E;

Thence, North 00°00'00" East, along the west line of said Lot 13 and the east line of said Lot 14, a distance of 100.00 feet to a 1/2" iron pin found for the northwest corner of said Lot 13, the northeast corner of said Lot 14, the southeast corner of Lot 15 of said Block E and the southwest corner of Lot 12 of said Block E;

Thence, South 90°00'00" East, along the north line of said Lot 13 and the south line of said Lot 12, a distance of 300.00 feet to a 1/2" iron pin found on the west right-of-way line of Sedgemoor Avenue (50' R.O.W.) for the northeast corner of said Lot 13 and the southeast corner of said Lot 12;

Thence, South 00°00'00" West, along the east line of said Lot 13 and the west right-of-way line of Sedgemoor Avenue (50' R.O.W.), a distance of 100.00 feet to the Point of Beginning and containing 30,000 square feet or 0.6887 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Ricardo Masorro, does hereby adopt this plat, designating the herein described property as RICARDO'S ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does 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).

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, this the ____ day of _____, 2017.

BY: _____
Ricardo Masorro

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Ricardo Masorro, 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 purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this ____ day of _____, 2017.

Notary Public for and in the State of Texas
My commission expires: _____

REPLAT

RICARDO'S ADDITION

LOT 13A, 13B, 13C & 13D, BLOCK E/7590
Being a replat of Lot 13, Block E/7590
of Beckley Gardens

John S. Tucker Survey, Abstract No. 1469
City of Dallas, Dallas County, Texas
City Plan File No. S167-165

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11 PHONE: (972) 742-4411
LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE	DRAWN BY:
2379-17	1"=30'	MARCH 24, 2017	CP