

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, **WALTER HUERTIA** IS THE OWNER OF THAT CERTAIN LOT SITUATED IN THE JOHN S. TUCKER SURVEY, ABSTRACT NO. 1469, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 8, BLOCK D/7587, OF BECKLEY VIEW ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO VOLUME 12, PAGE 65, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL THAT CERTAIN LAND TO WALTER HUERTIA, BY QUILCRAW DEED RECORDED IN INSTRUMENT NO. 201600055586, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 8, SAME BEING THE SOUTHEAST CORNER OF LOT 9, SAID BLOCK D/7587, BECKLEY VIEW ADDITION, SAME BEING IN THE WEST RIGHT-OF-WAY LINE OF WINTERSET AVENUE (50' RIGHT-OF-WAY);

THENCE SOUTH 00 DEG. 00 MIN. 00 SEC. WEST ALONG THE COMMON LINE OF SAID LOT 8 AND SAID WINTERSET AVENUE, A DISTANCE OF 94.00 FEET TO A POWER POLE AT THE SOUTHEAST CORNER OF SAID LOT 8, SAME BEING THE NORTHEAST CORNER OF LOT 7, SAID BLOCK D/7587, BECKLEY VIEW ADDITION;

THENCE SOUTH 90 DEG. 00 MIN. 00 SEC. WEST ALONG THE COMMON LINE OF SAID LOT 8 AND SAID LOT 7, A DISTANCE OF 205.00 FEET TO A 3 1/2 INCH ALUMINUM DISK SET STAMPED "HUERTIA ADDITION RPLS 6122" FOR THE SOUTHWEST CORNER OF SAID LOT 7, SAME BEING IN THE EAST RIGHT-OF-WAY LINE OF BECKLEY VIEW AVENUE (50' RIGHT-OF-WAY);

THENCE NORTH 90 DEG. 00 MIN. 00 SEC. EAST ALONG THE COMMON LINE OF SAID LOT 8 AND SAID BECKLEY VIEW AVENUE, A DISTANCE OF 94.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 8, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 9, SAID BLOCK D/7587, BECKLEY VIEW ADDITION;

THENCE NORTH 90 DEG. 00 MIN. 00 SEC. EAST ALONG THE COMMON LINE OF SAID LOT 8 AND SAID LOT 9, A DISTANCE OF 205.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 19,270 SQUARE FEET OR 0.442 ACRE OF COMPUTED LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

HUERTIA AT BECKLEYVIEW 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 UTILITY MANAGEMENT AREAS SHOWN HEREON. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITIES AND FEE LANE EASEMENTS SHALL BE CONVEYED TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL THAT CERTAIN LAND TO WALTER HUERTIA, BY QUILCRAW DEED RECORDED IN INSTRUMENT NO. 201600055586, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 GROUNDS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM, RECONSTRUCTING, INSPECTING, PATROLLING, AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON 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 TO MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN OF THE CURB OR PAVEMENT LINE, AND DESCRIPTOR OF SUCH ADDITIONAL EASEMENTS HEREBY 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.

EXECUTED THIS _____ DAY OF _____, 2017.

BY: _____
 NAME: WALTER HUERTIA

STATE OF TEXAS
 COUNTY OF DALLAS:

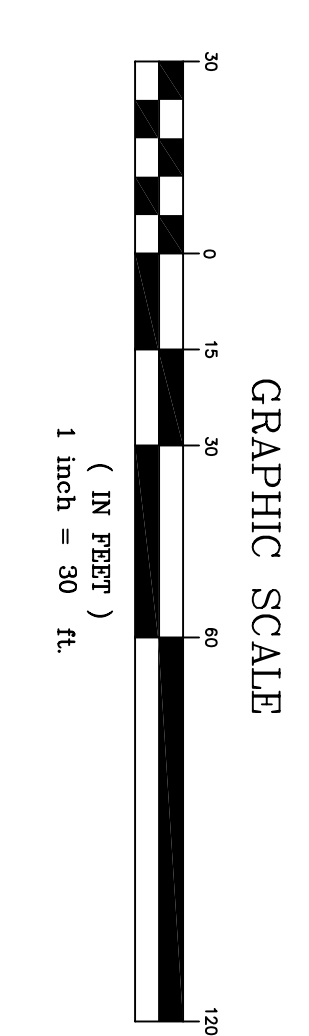
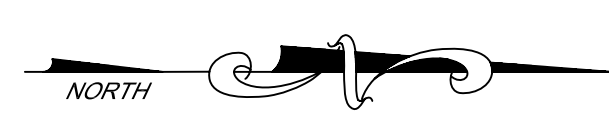
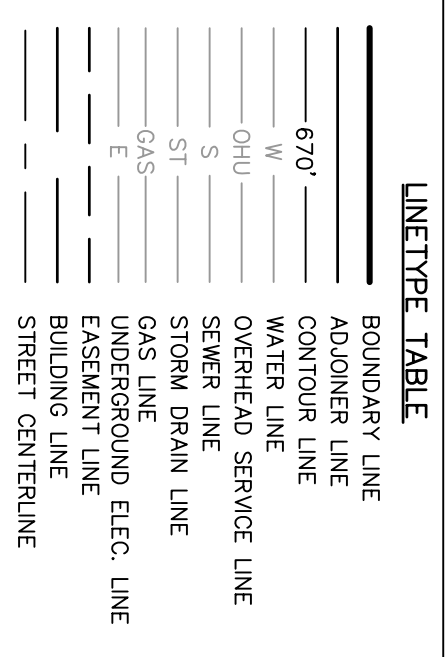
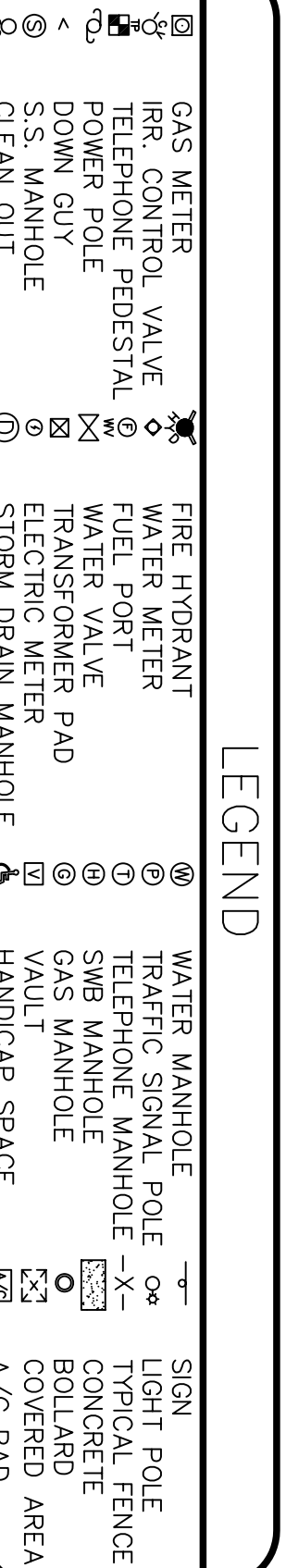
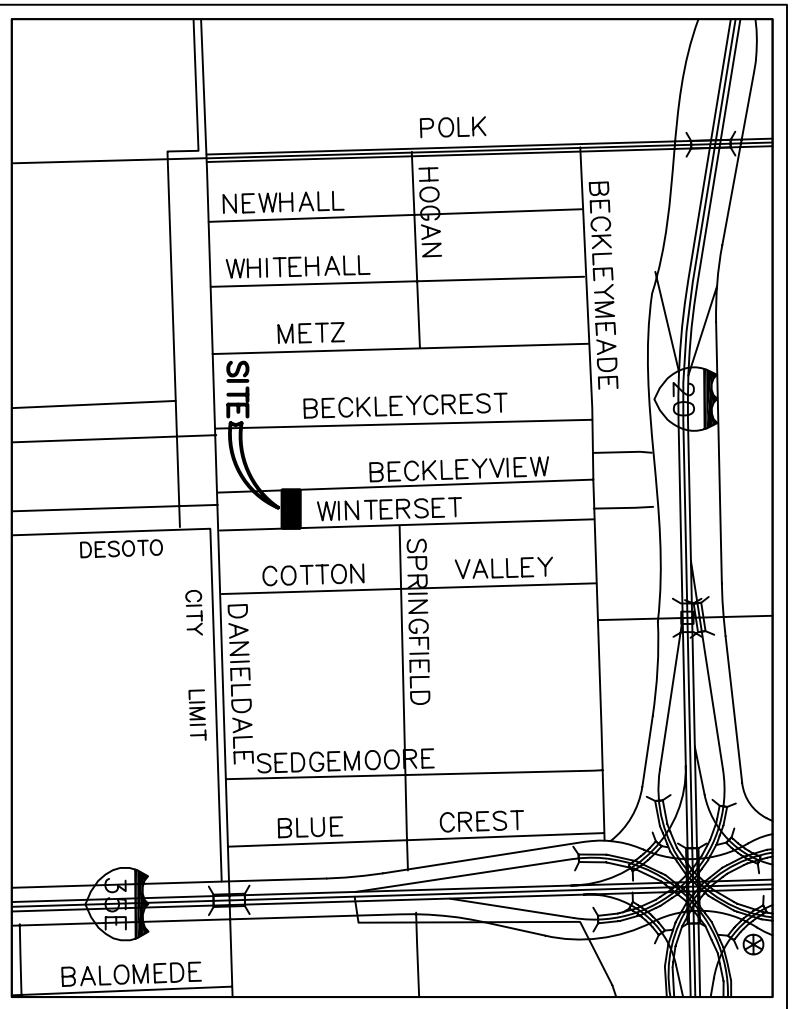
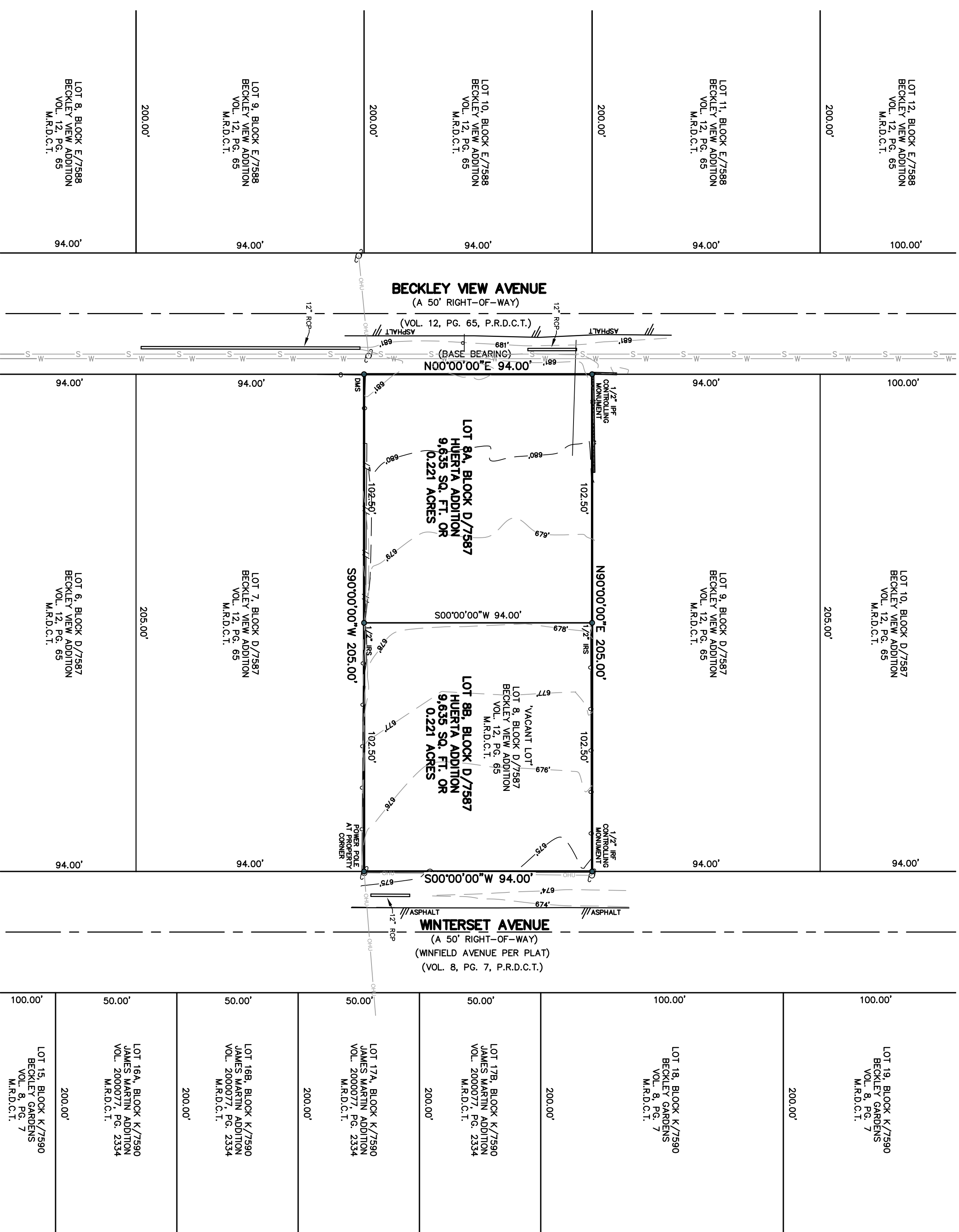
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BARRY BREWER, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HERIN STATED AND THE ACT AND DEED OF SAID GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY _____

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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 COMPLETES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19459, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION HEREON WAS EITHER PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8(17) (A)(B)(C)(D)(E), AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A FIDELITY REPRESENTATION OF THIS SIGNED FINAL PLAT.

- NOTES:
1. IRF - Iron Rod Found
 2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
 3. DMS - 3" Aluminum Disk Monument Set stamped "Huertia Addition, RPLS 6122"
 4. M.R.D.C.T. - Map Records Dallas County Texas
 5. Basis of Bearing - Based on the West line (North 00 deg. 00 min. 00 sec. East) of Lot 8, Block D/7587, Beckley View Addition, an addition to the City of Dallas, recorded in Volume 12, Page 65, Map Records, Dallas County, Texas.
 6. Purpose of Plat - To create two lots out of one lot.
 7. The plat was prepared under the supervision of the Registered Professional Land Surveyor.
 8. Coordinates shown are State Plane Coordinate System, Texas North Central
- North American Datum of 1983 (2011), on Grid Coordinate Zone 4202.



OWNER:
 WALTER HUERTIA
 1450 BIERCKE
 DALLAS, TX 75208

ENGINEER:
 SAM ENGINEERING, INC.
 623 E. DALLAS ROAD
 PHD. A. P. H. - CIV.
 112 S. MADISON AVENUE
 DALLAS, TX 75208
 214-941-9412

PEISER & MANKIN SURVEYING, LLC
 www.peisersurveying.com

623 E. DALLAS ROAD
 GRAPEVINE, TEXAS 76051
 817-481-1806 (O)
 817-481-1889 (F)

MEMBER SINCE 1977

PRELIMINARY PLAT
 HUERTIA AT BECKLEYVIEW ADDITION
 LOTS 8A & 8B, BLOCK D/7587

REPLAT OF LOT 8, BLOCK D/7587 OF
 BECKLEY VIEW ADDITION
 JOHN S. TUCKER SURVEY, ABSTRACT NO. 1469
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S167-212

JOB NO.: 17-0304
 DATE: 05/03/2017
 FIELD DATE: 03/23/2017
 SCALE: 1" = 30'
 FIELD: JLM
 DRAWN: AAB
 CHECKED: TBM

THIS PLAT FILED IN INSTRUMENT NO. _____

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