



(CM) = Controlling Monuments

Being a Replot of
4,500 Square Feet, 0.1033 Acres
The Remainder of Lot 11, Block 1982,
of McCormick's Subdivision
as recorded in Volume 2, Page 137
Map Records, Dallas County, Texas
AND BEING OUT OF THE
J. M. PATERSON SURVEY, ABSTRACT NO. 1
City of Dallas, Dallas County, Texas
CITY PLAN FILE NO. PLAT-25-000078
CITY PLAN FILE NO. S245-227

File name: p:\projects\11a\11a.dwg, User: jhainc, Date: 08/20/25, Time: 10:10 AM, Plotted by: J. Hainc, Date: 08/20/25, Time: 10:10 AM, Copyright 2025 ARS Engineers, Inc., All Rights Reserved. This drawing is the property of ARS Engineers, Inc.. Any modification or use of this drawing without the express written authorization of ARS Engineers, Inc., is prohibited.

OWNER’S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS, BELL AVENUE HOLDINGS, LLC, is the owner of a 4,500 square foot (0.1033 acre) tract of land situated in the J. M. PATERSON SURVEY, ABSTRACT NO. 1121, City of Dallas, Dallas County, Texas, same being the Remainder of Lot 11, Block 1982, of McCormick’s Subdivision, an Addition to the City of Dallas, Dallas County, Texas, by Plat recorded in Volume 2, Page 137, Map Records, Dallas County, Texas (M.R.D.C.T.), further being all of that certain tract of land conveyed to BELL AVENUE HOLDINGS, LLC, by Special Warranty Deed recorded in Instrument Number 201700182294, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2” iron rod found in the northerly right-of-way line of Bell Avenue (40’ R.O.W.), (Volume 2, Page 137), (M.R.D.C.T.), same being the southwest corner of Lot 12, of said Addition;

THENCE South 89 degrees 22 minutes 18 seconds West, along said northerly right-of-way line, for a distance of 50.00 feet to a 3-1/4” aluminum disk stamped, ”BELL AVENUE ADDITION RPLS 6451” on a 5/8” iron rod set, same being the southeast corner of Lot 10A, Block 1982, of McCormick’s Addition No. 1, by Plat recorded in Instrument Number 200600140326, (O.P.R.D.C.T.);

THENCE North 00 degrees 37 minutes 42 seconds West, departing said northerly right-of-way line, along the east line of said Lot 10A, for a distance of 90.00 feet to a 1/2” iron rod with Yellow plastic cap stamped, ”CBG SURVEYING” found in the south line of a 10’ Alley, of the aforementioned Addition;

THENCE North 89 degrees 22 minutes 18 seconds East, along said south line, for a distance of 50.00 feet to a 1/2” iron rod with Yellow plastic cap stamped, ”CBG SURVEYING” found, same being the northwest corner of the aforementioned Lot 12;

THENCE South 00 degrees 37 minutes 42 seconds East, departing said south line, along the west line of said Lot 12, for a distance of 90.00 feet to the POINT OF BEGINNING and containing 4,500 square feet or 0.1033 acres of land, more or less.

LEGEND:

P.O.B. = Point of Beginning

IPF = iron pipe found

IRF = iron rod found

CIRF = 1/2” iron rod with Yellow plastic cap stamped, ”CBG SURVEYING” found

ADS = 3-1/4” aluminum disk stamped, ”BELL AVENUE ADDITION RPLS 6451” on a 5/8” iron rod set

Instr. No. = Instrument Number

O.P.R.D.C.T. = Official Public Records, Dallas County, Texas

Vol., Pg. = Volume, Page

M.R.D.C.T. = Map Records, Dallas County, Texas

D.R.D.C.T. = Deed Records, Dallas County, Texas

R.O.W. = Right-of-Way

Sq. Ft. = Square Feet

(P=) = Plat Distance

(D=) = Deed Distance

(C.M.) = Controlling Monument

GENERAL PLAT NOTES:

- 1. The purpose of this plat is to create one (1) Lot from the remainder of an Existing Lot.
- 2. Lot-to-lot drainage is not permitted without Engineering Section approval.
- 3. Basis of Bearings: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- 4. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.
- 5. No portion of the subject property lies within any area of 100-year flood according to FEMA’s Flood Insurance Rate Map No. 48113C0335 K, dated July 07, 2014. Property is in Zone X.

OWNER’S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BELL AVENUE HOLDINGS, LLC, acting by and through its duly authorized agent, Jon Hetzel does hereby adopt this plat, designating the herein described property as BELL AVENUE ADDITION on 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 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 the ____ day of _____, 2025.

By: BELL AVENUE HOLDINGS, LLC

Jon Hetzel
Manager

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Jon Hetzel known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2025.

NOTARY PUBLIC in and for the State of Texas

SURVEYOR’S STATEMENT

I, Dustin D. Davison, 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 from 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 the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the ____ day of _____, 2025.

PRELIMINARY:
RELEASED 08/20/25 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
Dustin D. Davison, RPLS No. 6451



STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____ 2025.

NOTARY PUBLIC in and for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ____ day of _____ A.D. 20__ and same was duly approved on the ____ day of _____ A.D. 20__ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT
BELL AVENUE ADDITION
LOT 11A, BLOCK 1982

Being a Replat of
4,500 Square Feet, 0.1033 Acres
The Remainder of Lot 11, Block 1982,
of McCormick’s Subdivision
as recorded in Volume 2, Page 137
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