

OWNER'S CERTIFICATION LOT 4A

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS SEPULVEDA DEVELOPMENT LLC IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING IN THE ZEDEKIAH RICKETTS SURVEY, ABSTRACT NO. 1203, BEING THE WEST HALF OF LOT 4, BLOCK H/6627, OF THE BECKLEY ESTATES ADDITION AN ADDITION TO THE CITY OF DALLAS RECORDED IN VOLUME 8, PAGE 119 OF THE DEED RECORDS DALLAS COUNTY, TEXAS, ALSO BEING THAT TRACT OF LAND CONVEYED TO SEPULVEDA DEVELOPMENT LLC BY GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202400206401 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF ACME STREET, A 50 FOOT WIDE R.O.W. ACCORDING TO VOLUME 8, PAGE 119 OF THE DEED RECORDS, DALLAS COUNTY TEXAS AND THE EAST R.O.W. LINE OF ALTAIRE STREET, A 50 FOOT WIDE R.O.W. ACCORDING TO VOLUME 8, PAGE 119, OF SAID DEED RECORDS, SAME BEING THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO ALEJANDRO ZUNIGA ACCORDING TO INSTRUMENT NUMBER 201900299753 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N88°48'18"E, WITH SAID SOUTH LINE, A DISTANCE OF 300.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO CAPITAL FUND REIT LLC ACCORDING TO INSTRUMENT NUMBER 202400162819 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N88°48'18"E, WITH SAID SOUTH LINE OF ACME STREET AND WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED RPLS 6063 SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S00°57'40"E, DEPARTING SAID SOUTH LINE, OVER AND ACROSS SAID LOT 4 A DISTANCE OF 200.00 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED RPLS 6063 SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO TRUE VINE OF HOLINESS MISSIONARY BAPTIST CHURCH INC;

THENCE S88°48'18"W WITH THE LAST MENTIONED NORTH LINE AND WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 50.00 FEET TO A POINT, FROM WHICH A 3/8" IRON ROD FOUND BEARS S00°44'06"W, A DISTANCE OF 1.97 FEET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF AFOREMENTIONED CAPITAL FUND REIT LLC TRACT;

THENCE N00°57'40"W WITH EAST LINE OF SAID CAPITAL FUND REIT LLC TRACT, SAME BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10,000 SQUARE FEET OR 0.2296 OF AN ACRE OF LAND WITHIN THE METES RECITED.

OWNER'S CERTIFICATION LOT 4B

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS SEPULVEDA DEVELOPMENT LLC IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING IN THE ZEDEKIAH RICKETTS SURVEY, ABSTRACT NO. 1203, BEING THE EAST HALF OF LOT 4, BLOCK H/6627, OF THE BECKLEY ESTATES ADDITION AN ADDITION TO THE CITY OF DALLAS RECORDED IN VOLUME 8, PAGE 119 OF THE DEED RECORDS DALLAS COUNTY, TEXAS, ALSO BEING THAT TRACT OF LAND CONVEYED TO SEPULVEDA DEVELOPMENT LLC BY GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202400206401 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF ACME STREET, A 50 FOOT WIDE R.O.W. ACCORDING TO VOLUME 8, PAGE 119 OF SAID DEED RECORDS, AND THE EAST R.O.W. LINE OF ALTAIRE STREET, A 50 FOOT WIDE R.O.W. ACCORDING TO VOLUME 8, PAGE 119, OF SAID DEED RECORDS, SAME BEING THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO ALEJANDRO ZUNIGA ACCORDING TO INSTRUMENT NUMBER 201900299753 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N88°48'18"E, WITH SAID SOUTH LINE, A DISTANCE OF 350.00 FEET TO A 1/2 INCH IRON ROD WITH RED CAP STAMPED RPLS 6063 SET FOR THE POINT OF BEGINNING;

THENCE N88°48'18"E, CONTINUING SAID SOUTH LINE OF ACME STREET AND WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 5 OF SAID ADDITION, SAME BEING THE NORTHEAST CORNER OF SAID LOT 4;

THENCE S00°57'40"E, DEPARTING SAID SOUTH LINE, AND WITH THE WEST LINE OF SAID LOT 5 SAME BEING THE EAST LINE OF SAID LOT 4 A DISTANCE OF 200.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 4, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 5, SAME ALSO BEING ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO TRUE VINE OF HOLINESS MISSIONARY BAPTIST CHURCH INC;

THENCE S88°48'18"W WITH THE LAST MENTIONED NORTH LINE AND WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED RPLS 6063 SET;

THENCE N00°57'40"W OVER AND ACROSS SAID LOT 4 A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10,000 SQUARE FEET OR 0.2296 OF AN ACRE OF LAND WITHIN THE METES RECITED.

SURVEYOR'S STATEMENT

I, Seth Ephraim Osabutey, 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 Surveyors, 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. 514-8.617 (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 _____, 2024.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Seth Ephraim Osabutey
Texas Registered Professional Land Surveyor No. 6063



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, SEPULVEDA DEVELOPMENT LLC does hereby adopt this plat, designating the herein described property as **REPLAT OF LOT 4 BLOCK H/6627, BECKLEY ESTATES 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 growth 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 _____, 2024

BY: _____
OWNER OF SEPULVEDA DEVELOPMENT LLC

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared OWNER OF SEPULVEDA DEVELOPMENT LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2024.

Notary Public for and in the State of Texas

My Commission expires: _____

LEGEND

- Iron Rod/Pipe Found
- ☼ Tree
- △ Control Point
- CM Controlling Monument
- P.O.C. Point of Commencing
- P.O.B. Point of Beginning
- R.O.W. Right of Way
- D.R.D.C.T. Deed Records, Dallas County, Texas
- O.P.R.D.C.T. Official Public Records, Dallas County, Texas
- VOL., PG. Volume, Page
- INST. Instrument
- SQ. FT. Square Feet

- Centerline
- Boundary line
- Lot Line
- Chainlink Fence
- Asphalt

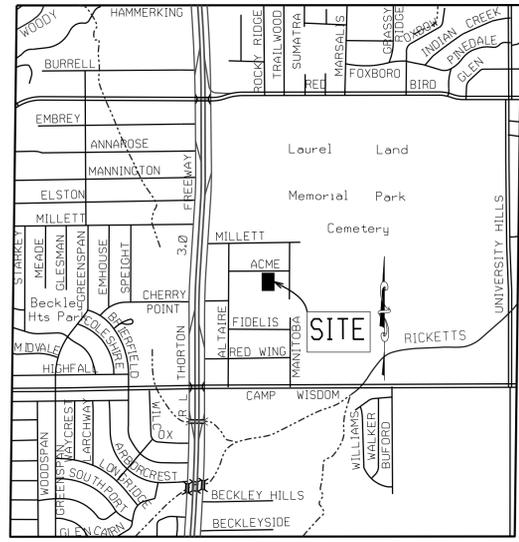


GENERAL NOTES

- The purpose of the plat is to create two lots from one lot.
- Bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011)
- Lot-to-lot drainage is not permitted without Engineering Section approval.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

SURVEYOR:
SETH EPHRAIM OSABUTEY
1303 DEARBORN RD
ALLEN TX 75002
rplsgeodesist@gmail.com

OWNER:
SEPULVEDA DEVELOPMENT LLC
912 W 12TH ST # 101
DALLAS, TEXAS 75208
PH. XXX-XXX-XXX



**PLACE COUNTY
RECORDING LABEL HERE**

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

**REPLAT OF LOT 4
BLOCK H/6627
BECKLEY ESTATES ADDITION**
LOT 4A & LOT 4B, BLOCK H/6627
0.4592 ACRE / 20,000 SQ. FT.

ZEDEKIAH RICKETTS SURVEY,
ABSTRACT NO. 1203
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. SXXX-XXX

DRAWN BY: ED DATE: 11/25/24 SCALE: 1" = 40' SHEET 1 OF 1