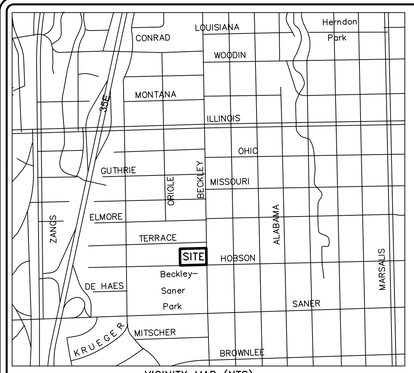
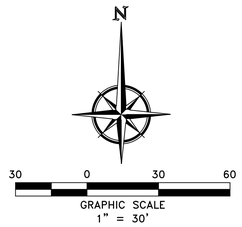
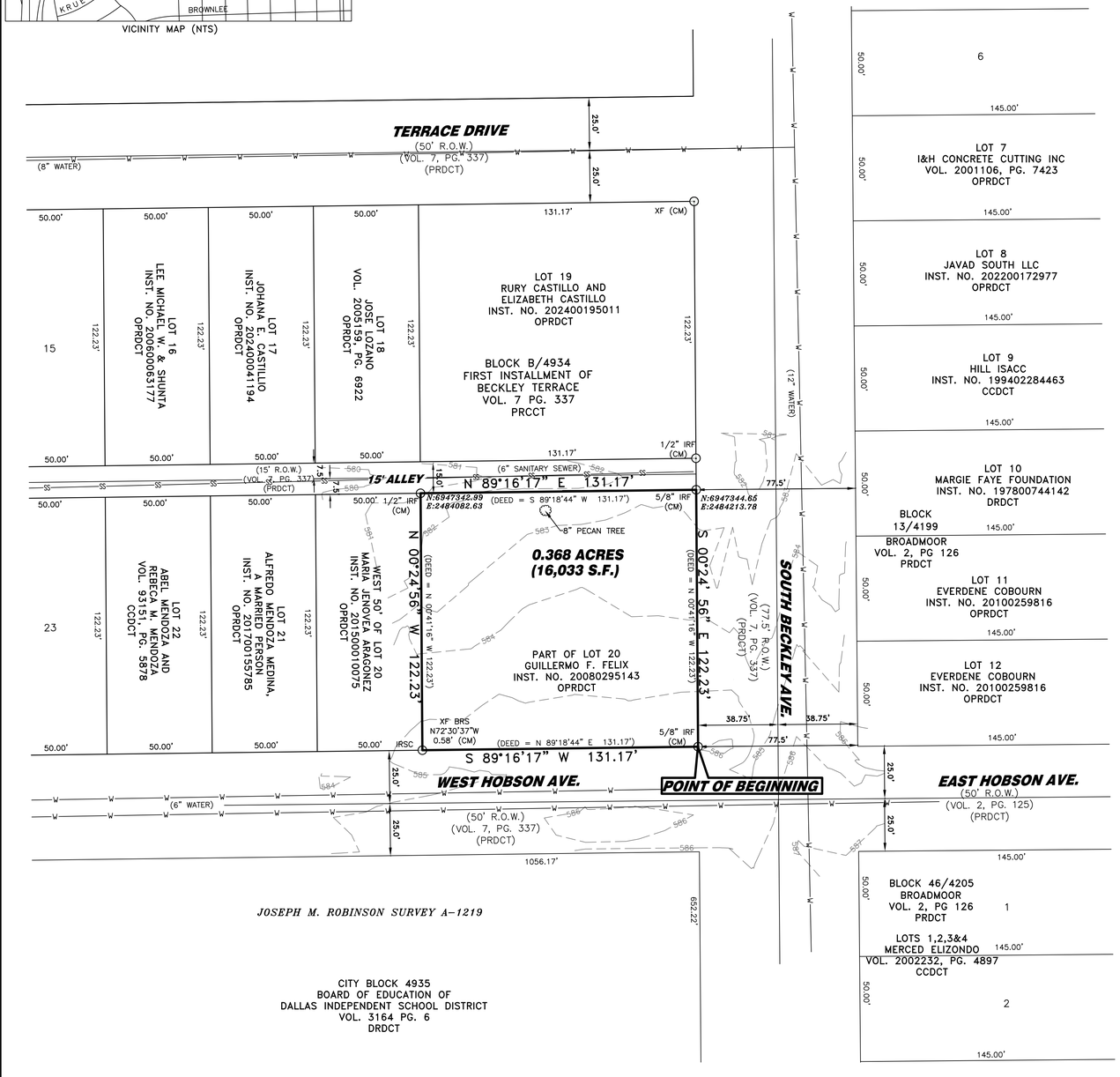


VICINITY MAP (NTS)





PROPERTY DESCRIPTION

Being 0.368 acres tract of land situated in the Joseph M. Robinson Survey, Abstract No. 1219, Dallas County, Texas and being part of Lot 20, Block B/4934 of First Installment of Beckley Terrace, an addition to the City of Dallas, Dallas County Texas, according to the Plat recorded in Volume 7, Page 337, Plat Records of Dallas County Texas, (PRDCT), and being all of that tract of land described in a Warranty Deed to Guillermo F. Felix, recorded as Instrument Number 20080295143, Official Public Records of Dallas County, Texas (OPRDCT), and this tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner, at the southeast corner of said Felix and Lot 20, Block B/4934, at the intersection of the north right-of-way line of Hobson Avenue (a 50 feet right-of-way) with the west right-of-way line of South Beckley Avenue (a 77.5 feet right-of-way);

THENCE S 89 degrees 16 minutes 17 seconds W, along the north right-of-way line of said West Hobson and the south line of said Lot 20, a distance of 131.17 feet, to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner at the southwest corner of said Felix tract, common to the southeast corner of a 50' wide tract described in a Warranty Deed with Vendor Lien to Maria Jenovea Aragonez, recorded as Instrument No. 201500010075, (OPRDCT);

THENCE N 00 degrees 24 minutes 56 seconds W, along the west line of said Felix tract and the east line of said Aragonez tract, a distance of 122.23 feet, to a 1/2" iron rod found for corner in the south line of a 15' alley and the north line of said Lot 20 at the northwest corner of said Felix tract, common to the northeast corner said Aragonez tract;

THENCE N 89 degrees 16 minutes 17 seconds E, along the common line of said Aragonez tract, Lot 20, and said alley, a distance of 131.17 feet, to a 5/8" iron rod found for corner at the northeast corner of said Aragonez tract and Lot 20, said corner being in the west right-of-way of said South Beckley Avenue;

THENCE S 00 degrees 24 minutes 56 seconds E, along the east line of said Lot 20 and the west right-of-way of said South Beckley Avenue, a distance of 122.23 feet, to the POINT OF BEGINNING and containing 16,033 square feet or 0.368 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GUILLERMO FELIX acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as **G. FELIX 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 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, Texas.

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

GUILLERMO FELIX

By: _____
GUILLERMO FELIX
OWNER

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared GUILLERMO FELIX, 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 therein expressed.

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

_____
Notary Public in and for Dallas County, Texas
My commission expires:

SURVEYOR'S STATEMENT:

I, ROBERT C. MYERS, 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. 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 _____, 2025.

PRELIMINARY- FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE
RELEASED 06-10-2025

_____
ROBERT C. MYERS
Texas Registered Professional Land Surveyor No. 3963

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ROBERT C. MYERS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

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

NOTES:

1. Coordinates are based on Texas State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
2. Basis of Bearings are the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011
3. Selling a portion of this addition by metes and bounds description without a replat being approved by the City of Dallas is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. Lot-to-Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Department approval.
5. The purpose of this Plat is to create 1 commercial lot out of Lot 20.
6. No buildings are on this property.
7. Contours are based on NAVD 88 and fixed to COD benchmarks 54-U-3 & 54-V-8.
8. Pecan tree shown hereon is the only protected tree on subject property.

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

LEGEND

IRSC	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
IRFCR	5/8 IRON ROD FOUND CAPPED FOR REFERENCE
XF	X FOUND
CM	CONTROL MONUMENT
INST. NO.	INSTRUMENT NUMBER
CCDCT	COUNTY CLERKS, DALLAS COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
PRDCT	PLAT RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
—SS—	U.G. SANITARY SEWER LINE
—W—	U.G. WATER LINE

OWNER/CONTACT:
GUILLERMO FELIX
4010 AGUASCALIENTES, LAREDO, TEXAS, 78046
gfelix.stx.rr@outlook.com
956-206-0501

ENGINEER/CONTACT:
BILL THOMAS
201 WINDCO CIRCLE
WYLIE TEXAS, 75098
bill@petitt-ecd.com
214-282-8080

ARCHITECTURAL/CONTACT
JULIO PEREZ
MESQUITE, TEXAS
julio@parchstudio.com
214-718-0584

SURVEYOR:
R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT (214) 532-0636 Voice
SUNNYVALE, TEXAS 75182 Firm No. 10192300
Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com

PRELIMINARY PLAT
OF THE
G. FELIX ADDITION
PART OF LOT 20, BLOCK B/4934
FIRST INSTALLMENT OF BECKLEY TERRACE
SITUATED IN THE
JOSEPH M. ROBINSON SURVEY A-1219
CITY OF DALLAS
DALLAS COUNTY, TEXAS
CITY FILE NO. PLAT-25-000014 & S245-191

Date: 05/27/2025 Rev: 06/10/2025