

LEGEND	
☐	ROOF DRAIN
☐	CABLE TV BOX
☐	CABLE TV HANDHOLE
☐	CABLE TV MANHOLE
☐	CABLE TV MARKER FLAG
☐	CABLE TV MARKER SIGN
☐	CABLE TV VAULT
☐	COMMUNICATIONS BOX
☐	COMMUNICATIONS HANDHOLE
☐	COMMUNICATIONS MANHOLE
☐	COMMUNICATIONS MARKER FLAG
☐	COMMUNICATIONS MARKER SIGN
☐	COMMUNICATIONS VAULT
☐	ELEVATION BENCHMARK
☐	FLOW DIRECTION
☐	FIBER OPTIC BOX
☐	FIBER OPTIC HANDHOLE
☐	FIBER OPTIC MANHOLE
☐	FIBER OPTIC MARKER FLAG
☐	FIBER OPTIC MARKER SIGN
☐	FIBER OPTIC VAULT
☐	FUEL TANK
☐	GAS BOX
☐	GAS HANDHOLE
☐	GAS METER
☐	GAS MANHOLE
☐	GAS MARKER FLAG
☐	GAS SIGN
☐	GAS SIGN
☐	GAS TANK
☐	GAS VAULT
☐	GAS VALVE
☐	GAS WELL
☐	TELEPHONE BOX
☐	TELEPHONE HANDHOLE
☐	TELEPHONE MANHOLE
☐	TELEPHONE MARKER FLAG
☐	TELEPHONE MARKER SIGN
☐	TELEPHONE VAULT
☐	PIPELINE BOX
☐	PIPELINE HANDHOLE
☐	PIPELINE MANHOLE
☐	PIPELINE MARKER FLAG
☐	PIPELINE MARKER SIGN
☐	PIPELINE VAULT
☐	PIPELINE VALVE
☐	ELECTRIC BOX
☐	FLOOD LIGHT
☐	GUY ANCHOR
☐	GUY ANCHOR POLE
☐	ELECTRIC MANHOLE
☐	LIGHT STANDARD
☐	ELECTRIC METER
☐	ELECTRIC MANHOLE
☐	ELECTRIC MARKER FLAG
☐	ELECTRIC MARKER SIGN
☐	UTILITY POLE
☐	ELECTRIC SWITCH
☐	ELECTRIC TRANSFORMER
☐	ELECTRIC VAULT
☐	HANDICAPPED PARKING
☐	PARKING METER
☐	RAILROAD BOX
☐	RAILROAD HANDHOLE
☐	RAILROAD SIGNAL
☐	RAILROAD SIGN
☐	RAILROAD VAULT
☐	SIGN
☐	MANHOLE/BILLBOARD
☐	AC UNIT
☐	BASKET BALL GOAL
☐	BORE LOCATION
☐	FLAG POLE
☐	GOAL POST
☐	GRASS TRAP
☐	IRRIGATION VALVE
☐	MAIL BOX
☐	NEWS STAND
☐	PHONE BOOTH
☐	SECURITY CAMERA
☐	TRASH BIN
☐	SANITARY SEWER BOX
☐	SANITARY SEWER CLEAN OUT
☐	SANITARY SEWER HANDHOLE
☐	SANITARY SEWER LIFT STATION
☐	SANITARY SEWER METER
☐	SANITARY SEWER MANHOLE
☐	SANITARY SEWER MARKER FLAG
☐	SANITARY SEWER MARKER SIGN
☐	SANITARY SEWER EFFLUENT TANK
☐	SANITARY SEWER VAULT
☐	STORM SEWER BOX
☐	STORM SEWER CLEAN
☐	STORM SEWER HANDHOLE
☐	STORM SEWER METER
☐	STORM SEWER MANHOLE
☐	STORM SEWER MARKER FLAG
☐	STORM SEWER MARKER SIGN
☐	STORM SEWER VAULT
☐	TRAFFIC BARRIER
☐	TRAFFIC BOLLARD
☐	TRAFFIC BOX
☐	CROSS WALK SIGNAL
☐	TRAFFIC HANDHOLE
☐	TRAFFIC MANHOLE
☐	TRAFFIC MARKER SIGN
☐	TRAFFIC CAMERA
☐	TRAFFIC SIGNAL
☐	TRAFFIC VAULT
☐	UNIDENTIFIED BOX
☐	UNIDENTIFIED MANHOLE
☐	UNIDENTIFIED METER
☐	UNIDENTIFIED MARKER FLAG
☐	UNIDENTIFIED MARKER SIGN
☐	UNIDENTIFIED POLE
☐	UNIDENTIFIED VAULT
☐	UNIDENTIFIED VALVE
☐	WATER BOX
☐	FIRE DEPT. CONNECTION
☐	WATER HANDHOLE
☐	FIRE HYDRANT
☐	WATER METER
☐	WATER MANHOLE
☐	WATER MARKER FLAG
☐	WATER MARKER SIGN
☐	WATER VAULT
☐	WATER VALVE
☐	WATER WELL
☐	WATER VALVE
☐	WATER VALVE
☐	WATER WELL
☐	IRON ROD WITH CAP FOUND
☐	PK NAIL SET
☐	PK NAIL FOUND
☐	IRON ROD FOUND
☐	"X" CUT IN CONCRETE SET
☐	"X" CUT IN CONCRETE FOUND
☐	P.O.B. POINT OF BEGINNING
☐	P.O.C. POINT OF COMMENCING
☐	Δ = CENTRAL ANGLE
☐	D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
☐	O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
☐	P.R.D.C.T. = PLAT RECORDS OF DALLAS COUNTY, TEXAS
☐	C.M. = CONTROLLING MONUMENT

LINE TYPE LEGEND	
—	BOUNDARY LINE
—	ADJACENT PROPERTY LINE
—	EASEMENT LINE
—	BUILDING LINE
—	WATER LINE
—	SS
—	SANITARY SEWER LINE
—	SD
—	STORM SEWER LINE
—	UNDERGROUND GAS LINE
—	OHE
—	OVERHEAD UTILITY LINE
—	UGE
—	UNDERGROUND ELECTRIC LINE
—	UGT
—	UNDERGROUND TELEPHONE LINE
—	FENCE
—	CONCRETE PAVEMENT
—	ASPHALT PAVEMENT

- GENERAL NOTES:**
- Bearings are based State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 (2011).
 - The purpose of this plat is to create one lot from a 1.2296-acre property located in the Peter Haught Survey, Abstract No. 607, Dallas County, Texas, that was previously platted as 5 lots.
 - Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
 - All buildings to be removed.

FLOOD STATEMENT:

According to Map No. 48113C0340 J, Community Panel No. 480171 0340 J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property lies within Zone AE and Zone X (shaded) a special flood hazard area.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNER CERTIFICATE

WHEREAS THE ARTHUR CLAY DEVELOPMENT GROUP, N BECKLEY AVE PROJECT, LLC is the owner of a tract of land situated in the Peter Haught Survey, Abstract No. 607, City of Dallas, Dallas County, Texas and being part of City of Dallas Block 3405 and being all of Lots A-E, Block 1/3405, Beckley Industrial District, recorded in Volume 25, Page 67, Map Records, Dallas County, Texas, and being all of a tract of land described in Special Warranty Deeds to THE ARTHUR CLAY DEVELOPMENT GROUP, N BECKLEY AVE PROJECT, LLC, recorded in Instrument Numbers 202300126821 and 202300126820, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a plastic cap stamped "G&A RPLS 3935" found for the northwest corner of said THE ARTHUR CLAY DEVELOPMENT GROUP, N BECKLEY AVE PROJECT, LLC tract (Inst. No. 202300126820) and the southwest corner of Lot 2, Block 3404, Clark Addition, an addition to the City of Dallas according to the plat recorded in Volume 84082, Page 2521, Map Records, Dallas County, Texas, in the east right-of-way line of Beckley Avenue (a 120-foot right-of-way), recorded in Volume 84082, Page 2521, of said Map Records;

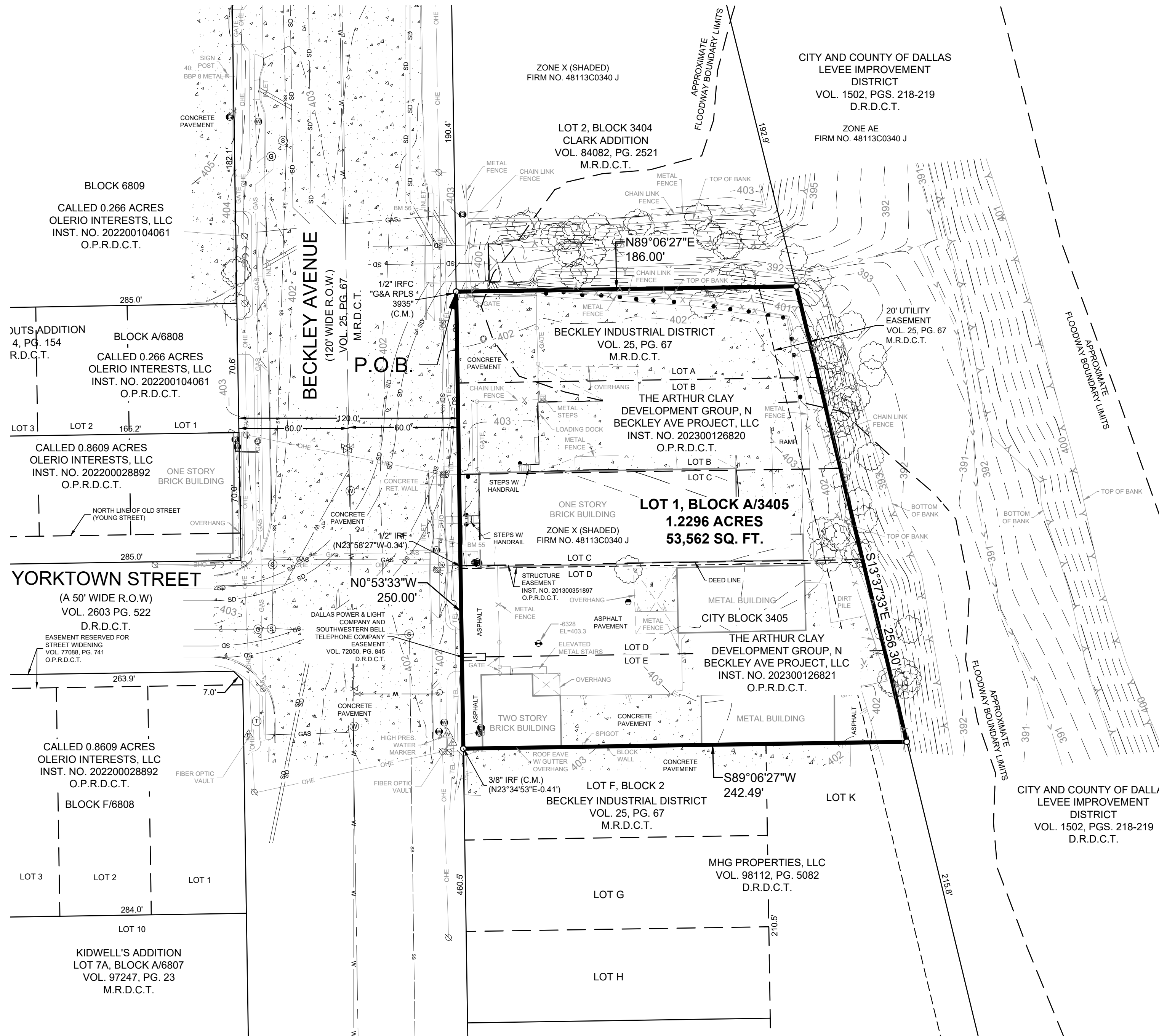
THENCE departing said east right-of-way line of Beckley Avenue, with the north line of said THE ARTHUR CLAY DEVELOPMENT GROUP, N BECKLEY AVE PROJECT, LLC tract (Inst. No. 202300126820) and the south line of said Lot 2, Block 3404, North 89°06'27" East, a distance of 186.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the northeast corner of said THE ARTHUR CLAY DEVELOPMENT GROUP, N BECKLEY AVE PROJECT, LLC tract (Inst. No. 202300126820) and southeast corner of said Lot 2, Block 3404, in the west line of a tract of land described in a Deed to the City and County of Dallas Levee Improvement District, recorded in Volume 1502, Pages 218 and 219, Deed Records, Dallas County, Texas;

THENCE with the east line of said THE ARTHUR CLAY DEVELOPMENT GROUP, N BECKLEY AVE PROJECT, LLC tracts and said west line of the City and County of Dallas Levee Improvement District tract, South 13°37'33" East, a distance of 256.30 feet to the southeast corner of said THE ARTHUR CLAY DEVELOPMENT GROUP, N BECKLEY AVE PROJECT, LLC tract (Inst. No. 202300126821) and the northeast corner of Lot K, Block 2, Beckley Industrial District, recorded in Volume 25, Page 67, of said Map Records, and the northeast corner of a tract of land described in Special Warranty Deed to MHG Properties, LLC, recorded in Volume 98112, Page 5082, of said Official Public Records;

THENCE departing the west line of said City and County of Dallas Levee Improvement District tract, with the south line of said THE ARTHUR CLAY DEVELOPMENT GROUP, N BECKLEY AVE PROJECT, LLC, tract (Inst. No. 202300126821) and the north line of said Lot K, Block 2, and the north line of Lot F, Block 2 of said Beckley Industrial District plat, and the north line of said MHG Properties, LLC tract, South 89°06'27" West, a distance of 242.49 feet to a 3/8" iron rod found for the southwest corner of said THE ARTHUR CLAY DEVELOPMENT GROUP, N BECKLEY AVE PROJECT, LLC tract (Inst. No. 202300126821) and northwest corner of said Lot F, Block 2 and the northwest corner of said MHG Properties, LLC tract, in said east right-of-way line of Beckley Avenue, from which a concrete monument bears North 23°34'53" East, a distance of 0.41 feet;

THENCE with the west line of said THE ARTHUR CLAY DEVELOPMENT GROUP, N BECKLEY AVE PROJECT, LLC tracts and said east right-of-way line of Beckley Avenue, North 00°53'33" West, a distance of 250.00 feet to the **POINT OF BEGINNING** and containing 53,562 square feet or 1.2296 acres of land.

Bearings are based State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 (2011).



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That THE ARTHUR CLAY DEVELOPMENT GROUP and N BECKLEY AVE PROJECT, LLC, does hereby adopt this plat, designating the herein described property as N BECKLEY AVENUE 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.

WITNESS, my hand at Dallas, Texas, this the ___ day of ___, 20__.

By: _____

Name: _____

STATE OF _____ \$
COUNTY OF _____ \$

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 20__.

Notary Public in and for the State of _____
SURVEYOR'S CERTIFICATE

THAT I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Dallas, Texas.

Dated this the ___ day of ___, 20__.

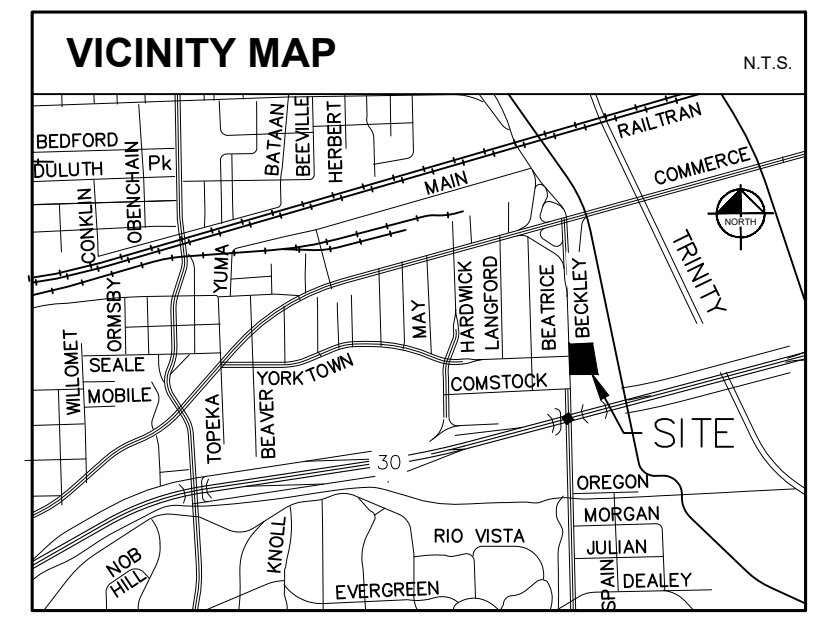
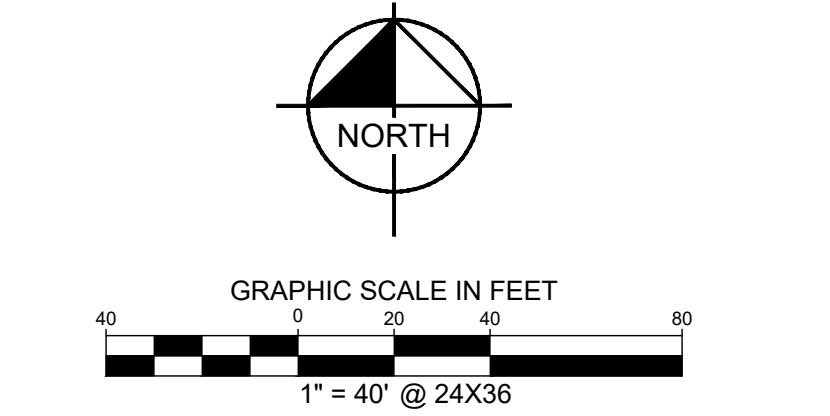
J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
(469) 718-8849
andy.dobbs@kimley-horn.com

STATE OF TEXAS \$
COUNTY OF DALLAS \$

BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ___ day of ___, 20__.

Notary Public in and for the State of Texas



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

PRELIMINARY PLAT
LOT 1, BLOCK A/3405
N BECKLEY AVENUE ADDITION
PART OF CITY BLOCK 3405
AND BEING 1.2296 ACRES OUT OF THE
PETER HAUGHT SURVEY, ABSTRACT NO. 607
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-194
WASTEWATER NO. ___-___
PAVING AND DRAINAGE NO. ___-___

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226

FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	ECB	JAD	Sep. 2024	064624500	1 OF 1

OWNER:
THE ARTHUR CLAY DEVELOPMENT GROUP,
N BECKLEY AVE PROJECT, LLC
1000 N DAVID DRIVE, SUITE C
ARLINGTON, TEXAS 76012
CONTACT: DR. CLAYTON FRENZEL
PHONE: (210) 573-7869

ENGINEER:
THE ARTHUR CLAY DEVELOPMENT GROUP,
N BECKLEY AVE PROJECT, LLC
1000 N DAVID DRIVE, SUITE C
ARLINGTON, TEXAS 76012
CONTACT: JAMES MATTHEWS, P.E.
PHONE: (469) 914-8729
EMAIL: JAMES.MATTHEWS@KIMLEY-HORN.COM

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVE., SUITE 1100,
DALLAS, TEXAS 75226
CONTACT: J. ANDY DOBBS, R.P.L.S.
PHONE: (469) 718-8849
EMAIL: ANDY.DOBBS@KIMLEY-HORN.COM

DWG NAME: TCDAL_SURVEY\064624500-ARTHUR CLAY 22224 BECKLEY DALLAS\DWG\60650-ARTHUR CLAY 22224 BECKLEY DALLAS_PPL.DWG PLOTTED BY: BEALL, ELIZABETH\11/22/2024 1:54 PM LAST SAVED: 11/22/2024 1:52 PM