# OWNERS CERTIFICATION:

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, JOSEPH L. GILLUM, L.P. IS THE SOLE OWNER OF TRACT OF LAND AS DESCRIBED IN THE SURVEY LEGAL DESCRIPTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, 2.773 ACRES [120,803.98 Sq. Ft.] BEING OUT OF WILLIAM S. BEATTY, ABSTRACT 57, CITY OF DALLAS DALLAS COUNTY, TEXAS

A TRACT OF LAND CONTAINING 2.773 ACRES SITUATED IN THE CITY OF DALLAS, COUNTY OF DALLAS, TEXAS, BEING A PART OR PORTION OUT OF WILLIAM S. BEATTY, ABSTRACT 57, SAID 2.773 WERE CONVEYED TO JOSEPH L. GILLUM BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 201200375352, DALLAS COUNTY OFFICIAL RECORDS, SAID 2.773 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 3527, OFFICIAL MAP OF THE CITY OF DALLAS, FOR AN INSIDE CORNER OF THIS TRACT;

- 1. THENCE, N 76° 03' 04" E A DISTANCE OF 264.00 TO A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF TRACT 8, OF SAID BLOCK 3527, FOR THE EASTERNMOST NORTHEAST CORNER OF THIS TRACT;
- 2. THENCE, S 19° 31' 12" E ALONG THE WEST RIGHT-OF-WAY LINE OF S. MOORE STREET, AT A DISTANCE OF 115.94 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 116.36 FEET TO THE SOUTHEAST CORNER OF THIS TRACT;
- 3. THENCE, S 61° 23' 32" W ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO DALLAS AREA RAPID TRANSIT BY VIRTUE OF A DEED RECORDED IN VOLUME 88083, PAGE 4905, DALLAS COUNTY DEED RECORD, A DISTANCE OF 707.25 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;
- 4. THENCE, N 00° 09' 40" E A DISTANCE OF 130.82 FEET TO A POINT BEING WITHIN CEDAR CREEK, FOR THE SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT:
- 5. THENCE, N 42° 24' 58" E WITHIN CEDAR CREEK, A DISTANCE OF 253.95 FEET TO AN INSIDE CORNER OF THIS TRACT;
- 6. THENCE, N 24° 41' 09" E WITHIN CEDAR CREEK, A DISTANCE OF 149.63 FEET TO A POINT BEING THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;
- 7. THENCE, N 76° 03' 40" E A DISTANCE OF 63.45 FEET TO A NO. 4 REBAR SET FOR THE WESTERNMOST NORTHEAST CORNER OF THIS
- 8. THENCE, S 19° 31' 12" E ALONG THE WEST LINE OF SAID TRACT 1, BLOCK 3527, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.773 ACRES OF LAND, MORE OR LESS.

## OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JOSEPH L. GILLUM, OWNER, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SMT DALLAS SUBDIVISION. 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 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).

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND, THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

THE STATE OF TEXAS

JOSEPH L. GILLUM

COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH L. GILLUM 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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC, FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:

#### **GENERAL NOTES:**

- 1. SELLING OFF 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 CODE
- ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM NORTH CENTRAL TEXAS 4202 THE PURPOSE OF THIS REPLAT IS TO CREATE ONE LOT FOR DEVELOPMENT PURPOSES.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.

### **SURVEYOR'S STATEMENT:**

I, ROBERTO N. TAMEZ, 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 THE MONUMENTS SHOWN HEREON WERE 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.

WITNESS, MY HAND, THIS THE \_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_.

ROBERTO N. TAMEZ, R.P.L.S. NO. 6238 DATE STATE OF TEXAS

DATE PREPARED: 02/17/2023 SURVEY JOB # 23162

BADENSTREET

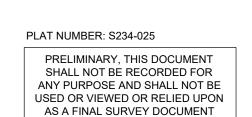
OCATION MAP

# PRELIMINARY PLAT OF SMT DALLAS VII LLC SUBDIVISION

A TRACT OF LAND CONTAINING 2.773 ACRES SITUATED IN THE CITY OF DALLAS, COUNTY OF DALLAS, TEXAS, BEING A PART OR PORTION OUT OF WILLIAM S. BEATTY, ABSTRACT 57, SAID 2.773 WERE CONVEYED TO JOSEPH L. GILLUM BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 201200375352, DALLAS COUNTY OFFICIAL RECORDS,

PLAT NO.: S-234-025







SHEET 1 OF 2

ADDRESS JOSEPH L. GILLUM 9230 W. LAKE HIGHLANDS DR. DALLAS, TX 75218 OWNER: ROBERTO N. TAMEZ R.P.L.S. 115 W. McINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839 ENGINEER: ROBERTO N. TAMEZ R.P.L.S. 115 W. McINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839 SURVEYOR:



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



SHEET 2 OF 2