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LEGEND M.R.D.C.T. D.R.D.C.T. O.P.R.D.C. INST. NO. VOL., PG. SQ. FT. IRF () IPF () ADS (**) SQUARE FEET IRON ROD FOUND IRON PIPE FOUND 3-1/4" ALUMINUM DISK STAMPED "AZUREA CREST & RPLS 5382" SET ON AN IRON ROD FOR CORNER CONTROL MONUMENT ALSO KNOWN AS MAP RECORDS, DALLAS COUNTY, TEXAS DEED RECORDS, DALLAS COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS INSTRUMENT NUMBER

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GENERAL NOTES:

2) The maximum number of lots permitted by this replat is two. 1) The purpose of this replat is to create two lots out of one platted lot.

3) Bearings are based upon the Texas State Plane C Zone 4202, North American Datum of 1983, (2011).

4) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.

5) Lot to lot drainage will not be Engineering Section approval. without City of Dallas Paving

6) Dallas Department of Water Benchmarks used:
#2235 A square cut on top curb to a 3' x 7' drop inlet on the eastside of
Willoughby Boulevard, and 520 feet south of the centerline of Wheatland Road.
Northing- 6,922,117.818 Easting- 2,482,706.929 Elevation= 610.50'
#2237 Standard Water Department Benchmark on top of concrete headwall on
the north side of Interstate Highway 20, 0.2 miles west of Willoughby Boulevard
on the Service Road.
Northing- 6,920,910.246 Easting- 2,481,442.387 Elevation= 614.55'

7) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0490K, with a date of identification of 04/08/2025, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.

8) There are no trees on subject property

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

BEGINNING at a 1/2 inch iron rod found with yellow plastic foot right-of-way); WHEREAS, **ROMA CUSTOM HOMES LLC**, is the an addition to the City of Dallas, Dallas County, Warranty Deed to ROMA CUSTOM HOMES LLC, of a tract of land situated in the John Tucker Survey, Abstract No. 1469, City of Dallas, Dallas County, Texas, being Lot 49, Block E/7588, Beckley cording to the plat thereof recorded in Volume 12, Page 65, Deed Records, Dallas County, Texas, and being that same tract of land as describ in Instrument Number 202400171300, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds a cap "CBG" for the northwest corner of Lot 50, Block E/7588 of said Beckley View Addition, same lying in the east right-of-way line of Beckley Crest Avenue (50 y View Addition, ribed in General as follows;

17 seconds West the line of Beckley Crest Ave of 100.00 feet to a 3/4 inch iron of Lot t 48, Block

THENCE North 01 degrees 07 minutes E/7588 of said Beckley View Addition; along

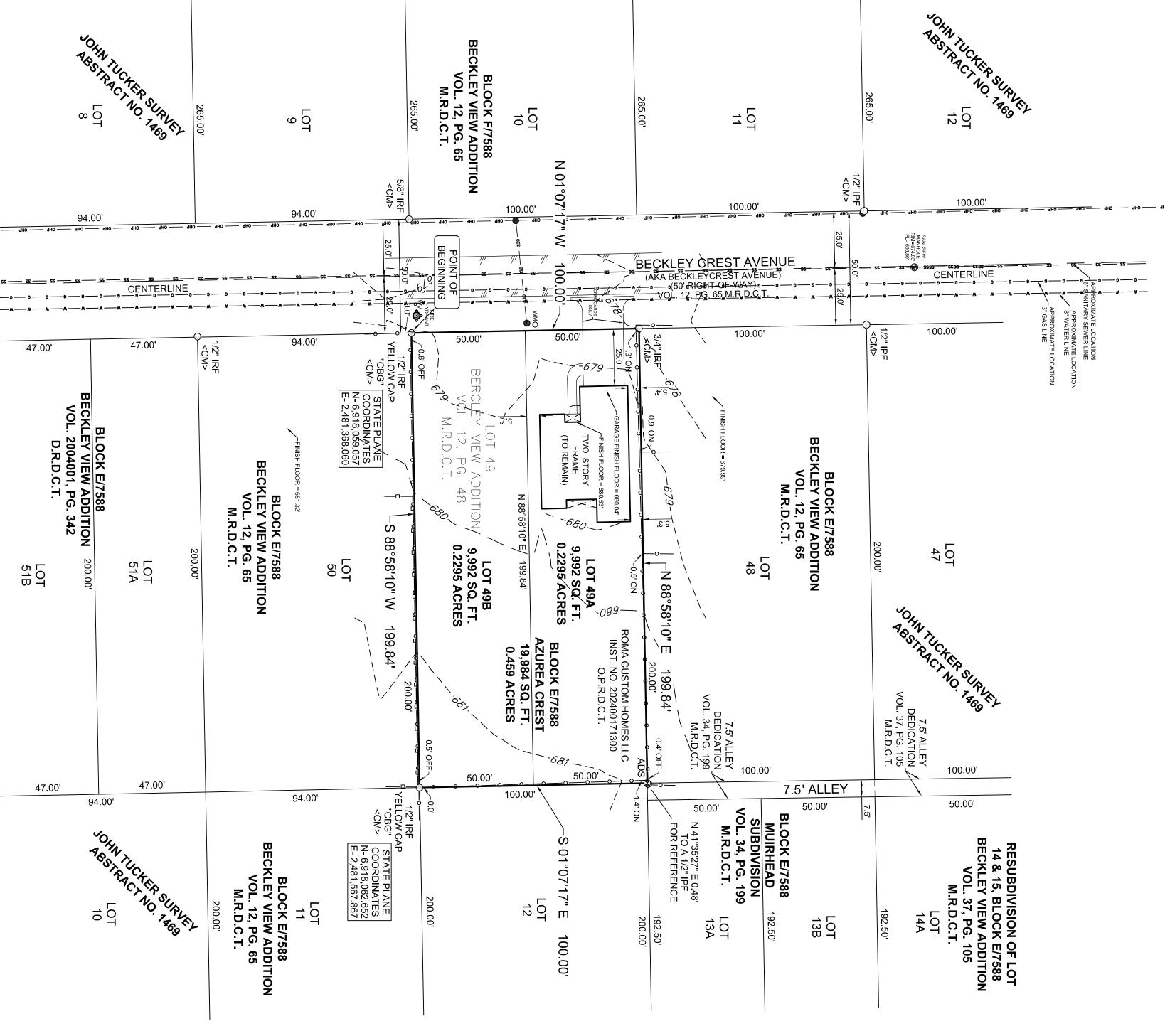
THENCE North 88 degrees 58 minutes 10 seconds East, ale iron rod for the southeast corner of said Lot 48, Block E/758 plat thereof recorded in Volume 34, Page 199, Deed Record long the south line of said Lot 48, Block E/7588, a distance of 199.84 feet to a 3 1/4 inch aluminum disk found stamped "AZUREA CREST & RPLS 5382" on a 1/2 38 and the southwest corner of a 7.5 foot alley as dedicated by the Muirhead Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the ds, Dallas County, Texas, and being the northwest corner of Lot 12, Block E/7588 of said Beckley View Addition;

THENCE South 01 degrees 07 minutes 17 seconds East, along the west line of said Lot 12, Block E/7588, a distance of 100.00 feet to a 1/2 inch iron rod found with yellow plastic Lot 12, Block E/7588, and northeast corner of said Lot 50, Block E/7588 also the northwest corner of Lot 11, Block E/7588 of said Beckley View Addition;

"CBG"

of said

THENCE South 88 degrees 58 minumore or less. 10 secon ong the distance of 199.84 feet to the



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

ROMA CUSTOM HOMES LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as REA CREST 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 way management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall en 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 you not reconstructed or placed upon, over or across the easements as shown. No buildings, fences, trees, shrubs, or other improvements or growths shall be ructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of blic 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, 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 neather of the purpose of constructing, reconstructing, patrolling, maintenance or ficiency of its respective system on the said easements for the purpose of constructing, reconstructing, reconstructing, patrolling, and any maintenance or service required or the purpose of reading meters and any maintenance or service required or patrolling that utility).

Water main and er main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area so conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement and description of such additional easements herein granted shall be determined by their location as installed.

ed subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas

ROMA CUSTOM HOMES LLC	WITNESS MY HAND THIS
	DAY OF
	, 2025.

By: Gerardo Rodrigu STATE OF TEXA (AS ALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gerardo Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/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 SEAL OF OFFICE this day of

and for the State of Texas

SURVEYOR'S STATEMENT

OF TEX

I, J.R. JANUARY, 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.

ated this the

relied upon as a final survey document. (05/23/2025) Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or

J.R. JANUARY

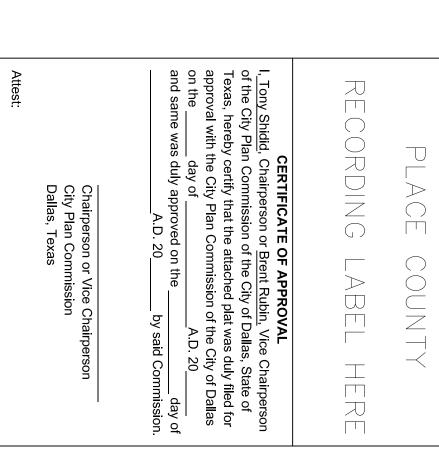
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. JANUARY, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

UNDER MY HAND AND SEAL OF OFFICE this , 2025.

and for the State of Texas



BEING A REPLAT OF LOT 49, BLOCK
BECKLEY VIEW ADDITION
SITUATED IN THE

OWNER
ROMA CUSTOM HOMES LLC
625 GARDEN BROOK LANE
DESOTO, TEXAS 75115-5547 10610 Metric Drive, Suite 124, Dallas, TX 75243 Office 214-340-9700 Fax 214-340-9710 txheritage.com Firm #10169300 EXAS SURVEYING, LLC HERITAGE

SURVEYOR

LOTS 49A & 49B, BLOCK E/7588 AZUREA CREST

JOHN TUCKER SURVEY,
ABSTRACT NO. 1469
CITY OF DALLAS, DALLAS COUNTY,
CITY PLAN FILE NO. S245-152 ENGINEERING PLAN NO. DP **TEXAS**

DATE: 04/08/2025 / JOB # 2500345-1 / SCALE= 1" = 30' / DRAWN: KO