

GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
- Lot to Lot Drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- The purpose of this plat is to create (1) lot from part of a platted lot.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

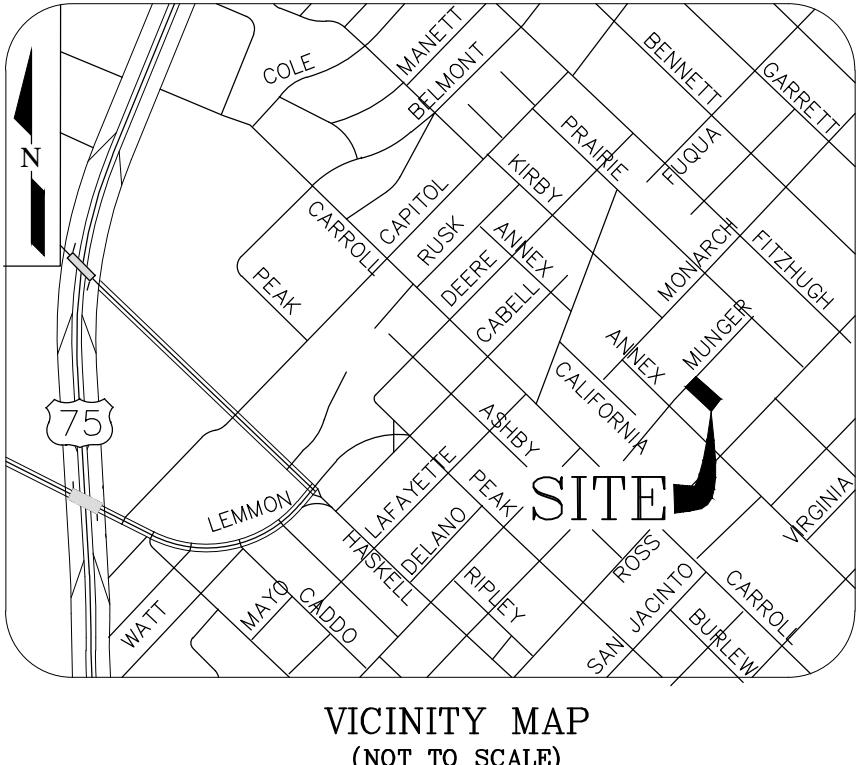
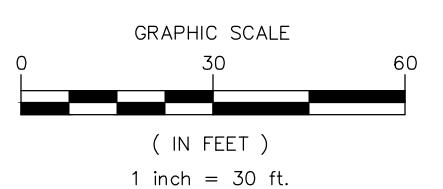
That Belmont Brothers, LLC, acting through its duly authorized agent, Ahmet Ciger, does hereby adopt this plat, designating the herein described property as **MUNGER BETA ADDITION**, on addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever 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, 2026.

Belmont Brothers, LLC
Ahmet Ciger
Owner



VICINITY MAP
(NOT TO SCALE)

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a 10.131 square foot or 0.232 acre tract of land, situated in the John Grigsby Survey, Abstract Number 495, in the City of Dallas, Dallas County, Texas, being the remainder of Lot 3, Block C/667 of Alexander's Park Addition, an Addition to the City of Dallas, Texas, recorded in Volume 1, Page 6, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a Warranty Deed with Vendor's lien to Belmont Brothers, LLC, recorded in Instrument# 202500210731, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron pipe found (Controlling Monument) at the South corner of the herein described tract, same being the South corner of said Lot 3, and being the East corner of Lot 2, Block C/667, Alexander's Park Addition, same being in the Westerly right of way line of Munger Avenue, a 60 foot Right of Way, recorded in Volume 190, Page 90 (M.R.D.C.T.);

THENCE North 45 degrees 07 minutes 42 seconds West, with the common line between said Lot 3 and said Lot 2, a distance of 200.00 feet to a 1/2 inch iron rod set for corner, same being the common corner between Lot 2, Lot 3, Lot 10 and Lot 11, Block C/667, Alexander's Park Addition;

THENCE North 44 degrees 29 minutes 50 seconds East, with the common line between said Lot 3 and said Lot 10, a distance of 50.00 feet to a 1/2 inch iron rod found (Controlling Monument), at the West corner of Drayton Court, a Shared Access Development, recorded in Instrument #201900235887 (O.P.R.D.C.T.), same being the north corner of said Belmont Brothers tract;

THENCE South 45 degrees 30 minutes 10 seconds East, with the common line between said Belmont Brothers tract and said Drayton Court, a distance of 200.00 feet to a 1/2 inch iron rod set in the Westerly right of way line of said Munger Avenue, same being the South corner of said Drayton Court;

THENCE South 44 degrees 30 minutes 07 seconds West, with the common line between said Belmont Brothers tract and the Westerly right of way line of said Munger Avenue, a distance of 51.31 feet to the POINT OF BEGINNING, containing 10.131 square foot or 0.232 acres of land more or less.

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 Ahmet Ciger, known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that he/she/they 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, 2026.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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, Section 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of, 2026.

Notary Public in and for the State of Texas

PRELIMINARY, THIS DRAWING SHALL
NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional
Land Surveyor No. 6671

LEGEND

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
○ IRF	IRON ROD FOUND (AS NOTED)
○ IPP	IRON PIPE FOUND (AS NOTED)
○ MGNF	MAGNAIL FOUND (AS NOTED)
● IRS	IRON ROD SET (ARA 6871)
○○	LIGHT POLE
GM	GAS METER
EM	ELECTRIC METER
WM	WATER METER
A/C	A/C UNIT
—○—	CHAIN LINK FENCE
— —	WOOD FENCE
—OHP—	OVERHEAD POWER LINE
—WIF—	WROUGHT IRON FENCE
TP	TELEPHONE PEDESTAL

OWNERS:
LARRY FINSTROM
DIANE MCNAUGHTON Belmont Brothers
4242 LOMO ALTO DRIVE
APT E-22
DALLAS, TEXAS 75219

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

SURVEYOR

ARA
SURVEYING

3815 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL:(972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveysing.com

PRELIMINARY PLAT
MUNGER BETA ADDITION
LOT 3R, BLOCK C/667

A REPLAT OF PART OF LOT 3, BLOCK C/667
ALEXANDER'S PARK ADDITION
0.232 ACRES SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT NO.495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT 26-000015