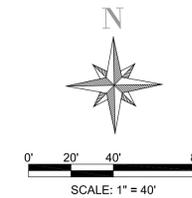




VICINITY MAP
MAPSCO 69A-M
NOT TO SCALE



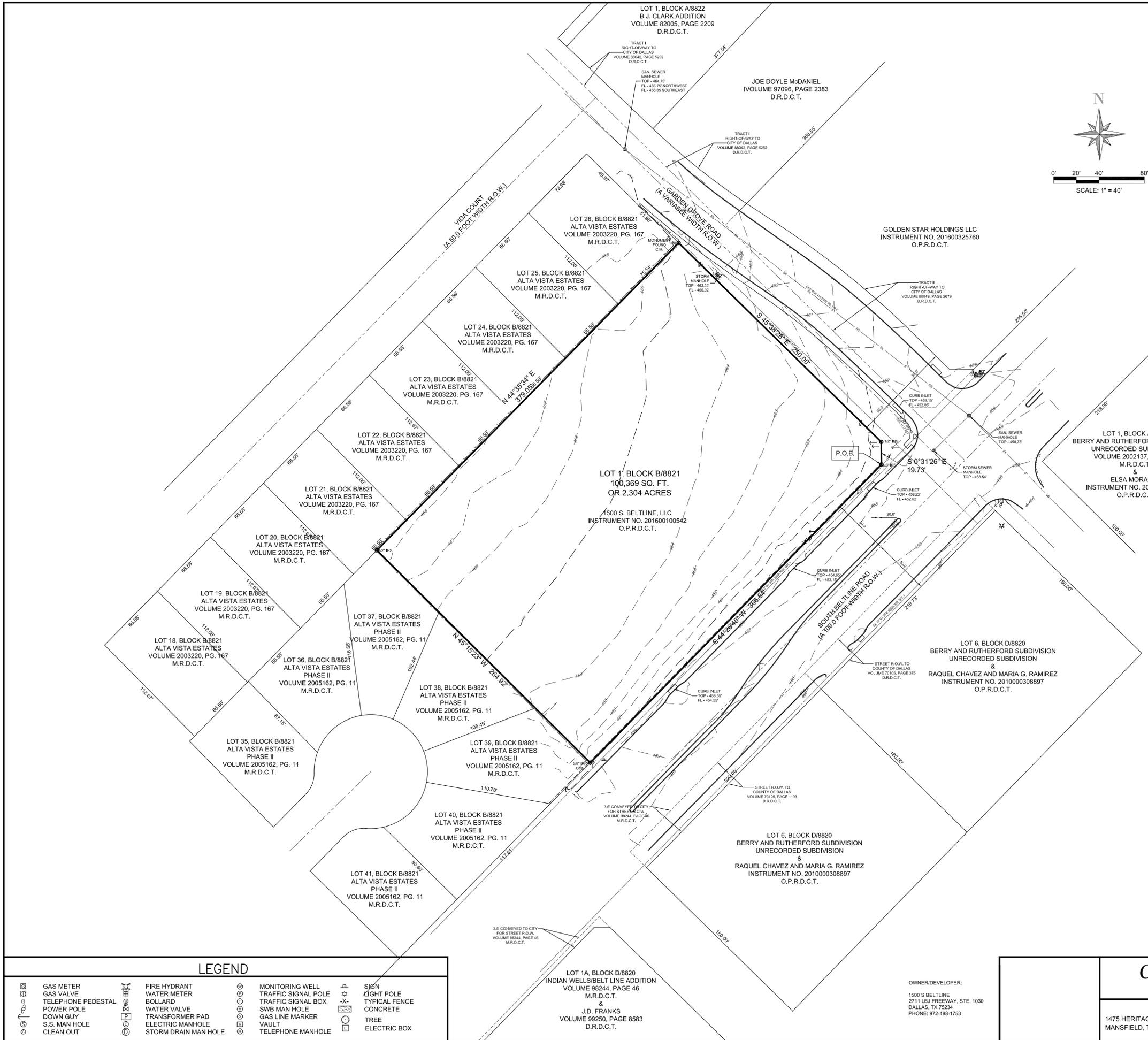
LEGEND:

- IRF - IRON ROD FOUND
- IRFC - IRON ROD FOUND CAPPED
- R.O.W. - RIGHT-OF-WAY
- CM - CONTROLLING MONUMENT
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. - INSTRUMENT NUMBER
- P.O.B. - POINT OF BEGINNING
- FND. - FOUND
- ESMT - EASEMENT
- VOL. - VOLUME
- PG. - PAGE
- C.U.D. - COMMUNITY UNIT DEVELOPMENT
- F.M.M. - FLOODWAY MONUMENT SET
- MON SET - 3 1/4" METAL CAP STAMPED "1500 D. BELTLINE ADDITION RPLS NO. 1740"

GENERAL NOTES:

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL
3. THE PURPOSE OF THIS PLAT IS TO CONVERT 2.304 ACRES INTO 1 RESIDENTIAL LOTS AND COMMERCIAL (MIXED USE).
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ALL STRUCTURES ON PROPERTY WILL REMAIN. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.

PRELIMINARY PLAT
1500 S. BELTLINE ADDITION
LOT 1, BLOCK B/8821
BEING A PLAT OF
A TRACT OF LAND IN CITY BLOCK 8821
SITUATED IN
ROBERT KLEBURG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-010
ENGINEER PLAN NO. 311T-



LEGEND			
	GAS METER		FIRE HYDRANT
	GAS VALVE		WATER METER
	TELEPHONE PEDESTAL		BOLLARD
	POWER POLE		WATER VALVE
	DOWN GUY		TRANSFORMER PAD
	S.S. MAN HOLE		ELECTRIC MANHOLE
	CLEAN OUT		STORM DRAIN MAN HOLE
	MONITORING WELL		TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL BOX		TYPICAL FENCE
	SWB MAN HOLE		GAS LINE MARKER
	VAULT		TELEPHONE MANHOLE
	SIGN		LIGHT POLE
	CONCRETE		TREE
	ELECTRIC BOX		

LOT 1A, BLOCK D/8820
INDIAN WELLS/BELT LINE ADDITION
VOLUME 98244, PAGE 46
M.R.D.C.T.
&
J.D. FRANKS
VOLUME 99250, PAGE 8583
D.R.D.C.T.

OWNER/DEVELOPER:
1500 S BELTLINE
2711 LBJ FREEWAY, STE. 1030
DALLAS, TX 75234
PHONE: 972-488-1753

CENTRO RESOURCES TBPS No. 10193888	JOB NO.: 23-002
	DATE: JANUARY 19, 2023
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063	SCALE: 1" = 20'
(817) 354-1445 (817) 798-4039 CELL surveygroup@att.net	DRAWN BY: RM

OWNER'S CERTIFICATE

STATE OF TEXAS -
COUNTY OF DALLAS -

WHEREAS 1500 S. BELTLINE, LLC is the sole owners of a 2.304 acre tract of land out of the Robert Kleburg Survey, Abstract No. 716 in the City of Dallas, Dallas County, Texas, being all of that certain 2.304 acre tract of land conveyed to 1500 S. Beltline, LLC by General Warranty Deed as recorded in Instrument No. 201600100542, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" Iron rod with a plastic cap stamped "RPLS No. 1740" set at the intersection of the most southerly corner clip (visibility triangle) of the northwest right-of-way line of South Beltline Road, (a 100.0 foot width public right-of-way) and the southwest line of Garden Grove Road (a variable width public right-of-way);

THENCE South 44 degrees 26 minutes 45 seconds West, along the southeast line of said 1500 S. Beltline, LLC tract of land and the northwest line of South Beltline Road, a distance of 366.85 feet to a 5/8" Iron rod found for the south corner of 1500 S. Beltline, LLC tract of land, same being the east corner of Lot 39, Block B/8821, Alta Vista Estates, Phase II, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 2005162 at Page 11, Map Records, Dallas County, Texas;

THENCE North 45 degrees 15 minutes 23 seconds West, departing the northwest line of South Beltline Road and along continuing with the northerly line of Lots 39, 38 and 37, Block B/8821, Alta Vista Estates, Phase II, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 2005162 at Page 11, Map Records, Dallas County, Texas, a distance of 264.92 feet to a 5/8" Iron rod with a plastic cap stamped "RPLS No. 1740" set for the west corner of 1500 S. Beltline, LLC tract of land same being the north corner of said Lot 37 of Block B/8821, same being in southeast line of Lot 21, Block B/8821, Alta Vista Estates, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 2003220 at Page 167, Map Records, Dallas County, Texas;

THENCE North 44 degrees 35 minutes 34 seconds East, continuing with the northwest line of 1500 S. Beltline, LLC tract and Lots 21, 22, 23, 24, 25 and 26, Block B/8821, Alta Vista Estates, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 2003220 at Page 167, Map Records, Dallas County, Texas, a distance of 379.05 feet to a City of Dallas Monument found for the east corner of said Lot 26 and being in the southwest line of said Garden Grove Road;

THENCE South 45 degrees 38 minutes 26 seconds East, departing the east corner of Lot 26, Block B/8821 continuing with the southerly line of Garden Grove Road and the northerly line of 1500 S. Beltline, LLC tract, a distance of 250.00 feet to a 5/8" Iron Rebar with a plastic cap stamped "RPLS No. 1740" set for the most northerly corner clip (visibility triangle) of the intersection of the southwest line of Garden Grove Road and the northwest line of South Beltline Road;

THENCE South 00 degrees 31 minutes 26 seconds East, continuing with the southeast line of said corner clip (visibility triangle) a distance of 19.73 feet to the PLACE OF BEGINNING containing 100,369 square feet or 2.304 acres of land.

LEGEND:

- IRF - IRON ROD FOUND
- IRFC - IRON ROD FOUND CAPPED
- R.O.W. - RIGHT-OF-WAY
- CM - CONTROLLING MONUMENT
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
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- VOL. - VOLUME
- PG. - PAGE
- C.U.D. - COMMUNITY UNIT DEVELOPMENT
- F.M.M. - FLOODWAY MONUMENT SET
- MON SET - 3 1/4" METAL CAP STAMPED "VICTORIA LANE AT SANDYLAND RPLS NO. 1740"

GENERAL NOTES:

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CONVERT 4.333 ACRES INTO 11 RESIDENTIAL LOTS AND COMMON AREA.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ALL STRUCTURES ON PROPERTY WILL REMAIN. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 1500 S. BELTLINE, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as Lots 1-11, Block 18500 and Common Area "A", VICTORIA LANE AT SANDYLANE, 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 planning ordinances, rules, regulations, and resolutions of the City of Dallas. Sidewalks shall be constructed by the builder as required by City Council Resolutions No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2023.

1500 S. BELTLINE, LLC

BY: _____

PRINTED NAME : SHIRAZ JIVANI

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared SHIRAZ JIVANI, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public in and for Dallas County

SURVEYOR'S STATEMENT

I, Larry Turman, 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 Land Surveying, 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.

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

Larry Turman _____ Date _____
Registered Professional Land Surveyor, No. 1740

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Larry Turman, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

I, TONY SHIDID, CHARPERSON OR BRENT RUBIN, VICE CHARPERSON 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 CHARPERSON
CITY PLAN COMMISSION
DALLAS, TEXAS

ATTEST:

SECRETARY

PRELIMINARY PLAT
1500 S. BELTLINE ADDITION
LOT 1, BLOCK B/8821
BEING A PLAT OF
A TRACT OF LAND IN CITY BLOCK 8821
SITUATED IN
ROBERT KLEBURG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-010
ENGINEER PLAN NO. 311T-_____

SHEET: 2 OF 2

LEGEND

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		BOLLARD		TRAFFIC SIGNAL BOX		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MAN HOLE		CONCRETE
	DOWN GUY		TRANSFORMER PAD		GAS LINE MARKER		TREE
	S.S. MAN HOLE		ELECTRIC MANHOLE		VAULT		ELECTRIC BOX
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE		

OWNER/DEVELOPER:

1500 S BELTLINE
2711 LBJ FREEWAY, STE. 1030
DALLAS, TX 75234
PHONE: 972-488-1753

NO.	DATE	REVISION
1.		
2.		
3.		

CENTRO RESOURCES, LLC
TBPS No. 10193888

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
(817) 798-4039 CELL
surveygroup@att.net

JOB NO.:	23-024
DATE:	APRIL 19, 2023
SCALE:	1" = 40'
DRAWN BY:	RM