

OWNER’S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS NEW NEST PROPERTIES LLC IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING IN THE JOHN S TUCKER SURVEY, ABSTRACT NO. 1469, BEING ALL OF LOT 15, BLOCK G/7590, OF THE BECKLEY GARDENS ADDITION AN ADDITION TO THE CITY OF DALLAS RECORDED IN VOLUME 8, PAGE 7 OF THE MAP RECORDS DALLAS COUNTY, TEXAS, ALSO BEING THAT TRACT OF LAND CONVEYED TO NEW NEST PROPERTIES LLC BY WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202600104039 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH YELLOW CAPPED IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 17B, BLOCK G/7590 OF THE COTTONVALLEY–DANIELDALE ADDITION, AN ADDITION TO THE CITY OF DALLAS RECORDED IN VOLUME 2001012, PAGE 3023 OF THE DEED RECORDS, DALLAS COUNTY, TEXAS SAME BEING ALONG THE NORTH LINE OF WEST DANIELDALE ROAD, A 60 FOOT WIDE R.O.W.;

THENCE N89°18’27”W, WITH SAID NORTH LINE, A DISTANCE OF 190.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 16, BLOCK G/7590, CONVEYED TO HERNAN QUINTERO VASQUEZ ACCORDING TO INSTRUMENT NUMBER 201900023254 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N01°17’01”W, DEPARTING SAID NORTH LINE AND WITH THE COMMON LINE OF SAID LOT 16 AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 190.00 FEET TO A 1/2” IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 16, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME ALSO BEING ALONG THE SOUTH LINE OF LOT 19, BLOCK G/7590 OF SAID BECKLEY GARDENS ADDITION;

THENCE N89°18’27”E, WITH THE COMMON LINE OF SAID LOT 19 AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT SAME BEING THE SOUTHEAST CORNER OF SAID LOT 19, SAME ALSO BEING THE NORTHWEST CORNER OF LOT 14 OF SAID BECKLEY GARDENS ADDITION;

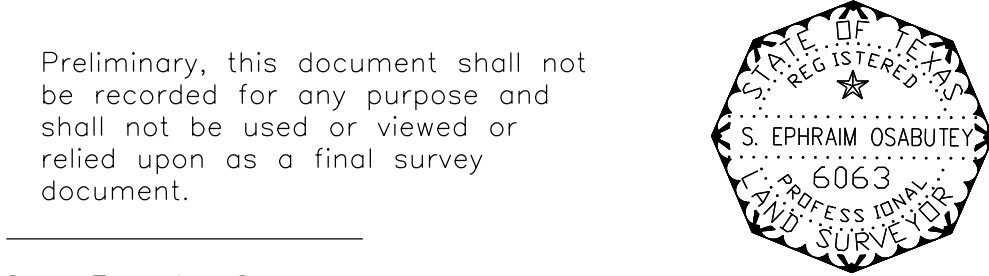
THENCE S01°17’01”E WITH THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND SAID LOT 14 A DISTANCE OF 190.00 FEET TO A 2” BRASS DISC MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID LOT 14, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME ALSO BEING ALONG THE AFOREMENTIONED NORTH LINE OF DANIELDALE ROAD;

THENCE S89°18’27”W WITH SAID NORTH LINE SAME BEING THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18,999 SQUARE FEET OR 0.4362 OF AN ACRE OF LAND WITHIN THE METES RECITED.

SURVEYOR’S STATEMENT

I, Seth Ephraim Osabutey, 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. 514–8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____day of _____, 2026.



Seth Ephraim Osabutey
Texas Registered Professional Land Surveyor No. 6063

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared SETH EPHRAIM OSABUTEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for purpose and considerations herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____DAY OF _____, 2026

Notary Public for the State of Texas
My Commission expires_____

OWNER’S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, NEW NEST PROPERTIES LLC does hereby adopt this plat, designating the herein described property as **DUFFEY ESTATES** an addition to the City of Dallas, Dallas County, Texas, and does 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 growth 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, this the _____ day of _____, 2026.

NEW NEST PROPERTIES LLC

BY: _____
NAME: BRANDON ELIAS

TITLE: PROJECT MANAGER

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared BRANDON ELIAS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

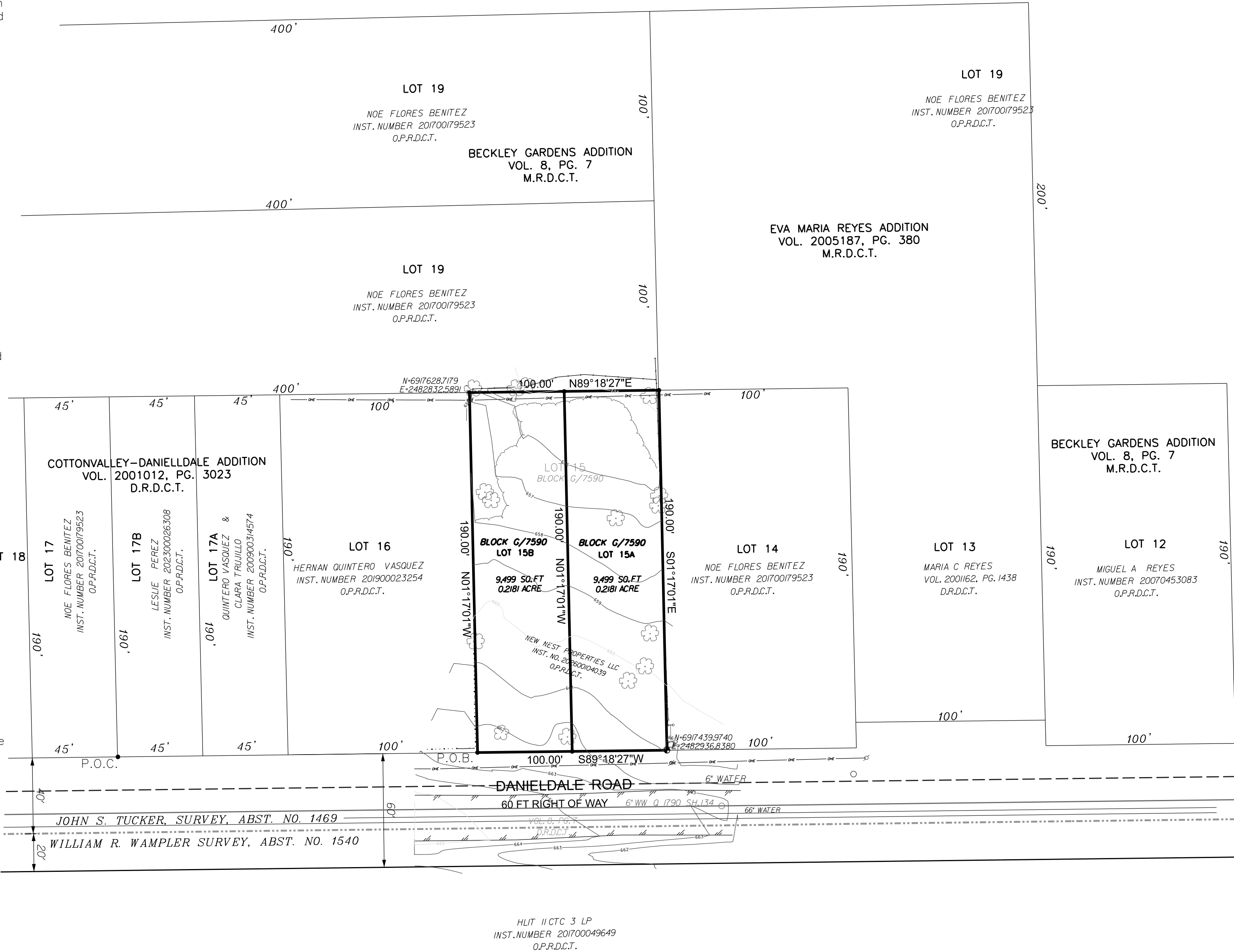
GIVEN under my hand and seal of office this _____ day of _____, 2026.

Notary Public for and in the State of Texas

My Commision expires:_____

LEGEND

•	1/2” Iron Rod/Pipe Found
•	2” Monument Found #4198
ABST. NO.	Abstract Number
CM	Controlling Monument
P.O.C.	Point of Commencing
P.O.B.	Point of Beginning
R.O.W.	Right of Way
D.R.D.C.T.	Deed Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
VOL., PG.	Volume, Page
INST. NO.	Instrument Number
SQ. FT.	Square Feet
-----	Abstract Line
=====	Boundary line
-----	Lot Line
-----	Existing Easement



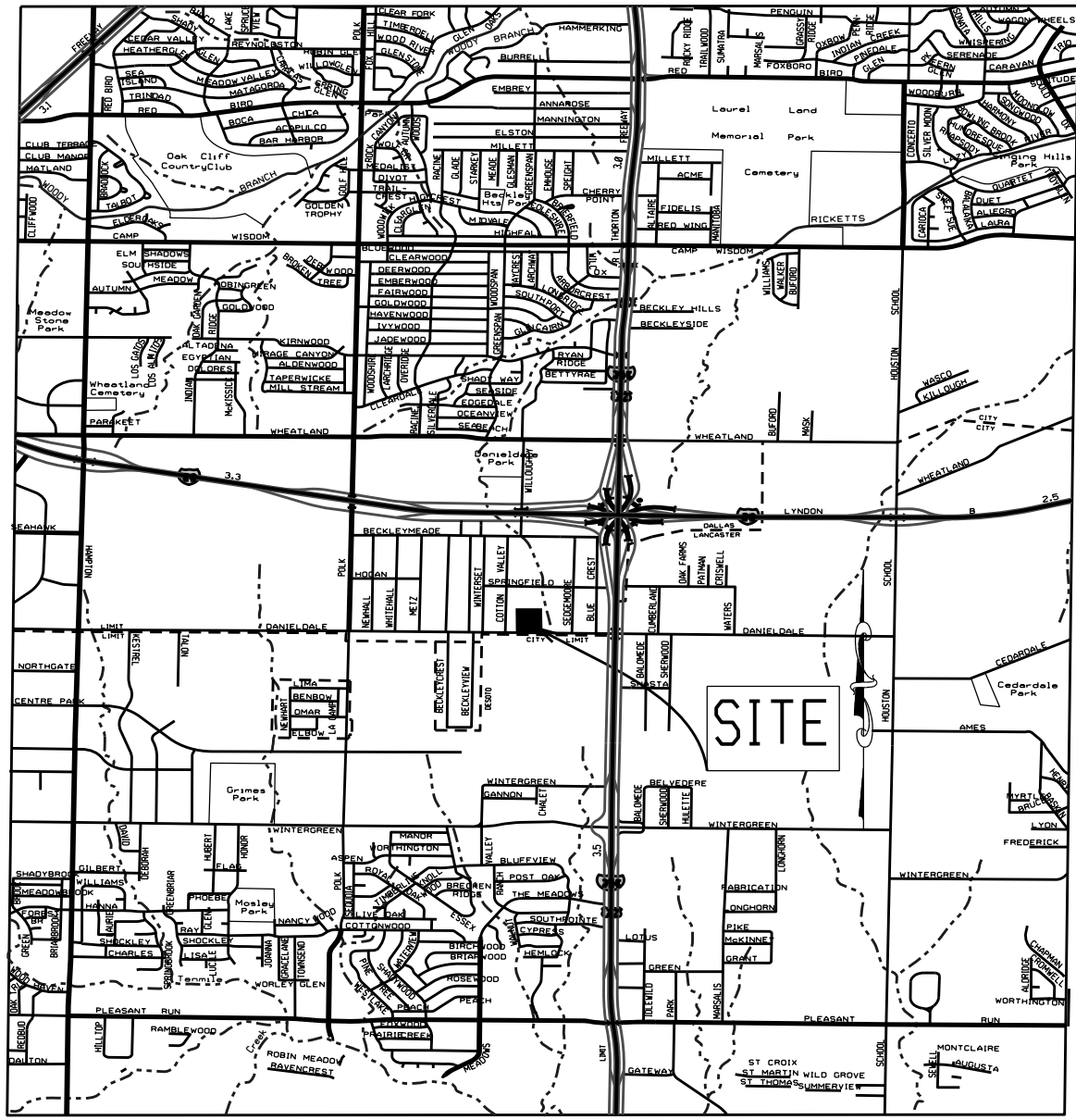
CROSSROADS TRADE CENTER 'ADDITION'
INSTRUMENT NUMBER 2013000243629
O.P.R.D.C.T.

GENERAL NOTES

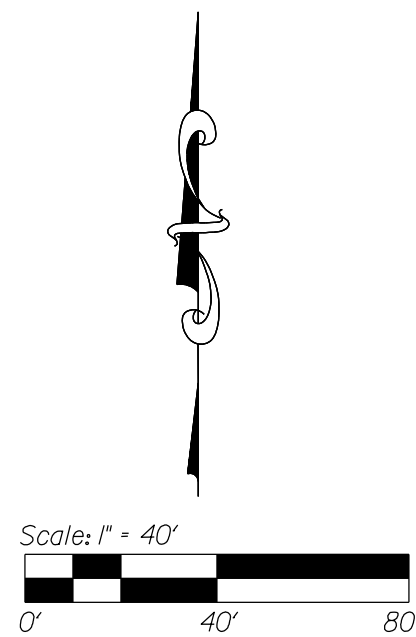
- The purpose of the plat is to create two lots from one lot.
- Bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011)
- Lot-to-lot drainage is not permitted without Engineering Section approval.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

SURVEYOR:
SETH EPHRAIM OSABUTEY
1303 DEARBORN RD
ALLEN TX 75002
rplsgeodesist@gmail.com

OWNER:
NEW NEST PROPERTIES LLC
3501 EUCLID AVE
DALLAS, TEXAS 75205



VICINITY MAP N.T.S.



PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, _____, Chairperson or
I, _____, 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

DUFFEY ESTATES

LOT 15A & LOT 15B, BLOCK G/7590

REPLAT OF LOT 15
BLOCK G/7590

BECKLEY GARDENS ADDITION

0.4362 ACRE / 18,999 SQ. FT.

JOHN S TUCKER SURVEY,
ABSTRACT NO. 1469
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO PLAT-26-000177