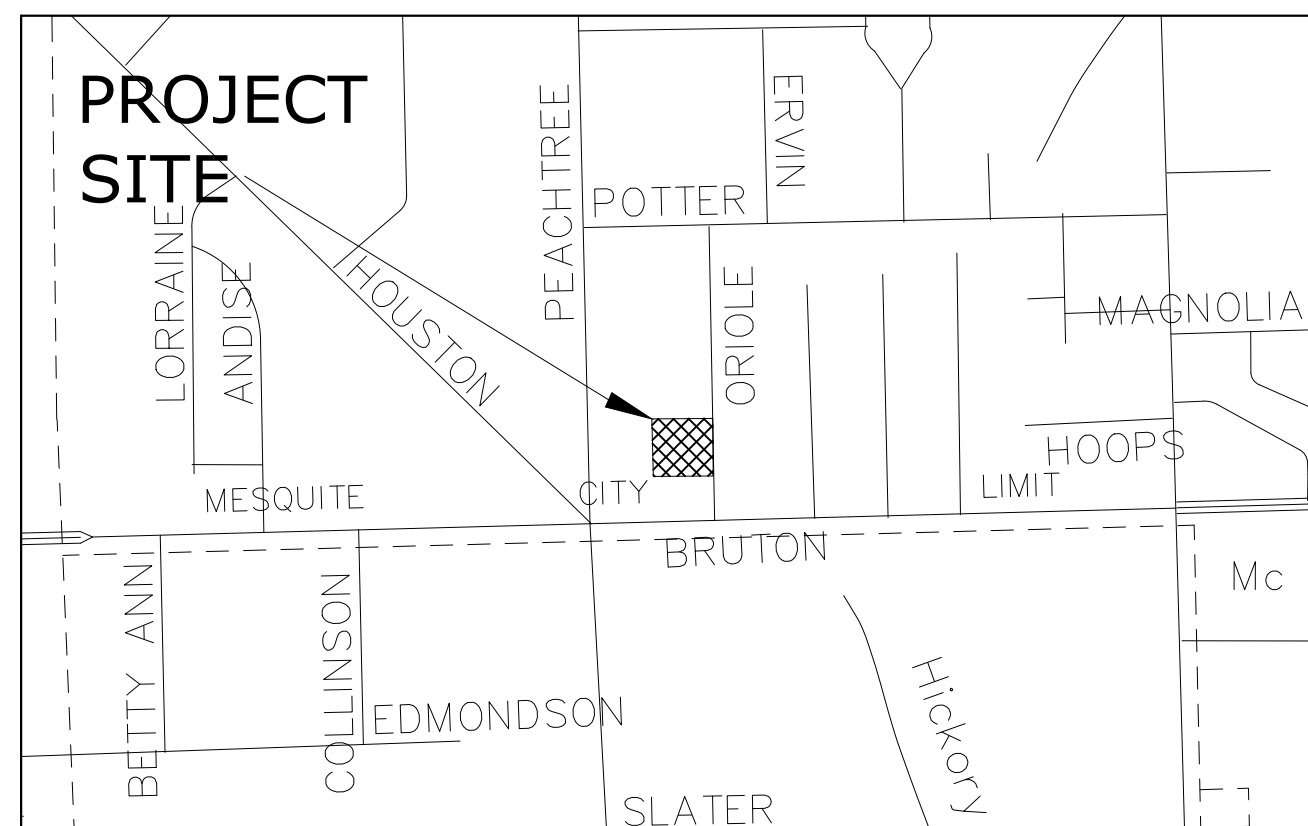
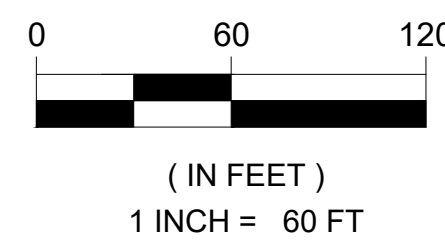




GRAPHIC SCALE



VICINITY MAP  
WTS  
(MAPSCO NO. 59A-A)

LEGEND

- ⊗ IRF 1/2" IRON ROD FOUND (BYLINE)
- IRF 1/2" IRON ROD FOUND (CM)
- ⊠ "X" FOUND IN CONCRETE
- R.O.W RIGHT OF WAY
- D.R.D.C.T MAP RECORDS DALLAS COUNTY, TEXAS

No.	GAUPEL	COMMON NAME	SCIENTIFIC NAME	CONDITION
1	10"	ELM	ULMUS	GOOD
2	8"	ELM	ULMUS	GOOD
3	9"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
4	9"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
5	8"	ELM	ULMUS	GOOD
6	9"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
7	7"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
8	9"	RIVER BIRCH	BETULA NIGRA	GOOD
9	4"	SLASH PINE	PINUS ELLIOTTI ENGELM	GOOD
10	8"	RIVER BIRCH	BETULA NIGRA	GOOD
11	4"	SLASH PINE	PINUS ELLIOTTI ENGELM	GOOD
12	8"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
13	8"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
14	6"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
15	5"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
16	8"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
17	6"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
18	7"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
19	9"	SLASH PINE	PINUS ELLIOTTI ENGELM	GOOD
20	6"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
21	6"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
22	7"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
23	10"	ELM	ULMUS	GOOD
24	8"	ELM	ULMUS	GOOD
25	9"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD

26	10"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
27	8"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
28	9"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
29	10"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
30	8"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
31	9"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
32	7"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
33	8"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
34	7"	ELM	ULMUS	GOOD
35	9"	RIVER BIRCH	BETULA NIGRA	GOOD
36	9"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
37	10"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
38	8"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
39	9"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
40	7"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
41	10"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
42	8"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
43	9"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
44	9"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
45	10"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
46	8"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
47	9"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
48	9"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
49	10"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
50	8"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
51	9"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
52	9"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
53	10"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
54	8"	ELM	ULMUS	GOOD
55	9"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
56	9"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
57	10"	HACKBERRY	CELTIS OCCIDENTALIS	GOOD
58	8"	ELM	ULMUS	GOOD
59	7"	ELM	ULMUS	GOOD

GENERAL NOTES:

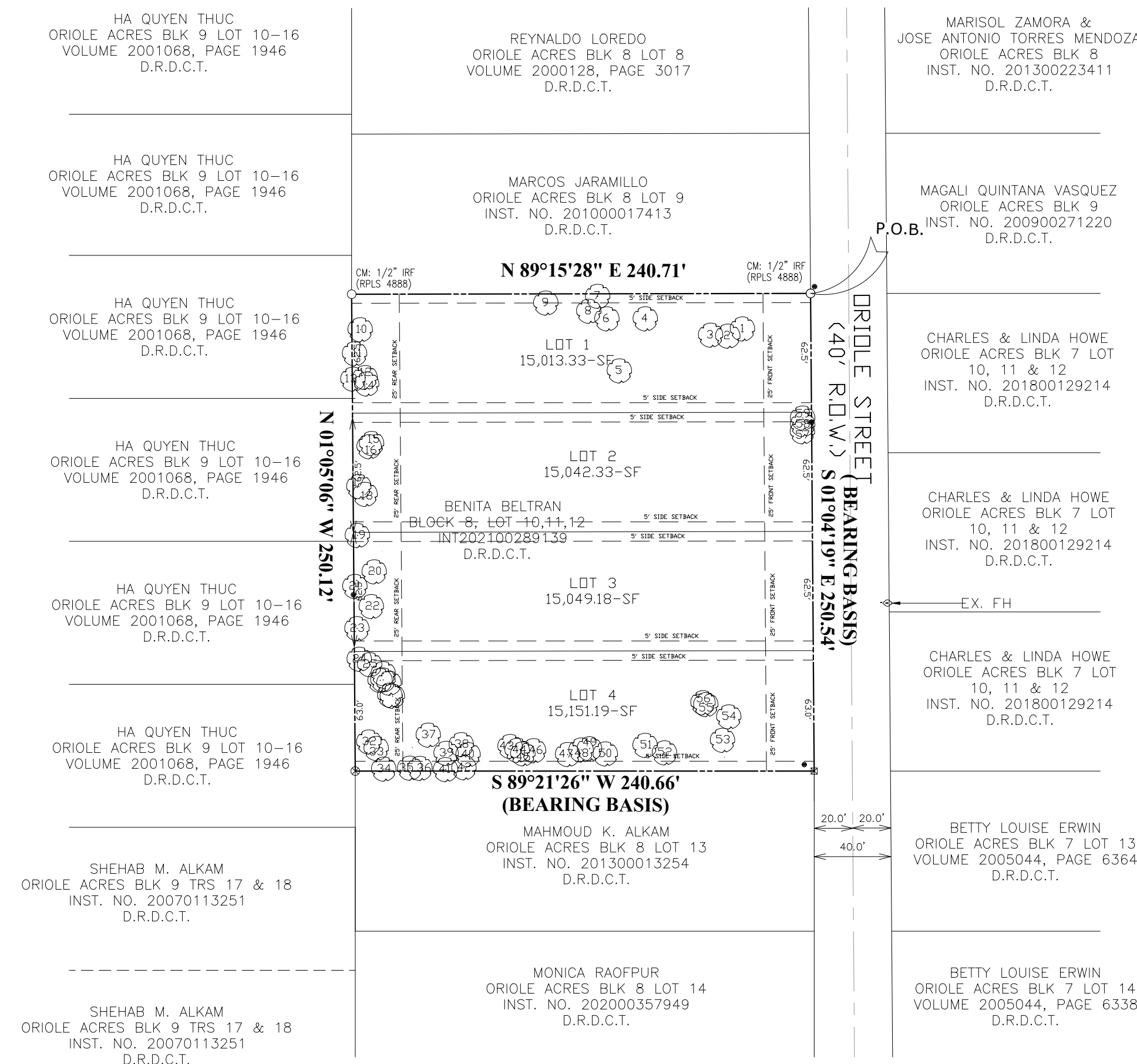
- BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE INTO SEVEN LOTS.
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- ACCORDING TO FEMA MAP 48113C0370K, ZONE X, EFFECTIVE JULY 7, 2014, THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.
- NO EXISTING STRUCTURE ON SITE.

OWNER/DEVELOPER

**BENITA BELTRAN**  
 1409 ORIOLE STREET  
 DALLAS, TEXAS 75149  
 (972) 965-4813  
 BENITASCUSTOMHOMES  
 0321@GMAIL.COM

ENGINEER

**GINA R. GARCIA, P.E.**  
**PAREDES & GARCIA, LLC**  
 104 DOVEHILL CIRCLE  
 RED OAK, TEXAS 75154  
 (972) 310-8549



CERTIFICATE OF SURVEYOR OR ENGINEER

THAT I, GINA R. GARCIA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER THE SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS.



GINA R. GARCIA, P.E. #93746

DATE: \_\_\_\_\_

STATE OF TEXAS -

COUNTY OF ELLIS-

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GINA R. GARCIA, 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC, STATE OF TEXAS

OWNERS DEDICATION:

STATE OF TEXAS:

COUNTY OF DALLAS:

WHEREAS, BENITA BELTRAN, IS THE SOLE OWNER OF LOT 10, 11, & 12, OUT OF THE ORIOLE ACRES, VOLUME 5, PAGE 341, MAP RECORDS CITY OF DALLAS, DALLAS COUNTY, TEXAS, MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

**BEGINNING AT**, A 1/2-INCH IRON ROD FOUND STAMPED "RPLS 4888" FOR CORNER, SAME BEING THE NORTHEAST CORNER OF SAID LOT 10

**THENCE SOUTH 01 DEGREES 04 MINUTES 19 SECONDS EAST (BEARING BASIS) ALONG THE EAST R.O.W. LINE OF ORIOLE STREET (40 FEET R.O.W.), A DISTANCE OF 250.54 FEET, TO A "X" FOUND IN CONCRETE FOR CORNER TO A POINT OF NON-TANGENCY;**

**THENCE SOUTH 89 DEGREES 21 MINUTES 26 SECONDS WEST (BEARING BASIS), A DISTANCE OF 240.66 FEET, TO A 1/2-INCH IRON ROD (BYLINE) FOR CORNER TO A POINT OF NON-TANGENCY;**

**THENCE NORTH 01 DEGREES 05 MINUTES 06 SECONDS WEST (BEARING BASIS), A DISTANCE OF 250.12 FEET, TO A 1/2-INCH IRON ROD FOUND STAMPED "RPLS 4888" FOR CORNER TO A POINT OF NON-TANGENCY;**

**THENCE NORTH 89 DEGREES 15 MINUTES 28 SECONDS EAST (BEARING BASIS), A DISTANCE OF 240.71 FEET, TO A 1/2-INCH ROD FOUND STAMPED "RPLS 4888" FOR CORNER TO THE POINT OF BEGINNING AND CONTAINING 60,256.05 SQUARE FEET OF 1.38 ACRES OF LAND.**

DECLARATION OF COVENANTS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BENITA BELTRAN, do hereby adopt this plat designating the herein-described property as BELTRAN CUSTOM HOMES ADDITION, an addition to the City of Mesquite, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated and shall be open to fire, police and all public and private utilities for each particular use. The maintenance of paving on all easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements 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 full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and 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 and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and addition to or removing all or parts of its respective system 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 and service required or ordinarily performed by that utility.

All utility easements shall also include additional area of working space for construction and maintenance of the public water and sanitary sewer systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meters and boxes, sewer laterals from the main to the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat approved subject to all platting ordinances, rules, and regulations of the CITY OF MESQUITE, Texas.

WITNESS MY HAND at \_\_\_\_\_ County, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
BENITA BELTRAN

STATE OF TEXAS:  
COUNTY OF DALLAS :

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED BENITA BELTRAN, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

CITY OF MESQUITE, TEXAS  
Certificate of Approval

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, this Plat  
 was duly approved by the Planning  
 and Zoning Commission of the City of Mesquite, Texas.

By \_\_\_\_\_  
Commission Presiding Officer

Attest \_\_\_\_\_  
Secretary

REPLAT  
 BELTRAN CUSTOM HOMES ADDITION  
 LOT 1-4  
 4 RESIDENTIAL LOTS

BEING A REPLAT OF LOT 10, 11, & 12, OUT OF THE ORIOLE ACRES, VOLUME 5, PAGE 341, MAP RECORDS CITY OF MESQUITE, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. \_\_\_\_\_