

Line #	Direction	Length
L1	S44°26'36"W	6.40'
L2	S45°33'24"E	5.25'
L3	S44°26'36"W	11.84'
L4	S45°33'24"E	8.25'
L5	S44°26'36"W	28.09'
L6	S45°33'24"E	36.50'
L7	S44°26'36"W	43.90'
L8	N45°33'24"W	8.25'
L9	S44°26'36"W	12.30'
L10	S45°33'24"E	36.50'
L11	S44°26'36"W	56.97'
L12	S45°33'24"E	8.25'
L13	S44°26'36"W	16.57'
L14	S45°33'24"E	36.50'
L15	S44°26'36"W	58.70'
L16	S45°33'24"E	36.00'
L17	S44°26'36"W	34.34'
L18	S45°33'24"E	18.00'
L19	S44°26'36"W	12.91'
L20	S44°26'36"W	54.84'
L21	N44°26'36"E	7.12'

Line #	Direction	Length
L22	N45°33'24"W	26.50'
L23	N44°26'36"E	26.64'
L24	S45°33'24"E	47.00'
L25	N45°33'24"W	15.00'
L26	S45°33'24"E	51.00'
L27	N44°26'36"E	17.13'
L28	S45°33'24"E	46.50'
L29	S45°33'24"E	46.50'
L30	N44°26'36"E	11.21'
L31	S45°33'24"E	8.75'
L32	N44°26'36"E	49.28'
L33	S45°33'24"E	46.50'
L34	N44°26'36"E	16.72'
L35	S45°33'24"E	3.50'
L36	N44°26'36"E	36.98'
L37	S44°26'36"W	112.71'
L38	S45°33'24"E	29.57'
L39	N44°26'36"E	46.70'
L40	N45°33'24"W	30.09'
L41	N44°26'36"E	9.56'

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Whereas COG Dallas Homes II L.L.C., is the sole owner of a 17,775 square foot tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, same being that tract of land conveyed to said COG Dallas Homes II L.L.C., by Warranty Deed recorded in Instrument No. 20200000024, Official Public Records, Dallas County, Texas, same being Lots 38 and 39, Block D/653, Fakes Park Place, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 106, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING of a 3-1/4 inch aluminum disk stamped "Prairie Estates" and "PLS 5299" found for corner, said corner being the North corner of Lot 37, Block D/653, of said Fakes Park Place, and being in the Southwest Right-of-Way line of Prairie Avenue (50 foot Right-of-Way, Volume 1, Page 106, formerly Fakes Avenue);

THENCE South 44 degrees 26 minutes 36 seconds West, along the Northwest line of said Lot 37, a distance of 177.75 feet to a 3-1/4 inch aluminum disk stamped "Prairie Estates" and "PLS 5299" found for corner, said corner being the West corner of said Lot 37, and being on the Northeast line of Monarch Apartment Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 31, Page 229, Map Records, Dallas County, Texas, from which a 5/8 inch iron rod with plastic yellow cap found for witness bears North 29 degrees 15 minutes 05 seconds West, a distance of 0.93 feet;

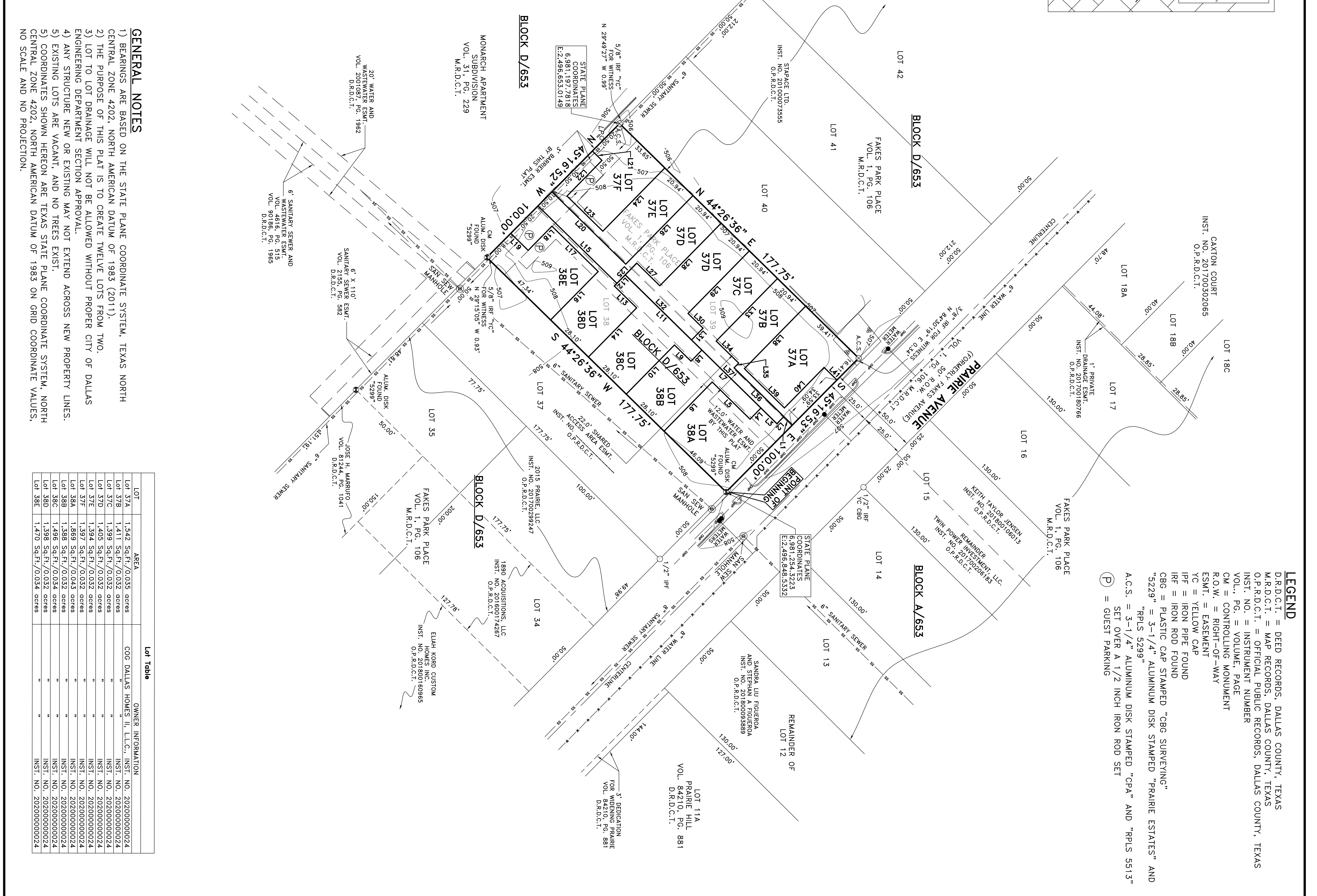
THENCE North 45 degrees 16 minutes 52 seconds West, along the Northeast line of said Monarch Apartment Subdivision, a distance of 100.00 feet to a set 1/2 inch iron rod with a 3-1/4 inch aluminum disk stamped "CPA" and "PLS 5513" for corner, said corner being the South corner of Lot 40, Block D/653, of said Fakes Park Place, from which a 5/8 inch iron rod with plastic yellow cap found for witness bears North 29 degrees 49 minutes 27 seconds West, a distance of 0.99 feet;

THENCE North 44 degrees 26 minutes 36 seconds East, along the Southwest line of said Lot 40, a distance of 177.75 feet to a set 1/2 inch iron rod with a 3-1/4 inch aluminum disk stamped "CPA" and "PLS 5513" for corner, said corner being the East corner of said Lot 40, and being in the Southwest Right-of-Way line of said Prairie Avenue, from which a 3/8 inch iron rod found for witness bears North 84 degrees 30 minutes 19 seconds East, a distance of 0.34 feet;

THENCE South 45 degrees 16 minutes 53 seconds East, along the Southeast Right-of-Way line of said Prairie Avenue, a distance of 100.00 feet to the POINT OF BEGINNING, and containing 17,775 square feet or 0.408 acres of land.

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE TWELVE LOTS FROM TWO.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) EXISTING LOTS ARE VACANT, AND NO TREES EXIST.
- 6) CORNPOINTS SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.



LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
ESMT. = EASEMENT
YC = YELLOW CAP
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
CBG = PLASTIC CAP STAMPED "COG SURVEYING"
"5229" = 3-1/4" ALUMINUM DISK STAMPED "PRAIRIE ESTATES" AND "PLS 5299"
A.C.S. = 3-1/4" ALUMINUM DISK STAMPED "CPA" AND "PLS 5513"
SET OVER A 1/2 INCH IRON ROD SET
(P) = GUEST PARKING

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, COG Dallas Homes II LLC, acting by and through its duly authorized agent, Josh Nicholas, does hereby adopt this plat, designating the herein described property as **COG-PRAIRIE ADDITION-FOUR**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in the simple, to the public use forever any streets, alleys, and roadway management areas shown hereon. 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 the utility and all lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements or growths 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 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 of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to provide property for the purpose of feeding 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

COG Dallas Homes II LLC

By: _____
Josh Nicholas, Representative

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears, Josh Nicholas, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryon Connolly, 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 (g)(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 _____, 2020.
RELEASED FOR REVIEW ON 01/23/2020. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELEAD UPON AS A FINAL SURVEY DOCUMENT.

Bryon Connolly
Texas Registered Professional Land Surveyor No. 5513

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 Bryon Connolly 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
COG-PRAIRIE ADDITION-FOUR
A SHARED ACCESS DEVELOPMENT
LOTS 37A-37F, AND
LOTS 38A-38E, BLOCK D/653
17,775 SQ.FT. / 0.408 ACRES
BEING A REPLAT OF
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-091

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Dallas, Texas 75219
www.dgblnc.com

OWNER: COG DALLAS HOMES II, LLC
5965 Maple Avenue, Suite 330
Dallas, Texas 75219

SCALE: 1"=30' / DATE: 01-20-2020 / JOB NO.: 1605289-1 / DRAWN BY: WTH