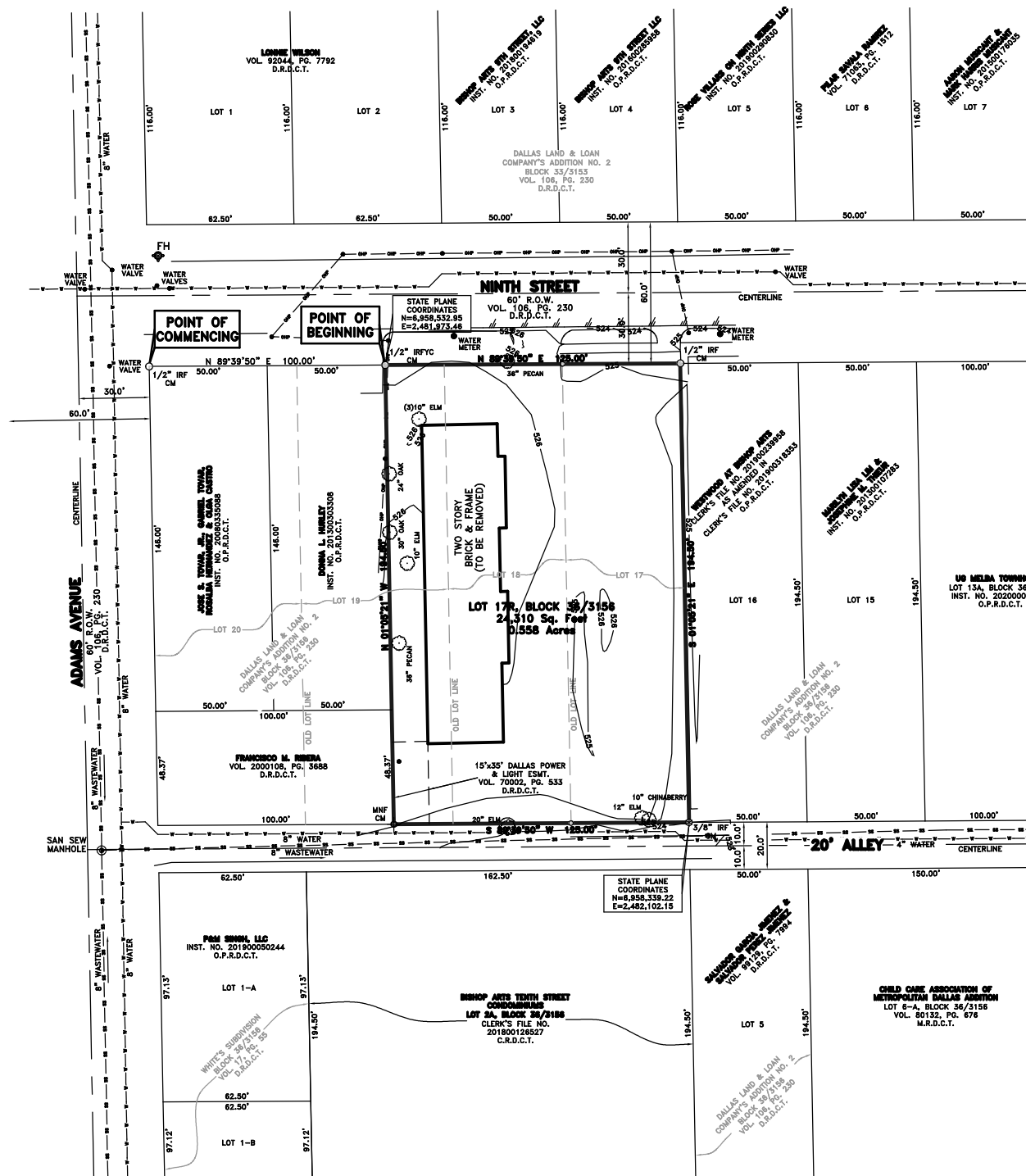


VICINITY MAP
NOT TO SCALE



0 30 60 90
SCALE: 1" = 30'



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
- C.R.D.C.T. = CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- MNF = MAG NAIL FOUND
- 3/8" IRF = 3/8 INCH IRON ROD FOUND
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- 1/2" IRFYC = 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"

GENERAL NOTES

- 1) BASIS OF BEARINGS ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) 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.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas COG Dallas Homes II, LLC is the owner of a tract of land situated in the George L. Leonard Survey, Abstract No. 770, City of Dallas, Dallas County, Texas, and being a tract of land conveyed to COG Dallas Homes II, LLC by General Warranty Deed recorded in Instrument No. 201800041391, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to Towers Holdings LLC by Warranty Deed with Vendor's Lien recorded in Instrument No. 201900294247, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the East right of way line of Adams Avenue (60 foot right of way) and the South right of way line of Ninth Street (60 foot right of way), said corner being the Northwest corner of Lot 20, Block 36/3156 of Dallas Land & Loan Company's Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 106, Page 230, Deed Records, Dallas County, Texas, said corner being the Northwest corner of a tract of land conveyed to Jose S. Tovar, Jr., Gabriel Tovar, Rosalba Hernandez and Olga Castro by Warranty Deed recorded in Instrument No. 20080335088, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 39 minutes 50 seconds East along the South right of way line of said Ninth Street, a distance of 100.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner and the POINT OF BEGINNING of herein described tract;

THENCE North 89 degrees 39 minutes 50 seconds East along the South right of way line of said Ninth Street, a distance of 125.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 16, Block 36/3156 of said Dallas Land & Loan Company's Addition No. 2;

THENCE South 01 degrees 05 minutes 21 seconds East along the West line of Lot 16, Block 36/3156 of said Dallas Land & Loan Company's Addition No. 2, a distance of 194.50 feet to a 3/8 inch iron rod found for corner, said corner being in the North right of way line of a 20 foot alley;

THENCE South 89 degrees 39 minutes 50 seconds West along the North right of way line of said 20 foot alley, a distance of 125.00 feet to a Mag nail found for corner, said corner being the Southeast corner of a tract of land conveyed to Francisco M. Ribera by Warranty Deed with Vendor's Lien recorded in Volume 2000108, Page 3688, Deed Records, Dallas County, Texas;

THENCE North 01 degrees 05 minutes 21 seconds West along the East line of said Ribera tract, a distance of 194.50 feet to the POINT OF BEGINNING and containing 24,310 square feet or 0.558 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, COG Dallas Homes II, LLC, acting by and through its duly authorized officer, does hereby adopt this plat, designating the herein described property as **WEST 9TH RESIDENCES**, 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 platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2021.

BY: _____
COG Dallas Homes II, LLC, Owner
Josh Nichols, Principal

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 Nichols 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 _____, 2021.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan 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 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. 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.

Dated this the _____ day of _____, 2021.

RELEASED FOR REVIEW 2/18/2021 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan 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 Bryan 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 _____, 2021.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT
WEST 9TH RESIDENCES
LOT 17, BLOCK 36/3156
24,310 SQ.FT. / 0.558 ACRES
BEING A REPLAT OF LOTS 17, 18 & EAST 25 FOOT OF
LOT 19, BLOCK 36/3156,
DALLAS LAND & LOAN COMPANY'S ADDITION NO. 2
GEORGE L. LEONARD SURVEY, ABSTRACT NO. 770
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-609**

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PHONE: 214-347-8903