

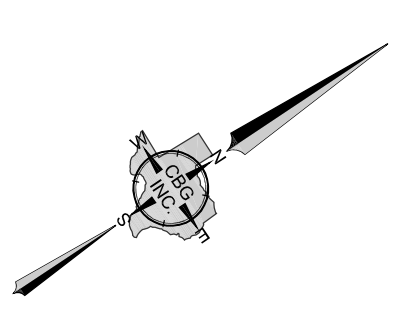
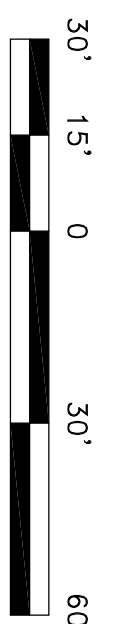
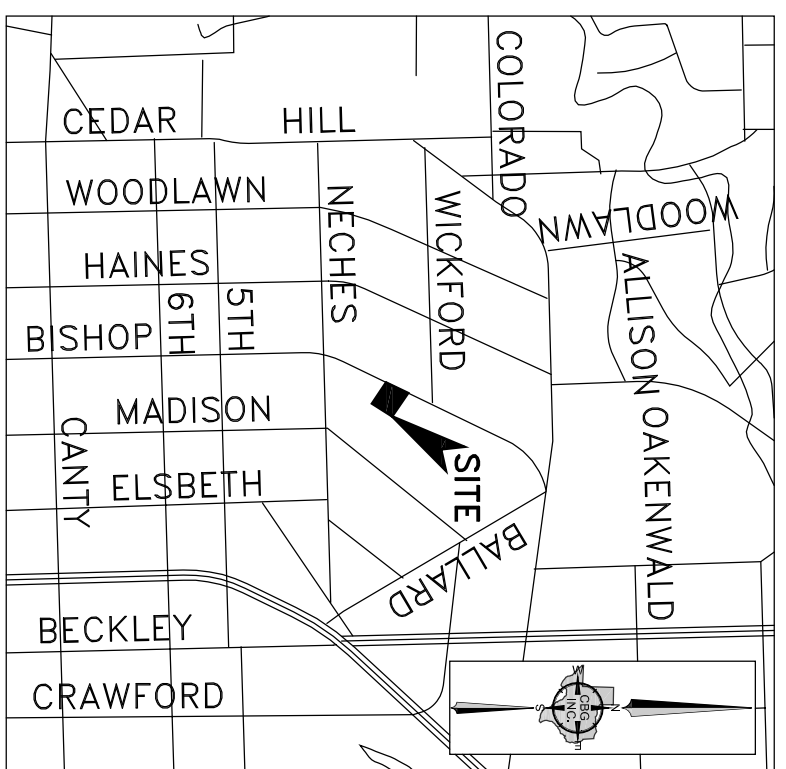
OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Whereas COG Dallas Homes II, LLC, is the sole owner of a 0.401 of an acre tract of land situated in the George SC Leonard Survey, Abstract No. 780, in the City of Dallas, Dallas County, Texas, some being that tract of land conveyed to said COG Dallas Homes II, LLC, by Special Warranty Deed recorded in Instrument No. 201800331098, Official Public Records, Dallas County, Texas, and also being a portion of Block M/3363, Miller and Stemmons Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 25, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING of a "x" found in concrete for corner, said corner being the West corner of Lot 31, Block M/3363, Bishop Avenue Townhomes, Section Two, an addition to the City of Dallas, Dallas County, Texas, and being in the Southeast Right-of-Way line of County Clerk's File No. 2005-3591167, Map Records, Dallas County, Texas, and being in the Southeast Right-of-Way line of North Bishop Avenue (100 feet Right-of-Way, Volume 1, Page 25, Map Records, Dallas County, Texas), from which a 604 nail found for witness bears South 08 degrees 54 minutes 02 seconds East, a distance of 0.16 feet;

THENCE South 55 degrees 26 minutes 54 seconds East, along the Southwest line of said Lot 31, a distance of 148.20 feet to 1/2 inch iron rod set for corner, said corner being the East corner of that tract of land conveyed to Deprop 1, LLC, by Special Warranty Deed recorded in Instrument No. 201300249448, Official Public Records, Dallas County, Texas;

THENCE North 56 degrees 20 minutes 36 seconds West, along the Northeast line of said Deprop 1, LLC tract, a distance of 132.50 feet to an "x" found in concrete for corner, said corner being the North corner of said Deprop 1, LLC tract, and THENCE North 25 degrees 53 minutes 30 seconds East, along the Southeast Right-of-Way line of said North Bishop Avenue tract, a distance of 127.00 feet to the POINT OF BEGINNING, and containing 17,487 square feet or 0.401 of an acre of land.



Line #	Direction	Length
L1	N25°53'30\"	30.31'
L2	N25°53'30\"	20.26'
L3	N25°53'30\"	31.34'
L4	N25°53'30\"	45.08'
L5	S55°26'54\"	60.77'
L6	S55°26'54\"	36.46'
L7	S55°26'54\"	50.97'
L8	S32°58'17\"	42.36'
L9	S32°58'17\"	31.06'
L10	S32°58'17\"	20.08'
L11	S32°58'17\"	30.04'
L12	S56°20'36\"	65.46'
L13	S56°20'36\"	67.04'
L14	S56°20'36\"	71.14'
L15	S56°20'36\"	69.21'
L16	S56°20'36\"	78.11'
L17	S56°20'36\"	54.67'
L18	N33°39'24\"	43.72'

Line #	Direction	Length
L19	S33°39'24\"	43.15'
L20	N56°20'36\"	36.46'
L21	N56°20'36\"	51.47'
L22	S56°20'36\"	64.49'
L23	S56°20'36\"	64.86'
L24	S56°20'36\"	60.43'
L25	N33°39'24\"	10.04'
L26	S56°20'36\"	4.67'
L27	N33°39'24\"	20.00'
L28	S33°39'24\"	30.04'
L29	S33°39'24\"	26.07'
L30	S33°39'24\"	6.00'
L31	N56°20'36\"	4.67'
L32	S33°39'24\"	25.05'
L33	N33°39'24\"	31.05'
L34	N33°39'24\"	40.08'

- 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
C.M. = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
I.P.F. = IRON PIPE FOUND
I.R.F. = IRON ROD FOUND
X = X FOUND IN CONCRETE
INST. NO. = INSTRUMENT NUMBER
APPROX. = APPROXIMATE
A.C.S. = ALUMINUM DISK STAMPED "BCA" AND RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET
- 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 9 LOTS OUT OF 0.401 OF AN ACRE OF LAND.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY EXISTING STRUCTURE AT THE TIME OF THIS PLAT SHALL BE REMOVED.
5) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
6) COORDINATES 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.



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 Nichols, does hereby adopt this plat, designating the herein described property as **BEALE COURT ADDITION**, 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 hereon 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 plantings, fences, trees, shrubs, or other improvements or growths shall be constructed, removed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the use of the public and for the use of the utility and fire lane easements as shown. Said easements shall be reserved for the use of the public and for the use of the utility and fire lane easements as shown. Said easements shall be reserved for the use of the public and for the use of the utility and fire lane easements as shown. Said easements shall be reserved for the use of the public and for the use of the utility and fire lane easements as shown.

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 reserved 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 _____, 2019.

COG Dallas Homes II, LLC
a Texas limited liability

By: 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 (OWNER) 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 _____ day of _____, 2019.

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 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.

Dated this _____ day of _____, 2019.
RELEASED FOR REVIEW ON 04/03/19. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELEAD 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 herein 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 _____, 2019.
Notary Public in and for the State of Texas

LOT	AREA
Lot 1	2,075 Sq.Ft./0.048 acres
Lot 2	1,484 Sq.Ft./0.034 acres
Lot 3	2,332 Sq.Ft./0.054 acres
Lot 4	2,549 Sq.Ft./0.059 acres
Lot 5	1,584 Sq.Ft./0.036 acres
Lot 6	2,190 Sq.Ft./0.050 acres
Lot 7	2,008 Sq.Ft./0.046 acres
Lot 8	1,398 Sq.Ft./0.032 acres
Lot 9	1,867 Sq.Ft./0.043 acres

**PRELIMINARY PLAT
BEALE COURT ADDITION**
A SHARED ACCESS DEVELOPMENT
LOT 1 THRU 9, BLOCK M/3363
17,487 SQ.FT. / 0.401 ACRES
BEING A RE-PLAT OF
MILLER AND STEMMONS ADDITION,
GEORGE SC LEONARD SURVEY, ABSTRACT NO. 780
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-173

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