



LEGEND
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 INST. NO. = INSTRUMENT NUMBER
 VOL. = VOLUME
 PG. = PAGE
 CM = CONTROLLING MONUMENT
 R.O.W. = RIGHT-OF-WAY
 "X" FND = "X" FOUND IN CONCRETE
 1/2" IRFVC = 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC
 STAMPED "TXHT"
 A.C.S. = 3" ALUMINUM DISK STAMPED "C1920A AND RPLS 5513"
 SET OVER A 1/2 INCH IRON ROD SET

GENERAL NOTES
 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS
 CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION 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.
 6) BENCHMARK IS A CITY OF DALLAS BENCHMARK FINAL NAME "35-Z-6" ELEV. = 510.70.

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

Whereas Caddo 1920 LLC is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being the Southeast 15 foot of Lot 3, all of Lots 4 and 5, Block 1/607, Mayo's Second Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereon recorded in Volume 205, Page 10, Map Records, Dallas County, Texas, same being a tract of land conveyed to Caddo 1920 LLC by General Warranty Deed recorded in Instrument No. 201900299354, Official Public Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears, South 45 degrees 28 minutes 00 seconds East, a distance of 201900257414, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner, said corner being the intersection of the Southeast right of way line of Lot 3, right of way line of the Northeast right of way line of Caddo Street (50 foot right of way), said corner being the West corner of a tract of land conveyed to Caddo 1920 LLC by Special Warranty Deed recorded in Instrument No. 201500152927, Official Public Records, Dallas County, Texas;

THENCE South 45 degrees 26 minutes 00 seconds East along the Northeast right of way line of said Caddo Street, a distance of 135.00 feet to a 3 inch Aluminum disk stamped "C1920A & RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the South corner of a tract of land conveyed to Brian R. Regan by Warranty Deed with Vendor's Lien recorded in Instrument No. 201400153799, Official Public Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears, South 45 degrees 28 minutes 00 seconds East, a distance of 0.30 feet for witness and the POINT OF BEGINNING of herein described tract;

THENCE North 44 degrees 36 minutes 35 seconds East along the Southeast line of said Regan tract, a distance of 125.00 feet to a 3 inch Aluminum disk stamped "C1920A & RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being along the Southwest right of way line of a 12 foot alley;

THENCE South 45 degrees 26 minutes 00 seconds East along the Southwest right of way of said Lot 12, Block 1/607, a distance of 115.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHT" for corner, said corner being the North corner of Lot 6A, Block 1/607, N.L. Denson Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereon recorded in Volume 95122, Page 2532, Map Records, Dallas County, Texas;

THENCE South 44 degrees 36 minutes 35 seconds West along the Northwest line of said Lot 6A, Block 1/607 of said N.L. Denson Addition, a distance of 125.00 feet to a 3 inch Aluminum disk stamped "C1920A & RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being along the Northeast right of way line of said Caddo Street, from which a 1/2 inch iron rod found bears, South 19 degrees 02 minutes 47 seconds East, a distance of 0.47 feet for witness;

THENCE North 45 degrees 26 minutes 00 seconds West along the Northeast right of way of said Caddo Street, a distance of 115.00 feet to the POINT OF BEGINNING and containing 14,375 square feet or 0.33 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Caddo 1920 LLC, (collecting by and through its duly authorized officer(s)), does hereby adopt this plat, designating the herein described property as **CADDO 1920 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 hereon. 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 buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or maintained on the property. The easements shall be subject to the right of the public to install, maintain, repair, and use all portions of all public utilities serving or crossing the property. All easements shall be subject to the right of the public to install, maintain, repair, and use all portions 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 for the purpose of constructing, inspecting, 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 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 stormwater 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 _____ day of _____, 2020.

BY: Caddo 1920 LLC (Owner)
 Yucel Moraisi, Managing Partner
 STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Yucel Moraisi 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 herein expressed.

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

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. 19435, as amended), and the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-6-617 (9)(b)(c)(d) & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2020.

RELEASED FOR REVIEW 5/27/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR REPRODUCED 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 _____, 2020.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT
 CADDO 1920 ADDITION**

LOT 3A, BLOCK 1/607
 14,375 SQ.FT. / 0.33 ACRES
 BEING A REPLAT OF THE SOUTHEAST 15 FOOT OF
 LOT 3, ALL OF LOTS 4 AND 5, BLOCK 1/607
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S190-156

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OWNER: CADDO 1920, LLC
 200 W. WOODLAWN
 DALLAS, TEXAS 75204
 PHONE: 650-377798

SCALE: 1"=30' / DATE: 3/31/2020 / JOB NO. 2003871-PLAT / DRAWN BY: TO