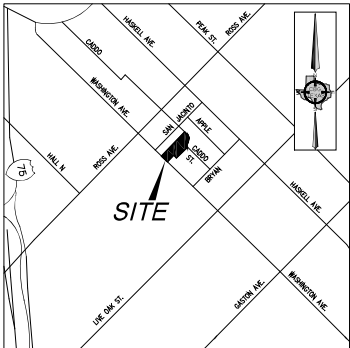
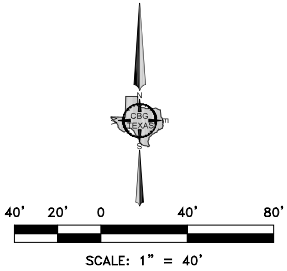
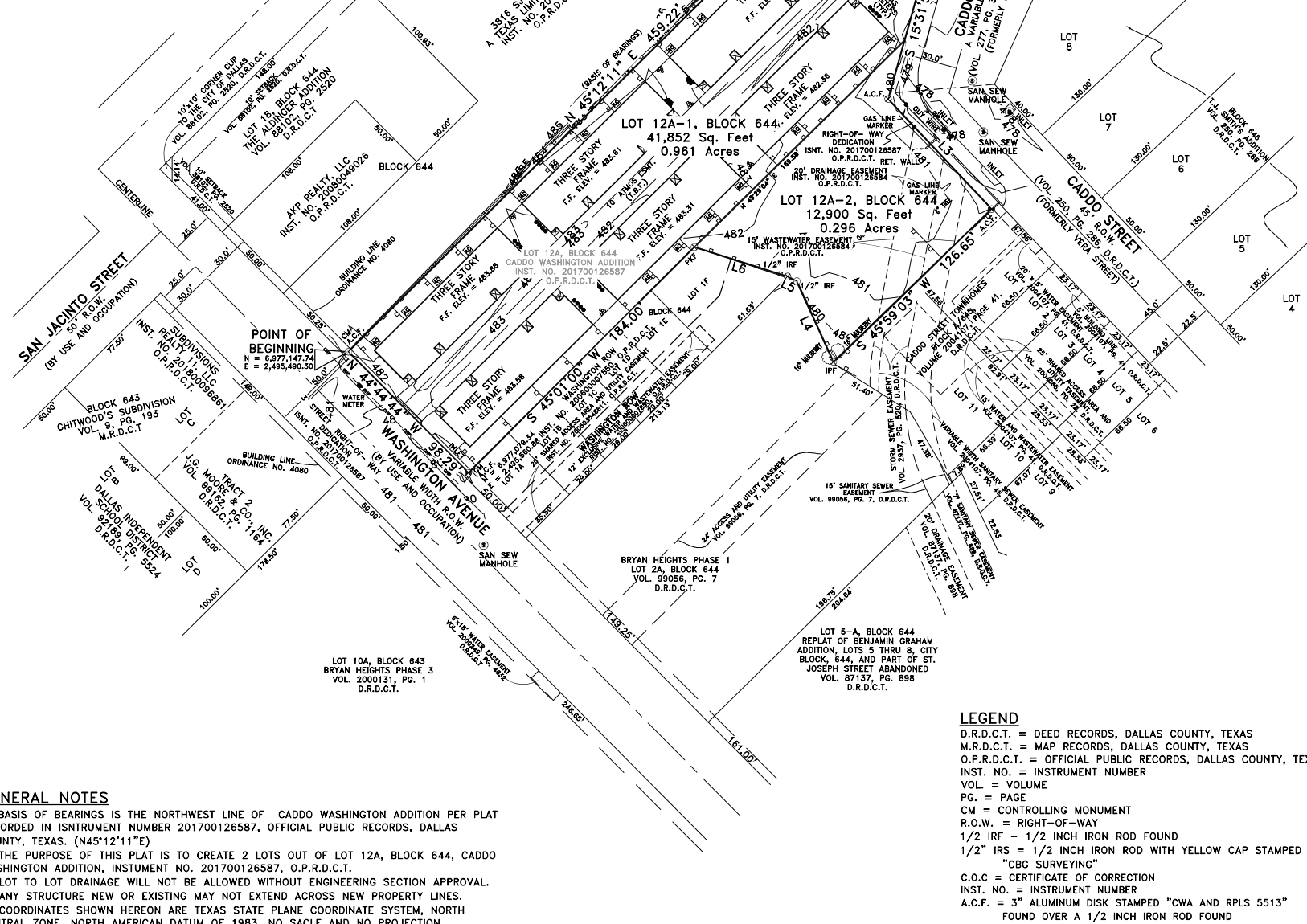


LINE	BEARING	DISTANCE
L1	S 44°52'37" E	28.26'
L2	S 14°40'21" E	17.28'
L3	S 43°13'48" E	87.00'
L4	N 24°22'21" W	51.03'
L5	N 63°45'58" W	5.98'
L6	N 72°24'11" W	56.29'



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- 1) BASIS OF BEARINGS IS THE NORTHWEST LINE OF CADDO WASHINGTON ADDITION PER PLAT RECORDED IN INSTRUMENT NUMBER 201700126587, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. (N45°12'11"E)
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS OUT OF LOT 12A, BLOCK 644, CADDO WASHINGTON ADDITION, INSTRUMENT NO. 201700126587, O.P.R.D.C.T.
- 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, NO SACLE 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. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1/2" IRF = 1/2 INCH IRON ROD FOUND
1/2" IRS = 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED
"CBG SURVEYING"
C.O.C. = CERTIFICATE OF CORRECTION
INST. NO. = INSTRUMENT NUMBER
A.C.F. = 3" ALUMINUM DISK STAMPED "CWA AND RPLS 5513"
FOUND OVER A 1/2 INCH IRON ROD FOUND

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WWHEREAS 1510 Washington, LLC, is the owner of a tract of land situated in the John Grigsby Survey, Abstract number 495, and being all of Lot 12A, Block 644, in Caddo Washington Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Instrument Number 201700126587, Official Public Records, Dallas County, Texas, and being a Declaration of 1510 Washington Townhomes Condominiums as recorded in Instrument Number 202000281749, Official Public Records, Dallas County, Texas, and being more particularly described as follows;

BEGINNING of a 3 inch aluminum disk stamped "CWA and RPLS 5513" found for corner, said corner being the East corner of said Lot 12A, Block 644, Caddo Washington Addition and being along the Southeast line of a tract of land conveyed to 3816 SJ Partners, LP, a Texas limited partnership, by Warranty Deed with Vendor's Lien recorded in Instrument Number 201600333002, Official Public Records, Dallas County, Texas, and being in the Northeast line of Washington Avenue (a variable width foot right-of-way); Thence North 45 Degrees 12 Minutes 11 Seconds East, along the Southeast line of said 3816 SJ Partners tract, and being along the Southeast line of San Jacinto Street Townhomes Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2002250, Page 58, Deed Records, Dallas County, Texas, a distance of 459.22 feet to a 3 inch aluminum disk stamped "CWA and RPLS 5513" found for corner, and being along the East line of Lot 7, Block 3/642, of said San Jacinto Street Townhomes Addition, and being in the Southwest line of Caddo Street (a 50 foot right-of-way); Thence South 44 Degrees 52 Minutes 37 Seconds East, along the Southwest line of said Caddo Street, a distance of 28.26 feet to a 3 inch aluminum disk stamped "CWA and RPLS 5513" found for corner for an ell corner of the Southwest line of Caddo Street; Thence South 14 Degrees 40 Minutes 21 Seconds West, along the West line of said Caddo Street, a distance of 17.28 feet to a X cut in concrete for an ell corner in the Southwest line of said Caddo Street;

THENCE South 15 Degrees 31 minutes 54 seconds West, along the West line of said Caddo Street, a distance of 146.66 feet to a 3 inch aluminum disk stamped "CWA and RPLS 5513" found for corner for an ell corner of the Southwest line of Caddo Street;

THENCE South 43 Degrees 13 Minutes 48 Seconds East, continuing along the Southwest line of said Caddo Street, a distance of 87.00 feet to a 3 inch aluminum disk stamped "CWA and RPLS 5513" found along the North line of Lot 1, Block A/645, Caddo Street Townhomes, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2004107, Page 41, Deed Records, Dallas County, Texas;

THENCE South 45 Degrees 59 Minutes 04 Seconds West, leaving the Southwest line of said Caddo Street, and along the Northwest line of said Caddo Street Townhomes, a distance of 126.65 feet to an iron pipe found for corner, and being the West corner of lot 11, Block A/645 of said Caddo Street Townhomes, and being in the Northeast line of Lot 2A, Block 644, Bryan Heights Phase 1, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 99056, Page 7, Deed Records, Dallas County, Texas;

THENCE North 24 Degrees 22 Minutes 21 Seconds West, along the Northeast line of said Lot 2A, Block 644, a distance of 51.03 feet to a 3/4 inch iron rod found for corner, and being an ell corner in the Northeast line of said Lot 2A, Block 644;

THENCE North 63 Degrees 45 Minutes 58 Seconds West, continuing along the Northeast line of said Lot 2A, Block 644, a distance of 5.98 feet to a 3/4 inch iron rod found for corner, and being the East corner of Lot 1F, Block 644, Washington Row an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600007850, Official Public Records, Dallas County, Texas;

THENCE North 72 Degrees 24 Minutes 11 Seconds West, along the Northeast line of said Lot 1F, Block 644, a distance of 56.29 feet to a PK nail found for corner, and being the North corner of said Lot 1F, Block 644;

THENCE South 45 Degrees 01 Minutes 00 Seconds West, along the Northwest line of said Washington Row, a distance of 184.00 feet to a 3 inch aluminum disk stamped "CWA and RPLS 5513" found for corner, and being the West corner of Lot 1A, Block 644, of said Washington Row, and being in the Northeast line of said Washington Avenue; Thence North 44 Degrees 44 Minutes 44 Seconds West, along the Northeast line of said Washington Avenue, a distance of 98.29 feet to the POINT OF BEGINNING and containing 54,752 square feet or 1.257 acres of land.

OWNERS' DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 1510 WASHINGTON, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as REPLAT CADDO WASHINGTON 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 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 and upon 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 planning ordinances, rules, regulations, and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the homebuilder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.

1510 WASHINGTON, LLC

Josh LeComte, General Manager

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Josh LeComte known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF 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 _____, 2021.

RELEASED FOR REVIEW 06/02/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED 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

REPLAT
CADDO WASHINGTON ADDITION
54,752 SQUARE FEET / 1.257 ACRES
LOTS 12A-1 & 12A-2, BLOCK 644
REPLAT OF LOT 12A, BLOCK 644, OF
CADDO WASHINGTON ADDITION,
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-694
ENGINEERING FILE NO. ____-____



OWNER: 1510 WASHINGTON, LLC
P.O. BOX 720549
DALLAS, TX 75372
P 214.693.1073
josh@cbgtxllc.com

SCALE: 1"=40' / DATE: 06/02/2021 / JOB NO. 1406511-14 / DRAWN BY: JLA