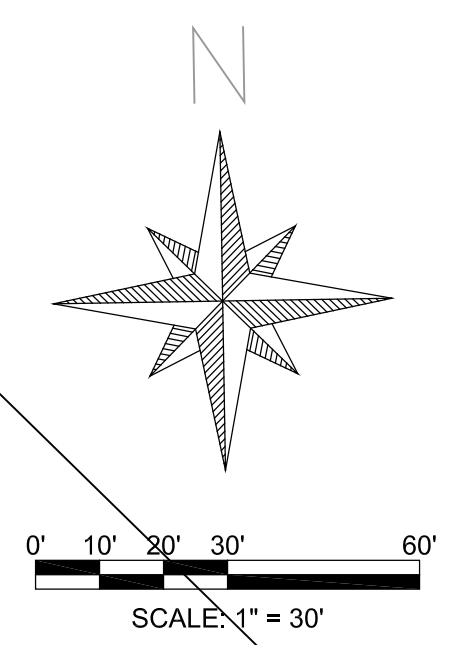
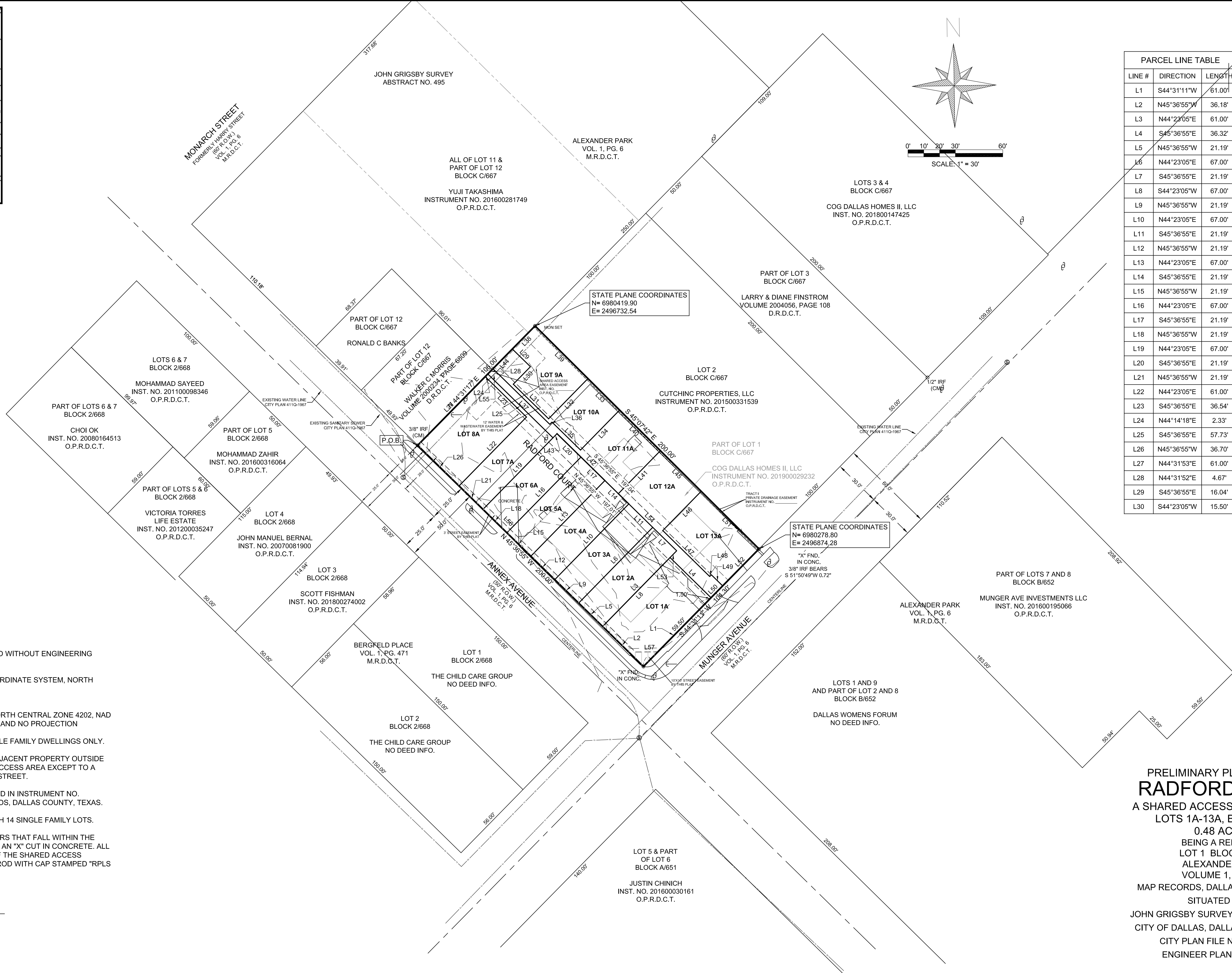


LOCATION MAP
NTS

LOT NO.	SQ. FT.	ACRES
1A	2211	0.051
2A	1420	0.033
3A	1420	0.033
4A	1420	0.033
5A	1420	0.033
6A	1420	0.033
7A	1427	0.033
8A	2234	0.051
9A	1444	0.033
10A	1352	0.031
11A	1729	0.040
12A	1768	0.041
13A	1766	0.041



LINE #	DIRECTION	LENGTH
L1	S44°31'11"W	61.00'
L2	N45°36'55"W	36.18'
L3	N44°23'05"E	61.00'
L4	S45°36'55"E	36.32'
L5	N45°36'55"W	21.19'
L6	N44°23'05"E	67.00'
L7	S45°36'55"E	21.19'
L8	S44°23'05"W	67.00'
L9	N45°36'55"W	21.19'
L10	N44°23'05"E	67.00'
L11	S45°36'55"E	21.19'
L12	N45°36'55"W	21.19'
L13	N44°23'05"E	67.00'
L14	S45°36'55"E	21.19'
L15	N45°36'55"W	21.19'
L16	N44°23'05"E	67.00'
L17	S45°36'55"E	21.19'
L18	N45°36'55"W	21.19'
L19	N44°23'05"E	67.00'
L20	S45°36'55"E	21.19'
L21	N45°36'55"W	21.19'
L22	N44°23'05"E	61.00'
L23	S45°36'55"E	36.54'
L24	N44°14'18"E	2.33'
L25	S45°36'55"E	57.73'
L26	N45°36'55"W	36.70'
L27	N44°31'53"E	61.00'
L28	N44°31'52"E	4.67'
L29	S45°36'55"E	16.04'
L30	S44°23'05"W	15.50'

LINE #	DIRECTION	LENGTH
L31	S45°36'55"E	31.25'
L32	S44°23'05"W	35.60'
L33	S45°07'42"E	28.27'
L34	S44°22'44"W	35.36'
L35	S45°36'55"E	25.27'
L36	N44°18'59"E	2.00'
L37	N45°36'55"W	50.32'
L38	N44°34'05"E	20.50'
L39	S45°07'42"E	47.22'
L40	S45°07'42"E	36.43'
L41	S44°22'45"W	38.05'
L42	S45°36'55"E	54.29'
L43	S44°23'05"W	3.67'
L44	N44°28'00"E	17.50'
L45	S45°07'42"E	36.43'
L46	S44°23'05"E	34.74'
L47	S45°36'55"E	41.54'
L48	N44°23'05"E	1.50'
L49	S45°36'55"E	10.02'
L50	S44°31'11"W	10.50'
L51	N45°07'42"W	51.65'
L52	S44°31'11"W	32.80'
L53	N44°23'05"E	6.00'
L54	N45°36'55"W	51.65'
L55	N44°23'05"E	12.00'
L56	S45°36'55"E	190.01'
L57	N89°27'08"E	14.16'

- GENERAL NOTES:
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - BEARING SOURCE: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 1983.
 - COORDINATES BASED ON: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION
 - THIS DEVELOPMENT IS RESTRICTED TO SINGLE FAMILY DWELLINGS ONLY.
 - NO VEHICULAR ACCESS IS PERMITTED TO ADJACENT PROPERTY OUTSIDE THE PLATTED PROPERTY FROM THE SHARED ACCESS AREA EXCEPT TO A PUBLIC OR CITY COUNCIL APPROVED PRIVATE STREET.
 - SHARED ACCESS AREA EASEMENT RECORDED IN INSTRUMENT NO. _____, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
 - THE PURPOSE OF THIS PLAT IS TO ESTABLISH 14 SINGLE FAMILY LOTS.
 - UNLESS OTHERWISE NOTED, ALL LOT CORNERS THAT FALL WITHIN THE SHARED ACCESS PAVEMENT WILL BE SET WITH AN "X" CUT IN CONCRETE. ALL LOT CORNERS THAT ARE LOCATED OUTSIDE OF THE SHARED ACCESS PAVEMENT WILL BE SET WITH A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 3047".

LEGEND

IRF - IRON ROD FOUND
 INST. NO. - INSTRUMENT NUMBER
 VOL. - VOLUME
 PG. - PAGE
 CIRTS - CAPPED IRON ROD SET
 CM - CONTROLLING MONUMENT
 MON SET - 3 1/4" METALLIC DISK STAMPED "RADFORD COURT, RPLS NO. 3047"
 SET
 FND. - FOUND
 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
 R.O.W. - RIGHT-OF-WAY

ENGINEER: MACATEE ENGINEERING, LLC
 12655 N CENTRAL EXPWY, #420
 DALLAS, TEXAS 75243
 (214) 373-1180 (VOICE)

OWNER/DEVELOPER: COG DALLAS HOMES II, LLC
 3963 MAPLE AVE STE 330
 DALLAS, TEXAS 75219

NO.	DATE	REVISION
1.		
2.		
3.		

TBPS No. 101733-00

<h2 style="margin: 0;">SURVEY GROUP</h2> <p style="margin: 0;">SURVEYING * CONSULTING * MANAGEMENT</p> <p style="margin: 0;">1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063</p> <p style="margin: 0;">(817) 354-1445 surveygroup@att.net</p>	JOB NO.: 18-138PP REV DATE: October 31, 2019 SCALE: 1" = 30' DRAWN BY: RP
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PRELIMINARY PLAT, REVISED
RADFORD COURT
 A SHARED ACCESS DEVELOPMENT
 LOTS 1A-13A, BLOCK C/667
 0.48 ACRES
 BEING A REPLAT OF
 LOT 1 BLOCK C/667
 ALEXANDER PARK
 VOLUME 1, PAGE 6
 MAP RECORDS, DALLAS COUNTY, TEXAS
 SITUATED IN THE
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S189-087R
 ENGINEER PLAN NO. _____

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **COG DALLAS HOMES II, LLC**, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as RADFORD COURT, 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. Sidewalks shall be constructed by the builder as required by City Council Resolutions No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2019.

COG DALLAS HOMES II, LLC

BY: _____

PRINTED NAME : _____

TITLE: _____

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for Dallas County

Shared Access Area Easement Statement

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

Lloyd Denman, P.E.
Chief Engineer of Department of Sustainable Development and Construction

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas COG DALLAS HOMES II, LLC are the sole owners of 0.48 acres of land located in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas, and being all of Lot 1, Block C/667, Alexander Park Addition, an addition to the City of Dallas according to the plat recorded in Volume 1, Page 6, Map Records, Dallas County, Texas and being the same tract of land as described in a Special Warranty Deed to COG Dallas Homes II, LLC as recorded in Instrument No. 201900029232, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the northwest corner of the said COG Dallas Homes II, LLC tract, point being the south corner of a part of Lot 12, Block C/667 of said addition as described in a deed to Walker C. Morris as recorded in Volume 2000234, Page 6809 of the said deed records, point being in the northeasterly line of Annex Avenue (50 foot right-of-way);

THENCE North 44 degrees 31 minutes 17 seconds East along the westerly line of the said COG Dallas Homes II, LLC tract and the southeasterly line of the said Morris tract, pass the southeasterly line of a portion of Lots 11 and 12 of said addition, and as described in a deed to Yuji Takashima as recorded in Instrument No. 201600281749, Official Public Records, Dallas County, Texas, a distance of 106.00 feet to 3 1/4 inch metal cap stamped "RADFORD COURT RPLS 3047" set at the northwest corner of Lot 2, Block C/667 of said addition, and as described in a deed to Cutchinc Properties, LLC as recorded in Instrument No. 201500331539 of the said Official Public Records;

THENCE South 45 degrees 07 minutes 42 seconds East along the northeast line of the said COG Dallas Homes II, LLC tract and the southwest line of the said Cutchinc tract, a distance of 200.00 feet to an "X" found in concrete from which a found 3/8 inch bears South 51 degrees 50 minutes 49 seconds West a distance of 0.72 feet, point being in the northwesterly line of Munger Avenue (60 foot right-of-way);

THENCE South 44 degrees 31 minutes 11 seconds West along the southeast line of the said COG Dallas Homes II, LLC tract and the northwest line of said Munger Avenue, a distance of 104.30 feet to an "X" found in concrete at the north intersection of said Munger Avenue and said Annex Avenue;

THECNE North 45 degrees 36 minutes 55 seconds West along the southwest line of the said COG Dallas Homes II, LLC tract and the northeast line of the said Annex Avenue right-of-way, a distance of 200.00 feet to the POINT OF BEGINNING and containing 21,029 square feet or 0.48 acres of computed land.

SURVEYOR'S STATEMENT

I, William P. Price, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

William P. Price _____ Date _____
Registered Professional Land Surveyor, No. 3047

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William P. Price, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for Dallas County, Texas

PRELIMINARY PLAT, REVISED
RADFORD COURT
A SHARED ACCESS DEVELOPMENT
LOTS 1A-13A, BLOCK C/667
0.48 ACRES
BEING A REPLAT OF
LOT 1 BLOCK C/667
ALEXANDER PARK
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MAP RECORDS, DALLAS COUNTY, TEXAS
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JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-087R
ENGINEER PLAN NO. _____

TBPS No. 101733-00

SHEET: 2 OF 2

ENGINEER:

MACATEE ENGINEERING, LLC.
3519 MILES STREET
DALLAS, TEXAS 75209
(214) 373-1180 (VOICE)

OWNER/DEVELOPER:

COG DALLAS HOMES II, LLC
3963 MAPLE AVE STE 330
DALLAS, TEXAS 75219

NO.	DATE	REVISION
1.		
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<p>SURVEY GROUP <i>SURVEYING * CONSULTING * MANAGEMENT</i></p>	JOB NO.:	18-138PP REV
	DATE:	October 31, 2019
	SCALE:	N/A
	DRAWN BY:	RP
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063		(817) 354-1445 surveygroup@att.net