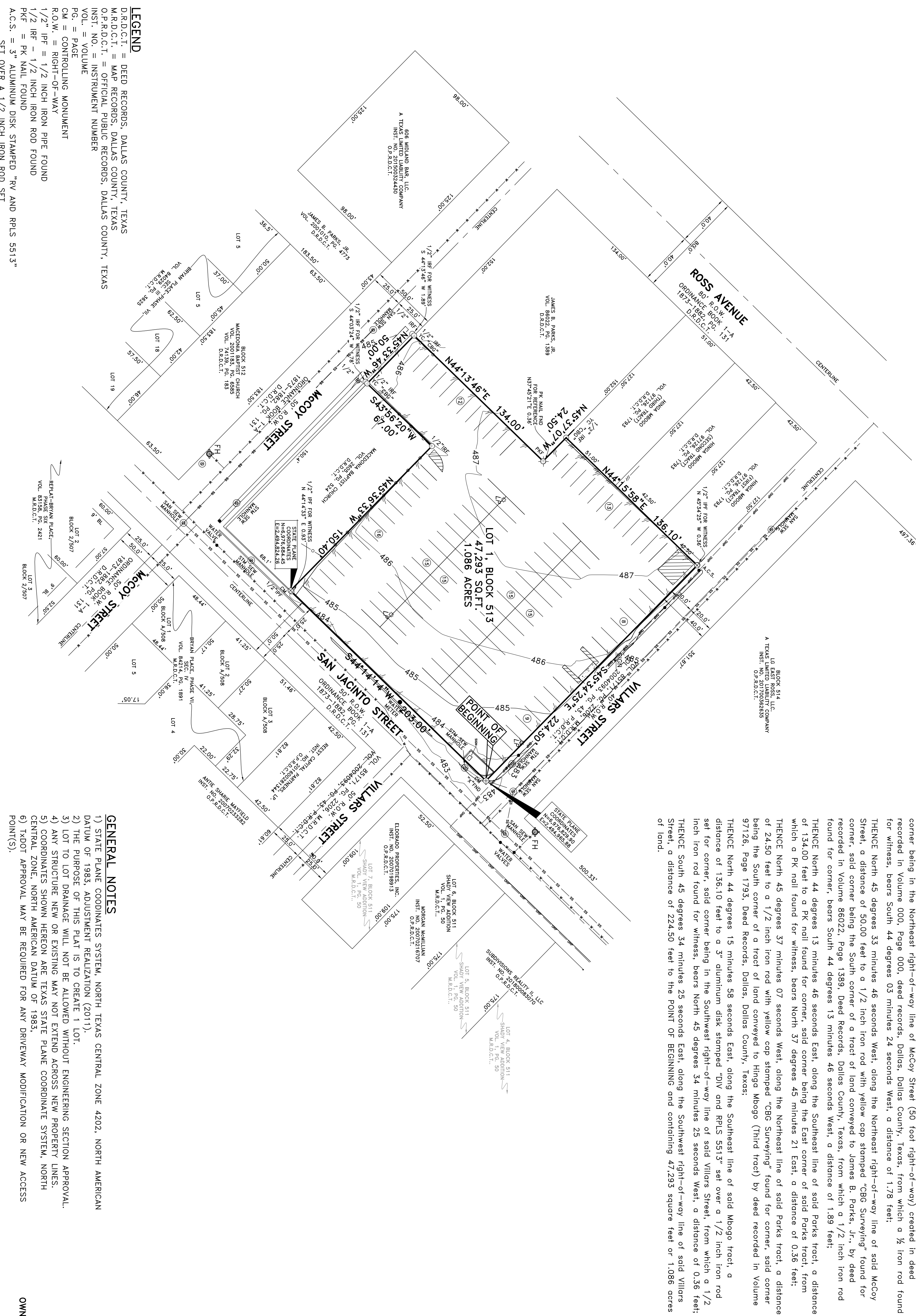


VICINITY MAP
NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Subdivision Realty 11, LLC, is the sole owners of tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas, same being a tract of land conveyed to Dallas Independent School District (Tract 2), by deed recorded in Volume 84216, Page 1285, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an X-cut found for corner, said corner being in the intersection of the Southwest right-of-way line of Villars Street (40 foot right-of-way) created by deed recorded in Volume 000, Page 000, Deed Records, Dallas County, Texas, and being in the Northwest right-of-way line of San Jacinto Street (50 foot right-of-way) created in Volume 000, Page 000, Deed Records, Dallas County, Texas, said corner being the **POINT OF BEGINNING**;

THENCE South 44 degrees 14 minutes 14 seconds West, along the Northwest right-of-way line of said San Jacinto Street, a distance of 203.00 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being the East corner of a tract of land conveyed to Macedonio Boggs Church, by deed recorded in Volume 2605, Page 524, Deed Records, Dallas County, Texas, from which a 1/2 inch iron pipe found for witness, bears North 44 degrees 14 minutes 33 seconds East, a distance of 0.93 feet;

THENCE North 45 degrees 36 minutes 33 seconds West, along the Northeast line of said Macedonio tract, a distance of 150.40 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Macedonio tract;

THENCE South 43 degrees 56 minutes 20 seconds West, along the Northwest line of said Macedonio tract, a distance of 67.00 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being in the Northeast right-of-way line of McCoy Street (30 foot right-of-way) created in deed recorded in Volume 000, Page 000, deed records, Dallas County, Texas, from which a 1/2 inch iron rod found for witness, bears South 44 degrees 03 minutes 24 seconds West, a distance of 1.78 feet;

THENCE North 45 degrees 53 minutes 46 seconds West, along the Northeast right-of-way line of said McCoy Street, a distance of 50.00 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being the South corner of a tract of land conveyed to James B. Parks, Jr., by deed recorded in Volume 86022, Page 1389, Deed Records, Dallas County, Texas, from which a 1/2 inch iron rod found for corner, bears South 44 degrees 13 minutes 46 seconds West, a distance of 1.89 feet;

THENCE North 44 degrees 13 minutes 46 seconds East, along the Southeast line of said Parks tract, a distance of 134.00 feet to a PK nail found for corner, said corner being the East corner of said Parks tract, from which a PK nail found for witness, bears North 37 degrees 45 minutes 21 East, a distance of 0.36 feet;

THENCE North 45 degrees 37 minutes 07 seconds West, along the Northeast line of said Parks tract, a distance of 24.50 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being the South corner of a tract of land conveyed to Hinga Mbogo (Third tract) by deed recorded in Volume 97126, Page 1793, Deed Records, Dallas County, Texas;

THENCE North 44 degrees 15 minutes 58 seconds East, along the Southeast line of said Mbogo tract, a distance of 136.10 feet to a 3" aluminum disk stamped "DIV and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being in the Southwest right-of-way line of said Villars Street, from which a 1/2 inch iron rod found for witness, bears North 45 degrees 34 minutes 25 seconds West, a distance of 0.36 feet;

THENCE South 45 degrees 34 minutes 25 seconds East, along the Southwest right-of-way line of said Villars Street, a distance of 224.50 feet to the **POINT OF BEGINNING** and containing 47,293 square feet or 1,086 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Subdivision Realty 11, LLC, acting by and through its duly authorized officer Josh Lecomte, Manager, does hereby adopt this plat designating the herein described property as **LECOMTE-VILLARS 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. 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 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 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 _____, 2018.

By: _____
Subdivision Realty 11, LLC.
Josh Lecomte

**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 Lecomte 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 _____, 2018.

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. 19453, 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 (d)(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 _____, 2018.
RELEASED FOR REVIEW 10/01/18 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR REPLIED 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 _____, 2018.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT
LECOMTE-VILLARS ADDITION**

LOT 1, BLOCK 513
47,293 SQ.FT. / 1,086 ACRES

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5189-040

PLANNING & SURVEYING



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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" IPF = 1/2 INCH IRON PIPE FOUND
- PKF = PK NAIL FOUND
- A.C.S. = 3" ALUMINUM DISK STAMPED "RV AND RPLS 5513"
- SET OVER A 1/2 INCH IRON ROD SET