

APPLICANT NAME

LDG DEVELOPMENT
1469 SOUTH FOURTH STREET
LOUISVILLE, KY. 40208
FRANK LEIST

OWNER NAME

COVENANT FUNDING GROUP II, LLC
410 N CARROLL AVE, SUITE 180
SOUTHLAKE, TX, 76092

SURVEYOR NAME

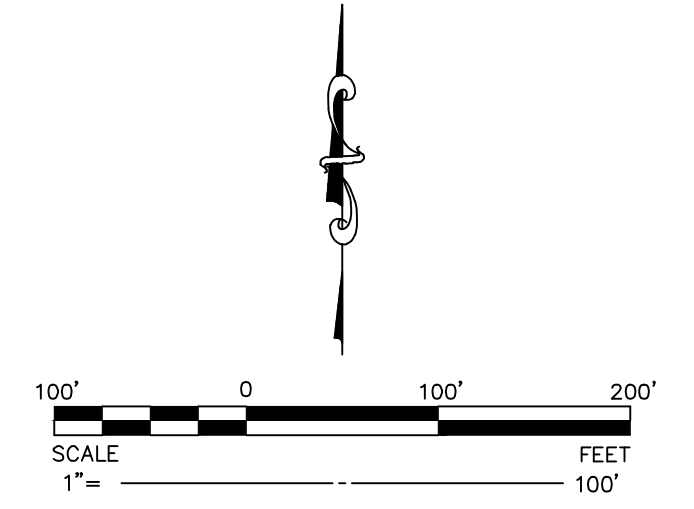
DUNAWAY ASSOCIATES, LP
550 BAILEY STREET - SUITE 400
FORT WORTH, TEXAS 76107
GREG IFFLAND

ENGINEER NAME

DUNAWAY ASSOCIATES, LP
550 BAILEY STREET - SUITE 400
FORT WORTH, TEXAS 76107
GREG WESCOTT



VICINITY MAP
NOT TO SCALE



LOT TABLE	
LOT	GROSS ACRES
1	2.06
2	16.30
3	9.90
Total	28.26

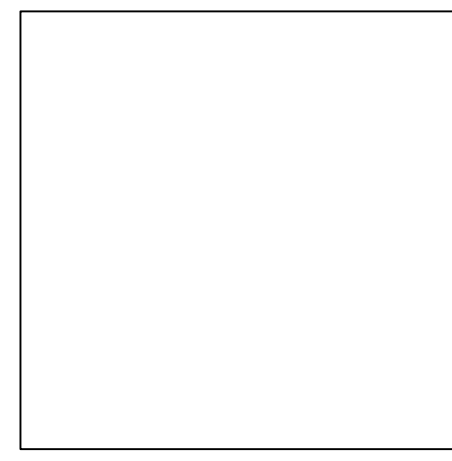
LEGEND	
SYMBOL	DESCRIPTION
	ELECTRIC VAULT
	FIRE HYDRANT
	GUY
	MAILBOX
	SIGN
	STORM DRAIN MANHOLE
	TELEPHONE VAULT
	UTILITY POLE
	EDGE OF ASPHALT
	OVERHEAD UTILITY
	FENCE LINE
	GUARDRAIL

- PRELIMINARY PLAT NOTES:**
- All visible structures present within the plat boundary at the time of the survey are shown.
 - Existing easements within the plat boundary were shown with the benefit of a title commitment prepared by Stewart Title Guaranty Company.
 - Site is not located within the City of Dallas Escarpment Zone.
 - No common areas planned for this site.
 - The purpose of this preliminary plat is to create 3 lots from a 28.26 acre tract.

CITY PLAN FILE NUMBER:
ENGINEERING NUMBER _____

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 3 LOTS FROM A 28.26 ACRE TRACT

CITY CASE NUMBER: S223-027

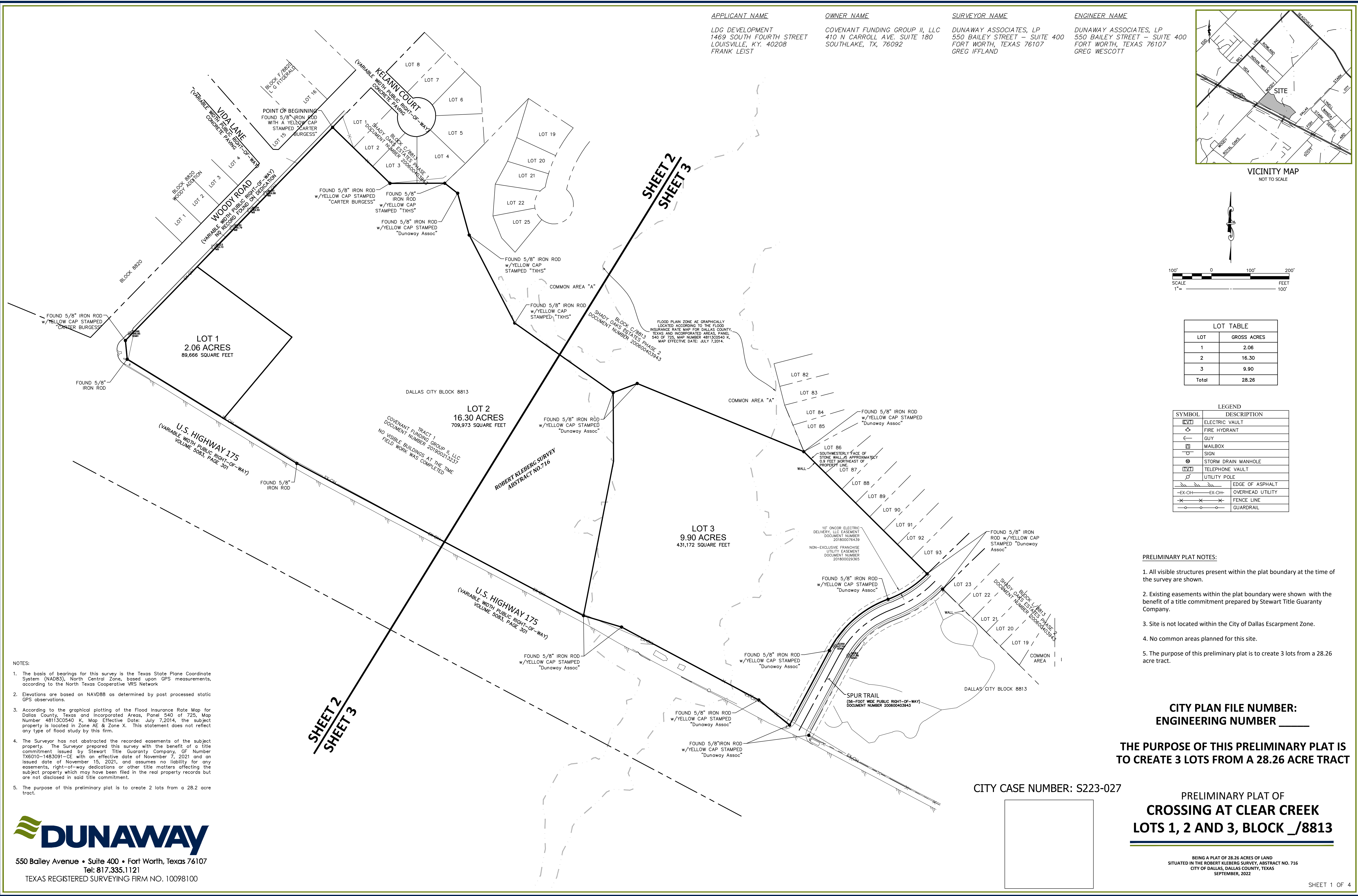


**PRELIMINARY PLAT OF
CROSSING AT CLEAR CREEK
LOTS 1, 2 AND 3, BLOCK _/8813**

BEING A PLAT OF 28.26 ACRES OF LAND
SITUATED IN THE ROBERT KLEBERG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SEPTEMBER, 2022

- NOTES:**
- The basis of bearings for this survey is the Texas State Plane Coordinate System (NAD83), North Central Zone, based upon GPS measurements, according to the North Texas Cooperative VRS Network.
 - Elevations are based on NAVD88 as determined by post processed static GPS observations.
 - According to the graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Panel 540 of 725, Map Number 481300540 K, Map Effective Date: July 7, 2014, the subject property is located in Zone AE & Zone X. This statement does not reflect any type of flood study by this firm.
 - The Surveyor has not abstracted the recorded easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment issued by Stewart Title Guaranty Company, GF Number TX6010-1483091-CE with an effective date of November 7, 2021 and an issued date of November 15, 2021, and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.
 - The purpose of this preliminary plat is to create 2 lots from a 28.2 acre tract.

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100





SHEET 3

OWNER NAME
 COVENANT FUNDING GROUP II, LLC
 410 N CARROLL AVE, SUITE 180
 SOUTHLAKE, TX, 76092

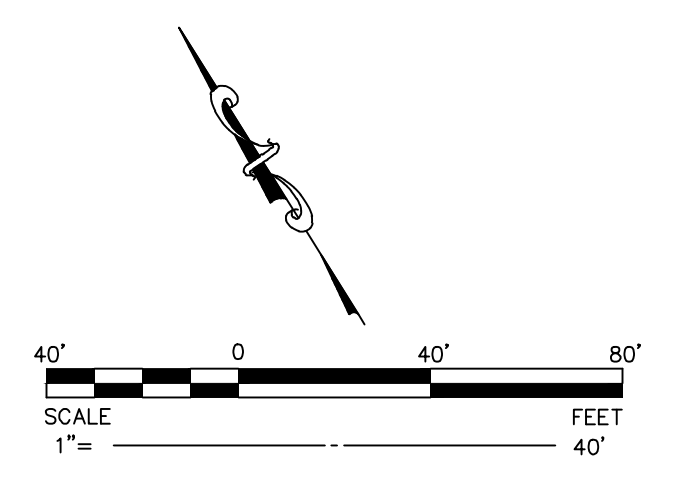
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 FORT WORTH, TEXAS 76107
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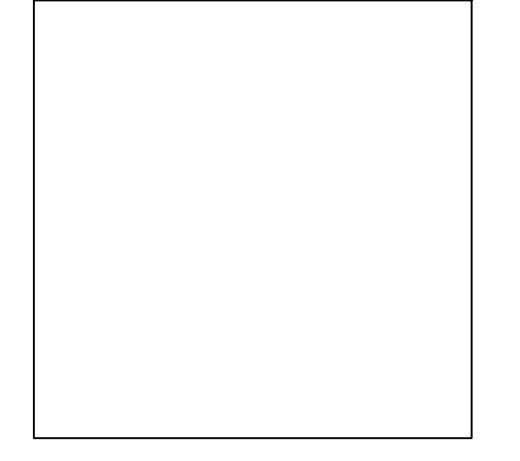
VICINITY MAP
 NOT TO SCALE



LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	ELECTRIC VAULT
[Symbol]	FIRE HYDRANT
[Symbol]	GUY
[Symbol]	MAILBOX
[Symbol]	SIGN
[Symbol]	STORM DRAIN MANHOLE
[Symbol]	TELEPHONE VAULT
[Symbol]	UTILITY POLE
[Symbol]	EDGE OF ASPHALT
[Symbol]	OVERHEAD UTILITY
[Symbol]	FENCE LINE
[Symbol]	GUARDRAIL

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CITY CASE NUMBER: S223-027



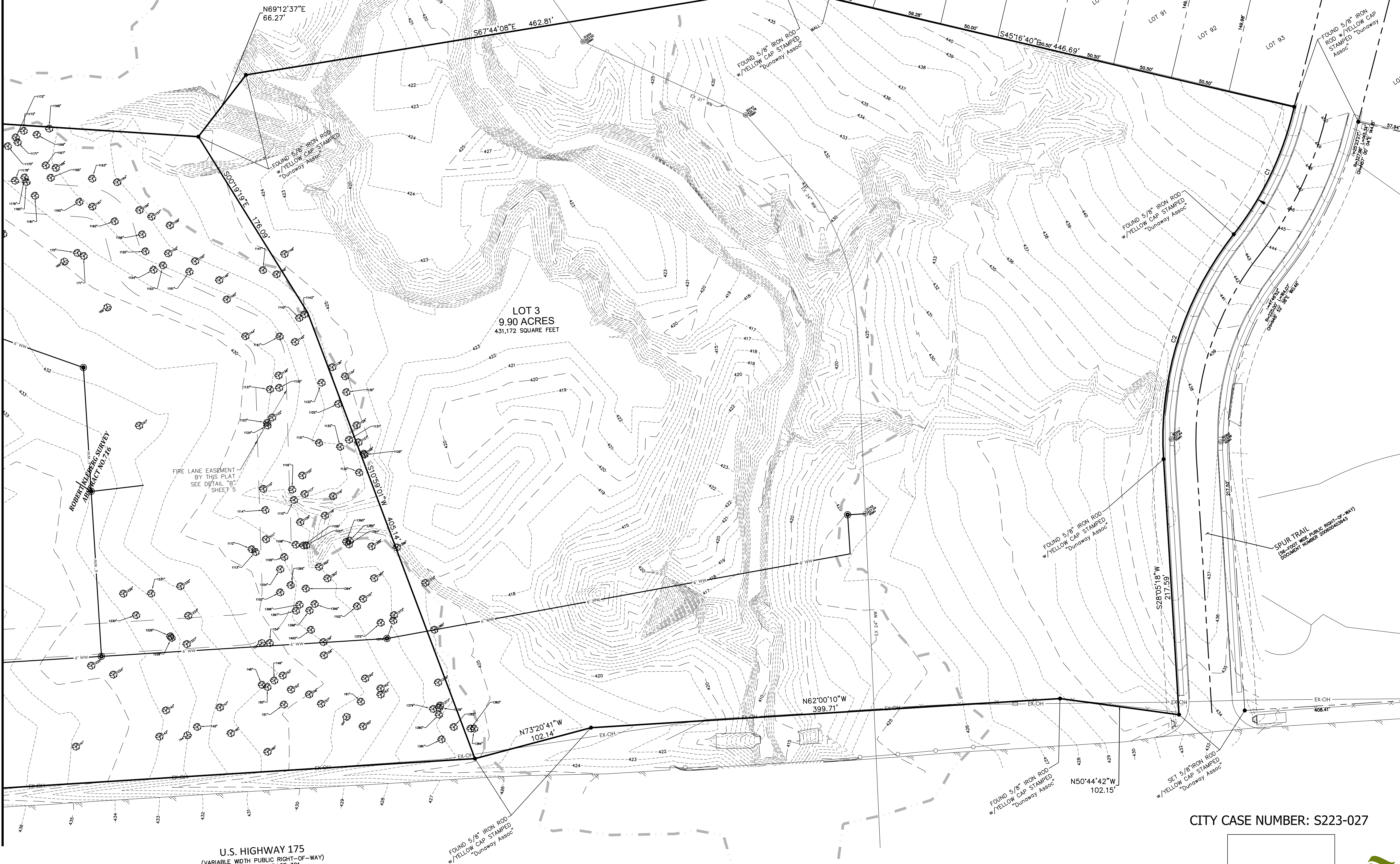
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 TEXAS REGISTERED SURVEYING FIRM NO. 10098100

PLOTTED BY: Greg Wescott ON: Wednesday, November 16, 2022 AT: 4:47 PM FILEPATH: G:\Production\000\0378267\0378267\031\Survey\Drawings\0078922201 LDG Woody Plr Parking

SHEET 2

SHEET 2

BLOCK C/8813
SHADY OAKS ESTATES PHASE 2
DOCUMENT NUMBER 200600403943



VICINITY MAP
NOT TO SCALE

OWNER NAME

COVENANT FUNDING GROUP II, LLC
410 N CARROLL AVE, SUITE 180
SOUTHLAKE, TX, 76092

APPLICANT NAME

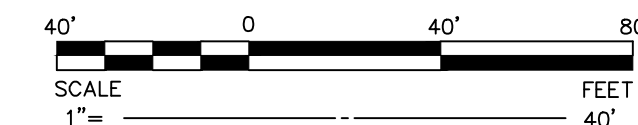
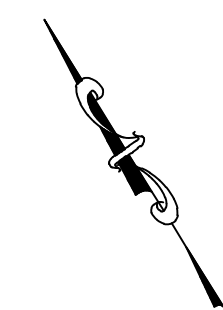
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SURVEYOR NAME

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FORT WORTH, TEXAS 76107
GREG IFFLAND

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CITY CASE NUMBER: S223-027

U.S. HIGHWAY 175
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
VOLUME 5083, PAGE 301

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	025°28'43"	272.00	120.95	S56°56'29"W 119.96'
C2	041°46'52"	281.00	204.91	S48°52'38"W 200.40'



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

Tag #	Description
139	13 (11,4) inch Cedar Elm
140	15.25 (7,3.5,2,4,4,3) inch Mesquite
141	15.5 inch Post Oak
142	9 inch Eastern Red Cedar
143	14.25 (10,5,3,5) inch Eastern Red Cedar
144	10 inch Eastern Red Cedar
145	9.5 inch Eastern Red Cedar
146	15.5 (11,9) inch Mesquite
147	9.5 inch Eastern Red Cedar
148	8 inch Cedar Elm
149	8.5 inch Cedar Elm
150	9.25 (7,5,3,5) inch Eastern Red Cedar
151	9.25 (7,5,3,5) inch Eastern Red Cedar
152	9 inch Eastern Red Cedar
153	10 inch Red Oak
154	15.5 inch Red Oak
155	11.75 (8,7,5) inch Eastern Red Cedar
156	10.5 inch Pecan
157	9 inch Eastern Red Cedar
158	11.5 inch Red Oak
159	16.75 (12,9,5) inch Blackjack Oak
160	10 inch Eastern Red Cedar
161	11 inch Eastern Red Cedar
162	11 inch Eastern Red Cedar
163	9 inch Eastern Red Cedar
164	9 inch Eastern Red Cedar
165	8.5 inch Eastern Red Cedar
166	16.75 (6,3,5,4,2,2,3,3) inch Eastern Red Cedar
167	19.25 (11,5,10,5,5) inch Post Oak
168	30.75 (12,10,10,7,10,5) inch Eastern Red Cedar
169	18 inch Post Oak
170	17.5 inch Post Oak
171	18.5 (14,5,8) inch Post Oak
172	12.5 inch Post Oak
173	13 inch Post Oak
174	12 inch Post Oak
175	14.5 inch Post Oak
176	12 inch Post Oak
177	14.5 inch Post Oak
178	16.5 inch Post Oak
179	34.75 (14,12,7,6,5,3,5,5,4,3,5) inch Eastern Red Cedar
1101	9 inch Green Ash
1102	8 inch Red Oak
1103	12.5 inch Post Oak
1104	11 inch Red Oak
1105	9 inch Red Oak
1106	29.75 (21,17,5) inch Red Oak
1108	11.5 inch Cedar Elm
1109	22.5 inch Red Oak
1110	14.75 (13,3,5) inch Cedar Elm
1111	9 inch Eastern Red Cedar
1112	10.5 inch Post Oak
1113	17.75 (13,9,5) inch Post Oak
1114	14 inch Pecan
1115	15.5 inch Post Oak
1116	11.25 (9,4,5) inch Cedar Elm
1117	19 inch Green Ash
1118	11 inch Green Ash
1119	8.5 inch Eastern Red Cedar
1120	9 inch Eastern Red Cedar
1121	8.5 inch Eastern Red Cedar
1122	13 inch Eastern Red Cedar
1123	12.5 inch Eastern Red Cedar
1124	16.5 inch Eastern Red Cedar
1125	16.5 inch Eastern Red Cedar
1126	8 inch Cedar Elm
1127	9 inch Hackberry
1129	14.75 (10,9,5) inch Cedar Elm
1130	15.5 inch Post Oak
1131	9 inch Green Ash
1132	8 inch Eastern Red Cedar
1133	8.5 inch Post Oak
1134	10 inch Blackjack Oak
1135	9 inch Eastern Red Cedar

Tag #	Description
1136	8 inch Eastern Red Cedar
1137	10.5 inch Eastern Red Cedar
1138	9 inch Eastern Red Cedar
1139	9 inch Post Oak
1140	9 inch Post Oak
1141	13 inch Post Oak
1142	8.5 inch Green Ash
1143	8 inch Post Oak
1144	10 inch Post Oak
1145	8 inch Eastern Red Cedar
1146	8 inch Post Oak
1147	12.5 inch Post Oak
1148	10.75 (8,5,5) inch Eastern Red Cedar
1149	8 inch Post Oak
1150	11 inch Post Oak
1151	8.25 (6,4,5) inch Red Oak
1152	10.5 inch Post Oak
1153	8 inch Eastern Red Cedar
1154	10 inch Eastern Red Cedar
1155	9 inch Eastern Red Cedar
1156	8.5 inch Eastern Red Cedar
1157	9 inch Eastern Red Cedar
1158	15 inch Post Oak
1159	10.5 inch Blackjack Oak
1160	9.5 inch Eastern Red Cedar
1161	8.5 inch Eastern Red Cedar
1162	20 (10,5,9,5,9,5) inch Red Oak
1163	18.5 (12,5,12) inch Pecan
1164	8 inch Eastern Red Cedar
1165	DEAD
1166	8 inch Eastern Red Cedar
1167	13 (8,5,5) inch Green Ash
1168	8.5 inch Green Ash
1169	24 inch Red Oak
1170	20.75 (11,5,9,5,9) inch Green Ash
1171	8.5 inch Eastern Red Cedar
1172	8 inch Eastern Red Cedar
1173	9 inch Red Oak
1174	21 inch Red Oak
1175	8 inch Green Ash
1176	12.5 inch Green Ash
1177	11.5 inch Red Oak
1178	13 (11,4) inch Green Ash
1179	12 inch Green Ash
1180	10 inch Green Ash
1181	DEAD
1182	8 inch Green Ash
1183	10.5 (7,5,6) inch Green Ash
1184	DEAD
1185	9 inch Eastern Red Cedar
1186	8 inch Eastern Red Cedar
1187	8.5 inch Red Oak
1188	8 inch Red Oak
1189	8 inch Pecan
1190	10 inch Eastern Red Cedar
1191	9.5 inch Cedar Elm
1192	13 inch Eastern Red Cedar
1193	10 inch Eastern Red Cedar
1194	9.5 inch Red Oak
1195	15 inch Blackjack Oak
1196	10 inch Eastern Red Cedar
1197	8 inch Red Oak
1198	12.5 inch Eastern Red Cedar
1199	13 inch Red Oak
1200	8 inch Red Oak
1201	13 inch Pecan
1202	13.5 inch Red Oak
1203	9 inch Eastern Red Cedar
1204	12 inch Eastern Red Cedar
1205	8 inch Eastern Red Cedar
1206	8 inch Eastern Red Cedar
1207	TOO SMALL
1208	9 inch Eastern Red Cedar
1209	12 inch Eastern Red Cedar
1210	11 inch Eastern Red Cedar

Tag #	Description
1211	9.5 inch Red Oak
1212	8 (7,2) inch Eastern Red Cedar
1213	9 inch Red Oak
1214	9.5 inch Eastern Red Cedar
1215	9 inch Eastern Red Cedar
1216	8 inch Eastern Red Cedar
1217	8 inch Eastern Red Cedar
1218	9 inch Eastern Red Cedar
1219	9.5 inch Eastern Red Cedar
1220	8.5 inch Eastern Red Cedar
1221	10 inch Eastern Red Cedar
1222	9 inch Eastern Red Cedar
1223	9 inch Eastern Red Cedar
1224	8 inch Eastern Red Cedar
1225	8.5 inch Eastern Red Cedar
1226	14.5 (10,9) inch Eastern Red Cedar
1227	12 inch Eastern Red Cedar
1228	9 inch Eastern Red Cedar
1229	8 inch Mesquite
1230	8.5 inch Eastern Red Cedar
1231	10.5 inch Blackjack Oak
1232	8.5 inch Eastern Red Cedar
1233	9.5 inch Eastern Red Cedar
1234	8 inch Eastern Red Cedar
1235	12 inch Eastern Red Cedar
1236	9 (6,5,5) inch Mesquite
1237	8 inch Eastern Red Cedar
1238	8.5 inch Eastern Red Cedar
1239	8 inch Mesquite
1240	TOO SMALL
1241	9 inch Eastern Red Cedar
1242	8.5 inch Eastern Red Cedar
1243	11 (6,5,5,5,5) inch Mesquite
1244	8 inch Eastern Red Cedar
1245	8 inch Eastern Red Cedar
1246	8 inch Cedar Elm
1247	9.5 inch Eastern Red Cedar
1248	9 (6,5,5) inch Mesquite
1249	11.5 (5,5,4,5,4,5,3) inch Eastern Red Cedar
1250	10.5 inch Post Oak
1251	12.5 inch Post Oak
1252	12.5 inch Post Oak
1253	13 inch Eastern Red Cedar
1254	9.5 inch Post Oak
1255	9.75 (8,3,5) inch Eastern Red Cedar
1256	10.5 inch Post Oak
1257	11 inch Eastern Red Cedar
1258	8 inch Eastern Red Cedar
1259	8.75 (6,5,5) inch Cedar Elm
1260	11 inch Eastern Red Cedar
1261	9.5 inch Eastern Red Cedar
1262	9 inch Mesquite
1263	10 inch Eastern Red Cedar
1264	9 inch Eastern Red Cedar
1265	8 inch Eastern Red Cedar
1266	TOO SMALL
1267	10.5 inch Eastern Red Cedar
1268	8 inch Eastern Red Cedar
1269	8 inch Eastern Red Cedar
1270	8 inch Eastern Red Cedar
1271	8 inch Eastern Red Cedar
1272	8.25 (6,4,5) inch Eastern Red Cedar
1273	9 inch Eastern Red Cedar
1274	10 inch Eastern Red Cedar
1275	11 inch Eastern Red Cedar
1276	8 (6,5,3) inch Eastern Red Cedar
1277	8 inch Eastern Red Cedar
1278	10 inch Blackjack Oak
1279	15 inch Pecan
1273	8 inch Green Ash
1274	9 inch Eastern Red Cedar
1275	15 inch Cedar Elm
1276	12 inch Red Oak
1277	12.75 (10,5,5) inch Green Ash
1278	8 inch Green Ash
1279	9.5 inch Green Ash
1280	8.5 inch Green Ash
1281	14 inch Eastern Red Cedar
1282	8 inch Green Ash
1283	9.5 inch Green Ash
1284	8 inch Cedar Elm
1285	12 inch Red Oak
1286	23 inch Green Ash
1287	10.5 inch Eastern Red Cedar
1288	18 inch Post Oak
1289	26.75 (14,13,12,5) inch Cedar Elm
1290	29.5 inch Post Oak
1291	11 inch Blackjack Oak
1292	12.5 inch Post Oak
1293	14.5 (12,5) inch Red Oak
1294	8.5 inch Red Oak
1295	8 inch Eastern Red Cedar
1296	9 inch Red Oak
1297	10 inch Post Oak
1298	8 inch Red Oak
1299	10 inch Post Oak
1300	8 inch Red Oak

Tag #	Description
85	11 inch Eastern Red Cedar
86	9 inch Eastern Red Cedar
87	10.5 (7,5,6) inch Eastern Red Cedar
88	9.5 inch Eastern Red Cedar
89	17.5 (9,9,8) inch Eastern Red Cedar
90	10 inch Eastern Red Cedar
91	8.75 (6,5,4,5) inch Post Oak
92	19.75 (16,5,6,5) inch Eastern Red Cedar
93	19 (15,8) inch Eastern Red Cedar
94	10 inch Eastern Red Cedar
95	10 inch Eastern Red Cedar
96	9.5 inch Eastern Red Cedar
97	12 inch Eastern Red Cedar
98	9.5 inch Mesquite
99	8.5 inch Eastern Red Cedar
100	11 (7,5,7) inch Eastern Red Cedar
101	20.75 (12,5,4,8,5) inch Bois D'arc
102	12.5 inch Green Ash
103	10 inch Cedar Elm
104	8 inch Red Oak
105	11.5 inch Red Oak
106	10.5 inch Eastern Red Cedar
107	9 inch Red Oak
108	12 inch Eastern Red Cedar
109	13 inch Eastern Red Cedar
110	11 (6,5,5,3,5) inch Eastern Red Cedar
111	14.25 (9,5,5,5,4) inch Eastern Red Cedar
112	9.75 (7,5,5) inch Eastern Red Cedar
113	13.25 (9,5,2,5,2,5,2) inch Eastern Red Cedar
114	22.5 (12,5,10,5,9,5) inch Eastern Red Cedar
115	14.75 (10,9,5) inch Eastern Red Cedar
116	8 inch Eastern Red Cedar
117	9 inch Eastern Red Cedar
118	10.75 (7,5,4,5,2) inch Eastern Red Cedar
119	19.5 (8,7,5,7,5,3,5) inch Eastern Red Cedar
120	11.5 (8,7) inch Eastern Red Cedar
121	11 inch Eastern Red Cedar
122	8.5 inch Eastern Red Cedar
123	10.5 inch Eastern Red Cedar
124	13 inch Eastern Red Cedar
125	9.5 (8,3) inch Eastern Red Cedar
126	12.25 (9,6,5) inch Eastern Red Cedar
127	9 inch Eastern Red Cedar
128	8 inch Eastern Red Cedar
129	9.5 inch Eastern Red Cedar
130	8 inch Cedar Elm
131	13.5 inch Post Oak
132	12.5 inch Post Oak
133	17 inch Post Oak
134	24.75 (20,5,8,5) inch Post Oak
135	21 inch Post Oak
136	11.5 inch Eastern Red Cedar
137	10 inch Cedar Elm
138	10.75 (7,5,6,5) inch Cedar Elm

Metes & Bounds Description

Tract 1

BEING a 28.256 acre tract of land situated in the Robert Kleberg Survey, Abstract Number 716, Dallas County, Texas, Dallas City Block 8813, being the tract of land described as Tract 1 in the instrument to Covenant Funding Group II, LLC recorded in Document Number 201900213237, Official Public Records of Dallas County, Texas, said 28.256 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a yellow cap stamped "Carter Burgess" found in the southeasterly right-of-way line of Woody Road (a variable width public right-of-way) for the southwesterly corner of Lot 1, Block C/8813, Shady Oaks Estates Phase 1, an addition to the City of Dallas according to the plat recorded in Document Number 200600403943, Official Public Records of Dallas County, Texas, also being the most northerly corner of said Tract 1;

THENCE with the southwesterly line of said Block C/8813 the following:

South 45° 42' 32" East a distance of 206.30 feet to a 5/8 inch iron rod with a yellow cap stamped "Carter Burgess" found for corner;

North 89° 55' 35" East a distance of 140.82 feet to a 5/8 inch iron rod with a yellow cap stamped "TXHS" found for the common westerly corner of said Shady Oaks Estates Phase 1 and Shady Oaks Estates Phase 2, an addition to the City of Dallas according to the plat recorded in Document Number 201800226593, Official Public Records of Dallas County, Texas;

THENCE with the southwesterly line of said Shady Oaks Estates Phase 2 the following:

South 52° 29' 08" East a distance of 42.15 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" found for corner;

South 15° 21' 56" East a distance of 111.61 feet to a 5/8 inch iron rod with a yellow cap stamped "TXHS" found for corner;

South 27° 21' 15" East a distance of 254.79 feet to a 5/8 inch iron rod with a yellow cap stamped "TXHS" found for corner;

South 54° 45' 02" East a distance of 309.97 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" found for corner;

North 69° 12' 37" East a distance of 66.27 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" found for corner;

South 67° 44' 08" East a distance of 462.81 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" found for corner;

South 45° 16' 40" East a distance of 446.69 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" found in the northwesterly right-of-way line of Spurs Trail (a 56 foot wide public right-of-way) as shown on said Shady Oaks Estates Phase 2, in a non-tangent curve to the right having a radius of 272.00 feet;

THENCE departing the southwesterly line of said Shady Oaks Estates Phase 2 with the northwesterly right-of-way line of Spurs Trail the following:

Southwesterly along said curve through a central angle of 25° 28' 43" an arc distance of 120.95 feet with a chord bearing of South 56° 56' 29" West and a chord distance of 119.96 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" found for the beginning of a non-tangent curve to the left having a radius of 281.00 feet;

Southwesterly along said curve through a central angle of 41° 46' 51" an arc distance of 204.91 feet with a chord bearing of South 48° 52' 38" West and a chord distance of 200.40 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" found for the end of said curve;

South 28° 05' 18" West a distance of 217.59 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" found in the northeasterly right-of-way line of U. S. Highway 175 (a variable width public right-of-way);

THENCE departing the northwesterly right-of-way line of Spurs Trail with the northeasterly right-of-way of U. S. Highway 175 the following:

North 50° 44' 42" West a distance of 102.15 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" found for corner;

North 62° 00' 10" West a distance of 399.71 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" found for corner;

North 73° 20' 41" West a distance of 102.14 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" found for corner;

North 62° 01' 56" West a distance of 834.39 feet to a 5/8 inch iron rod found for corner;

North 58° 27' 00" West a distance of 512.13 feet to a 5/8 inch iron rod found for corner;

North 05° 27' 46" West a distance of 48.54 feet to a 5/8 inch iron rod with a yellow cap stamped "Carter Burgess" found in the southeasterly right-of-way line of Woody Road;

THENCE departing the northeasterly right-of-way line of U. S. Highway 175 with the southeasterly right-of-way line of Woody Road North 44° 10' 59" East a distance of 764.65 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 28.256 acres (1,230,812 square feet) of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Covenant Funding Group II, LLC, acting by and through its duly authorized agent, _____, does hereby adopt this plat, designating the herein described property as **CROSSING AT CLEAR CREEK**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any floodway management areas shown thereon, and do hereby reserve the streets shown thereon as private. Streets to be deeded, in fee simple to the homeowners association. The easements shown thereon are hereby reserved for the purposes indicated. The private streets, 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 private streets is the responsibility of the homeowners association. 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.

COVENANT FUNDING GROUP II, LLC

BY: _____

NAME: _____

TITLE: _____

DATE: _____

SURVEYORS CERTIFICATE

I, Gregory S. Ifland, 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-8.517 (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 the ____ day of _____, 2022

Preliminary, this document shall not be recorded for any purpose and shall not be relied upon as a final survey document.

Gregory S. Ifland
Registered Professional Land Surveyor
Texas Registration No. 4351
Dunaway Associates, LLP
550 Bailey Avenue - Suite 400
Fort Worth, Texas 76107
(817) 335-1121
giffland@dunaway.com

NOTARY CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §