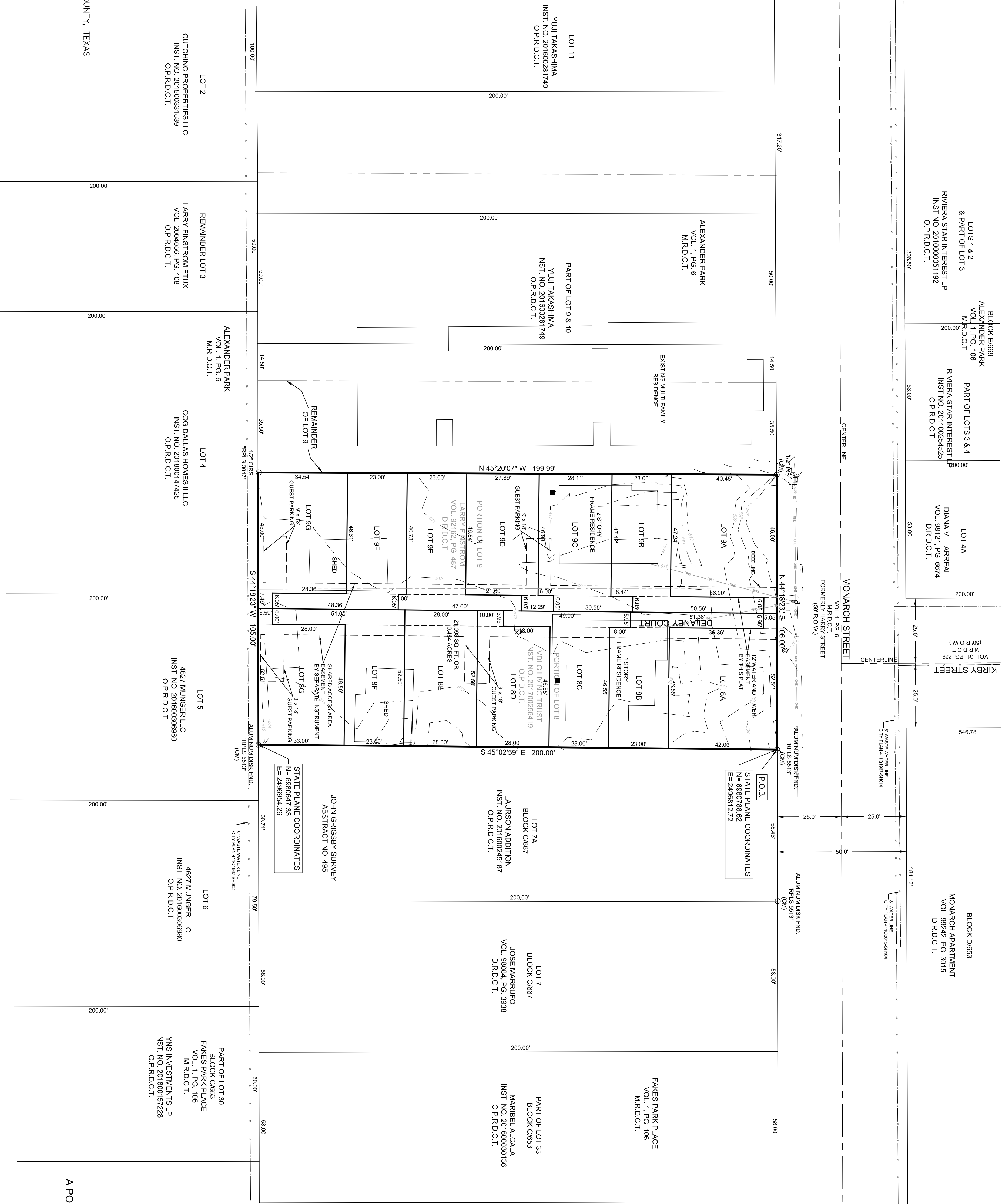


LOCATION MAP
NOT TO SCALE

PARCEL #	SQUARE FEET	ACRES
LOT 8A	193,27 SF	0.02 AC
LOT 8B	1376,27 SF	0.03 AC
LOT 8C	1362,24 SF	0.03 AC
LOT 8D	1362,96 SF	0.03 AC
LOT 8E	1470,05 SF	0.03 AC
LOT 8F	1375,60 SF	0.03 AC
LOT 8G	1580,00 SF	0.04 AC
LOT 9A	1957,90 SF	0.04 AC
LOT 9B	1391,01 SF	0.03 AC
LOT 9C	1607,40 SF	0.03 AC
LOT 9D	1362,60 SF	0.03 AC
LOT 9E	1364,03 SF	0.03 AC
LOT 9F	1366,02 SF	0.03 AC
LOT 9G	1629,01 SF	0.04 AC



LEGEND:
 IRF - IRON ROD FOUND
 IRFC - IRON ROD FOUND CAPPED
 R.O.W. - RIGHT-OF-WAY
 C.M. - CONTROLLING MONUMENT
 M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
 D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 INST. NO. - INSTRUMENT NUMBER
 P.O.B. - POINT OF BEGINNING
 FND. - FOUND
 ESMT - EASEMENT
 VOL. - VOLUME
 PG. - PAGE

GENERAL NOTES:
 1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 2. BEARING SOURCE: THE SOUTHEAST RIGHT-OF-WAY LINE OF MONARCH STREET, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 1983.
 3. COORDINATES BASED ON:
 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION
 4. THIS DEVELOPMENT IS RESTRICTED TO SINGLE FAMILY DWELLINGS ONLY.
 5. 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.
 6. SHARED ACCESS AREA EASEMENT RECORDED IN INSTRUMENT NO. _____ OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
 7. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 14 SINGLE FAMILY LOTS.
 8. ALL STRUCTURES WILL BE REMOVED WITHIN THE PERIMETER OF THE PLAT

ENGINEER:
 MCAJTE ENGINEERING, L.L.C.
 3519 MILES STREET
 DALLAS, TEXAS 75209
 (214) 373-1180 (VOICE)

OWNER/DEVELOPER:
 COG DALLAS HOMES II, L.L.C.
 3963 MARPLE AVENUE, STE. 33
 DALLAS, TEXAS 75219
 (214) 347-8903

NO.	DATE	REVISION
1.		
2.		
3.		

PRELIMINARY PLAT
 A SHARED ACCESS DEVELOPMENT
 0.484 ACRES
 BEING A REPLAT OF
 LOTS 8A-8G AND LOTS 9A-9G, BLOCK C/667
 ALEXANDER PARK
 VOLUME 1, PAGE 6
 MAP RECORDS, DALLAS COUNTY, TEXAS
 SITUATED IN THE
 J. GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S189-112
 ENGINEER PLAN NO. _____

STATE PLANE COORDINATES
 N=69806723
 E=2496812.72

STATE PLANE COORDINATES
 N=6980788.62
 E=2496812.72

STATE PLANE COORDINATES
 N=69806723
 E=2496812.72

TPBS No. 101733-00

SURVEY GROUP
 SURVEYING * CONSULTING * MANAGEMENT

1475 HERITAGE PKWY., STE 217
 MANSFIELD, TEXAS 76063
 (817) 354-1445
 surveygroup@att.net

JOB NO.: 18-143
 DATE: December 5, 2018
 SCALE: 1" = 20'
 DRAWN BY: RP

SHEET: 1 OF 2

OWNERS DEDICATION
NOW HEREBY KNOW ALL MEN BY THESE PRESENTS:

That COG Dallas Homes II, L.L.C., acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as DELANEY 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 roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 line easements is the responsibility of the property owner. No buildings, fences, 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. 66-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2018.

COG Dallas Homes II, LLC

BY: _____

PRINTED NAME : Josh Nichols

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 Josh Nichols, 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 _____, 2018.

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 homeowners 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 areas 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 Demman, P.E.
Chief Engineer of Department of
Sustainable Development and Construction

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas VOLG Liking Trust and Larry Finstrom are the sole owners of all that certain tract, or parcel of land located in the J. Grigsby Survey, Abstract No. 495 in Dallas County, Texas and being a portion of Lot 8 and a portion of Lot 9, Block C/667, Alexander Park Addition, according to the plat hereunto appended, and the said owners do hereby certify that the said tract of land is as described in the plat hereunto appended, and that the said tract of land is located in the City of Dallas, Dallas County, Texas, and a Special Warranty Deed to Larry Finstrom as recorded in Volume 92152, Page 487, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at an Aluminum Disk stamped "RPLS 551" found at the northernmost corner of the Finstrom and VOLG tract, in the southeast corner of the plat hereunto appended, (being the same as Addition, an addition to the City of Dallas as recorded in Instrument No. 201600245187, Official Public Records, Dallas County, Texas;

THENCE South 45 degrees 02 minutes 59 seconds East along the common line of the said Finstrom and VOLG tract and said Lot 7A, a distance of 200.00 feet to an Aluminum Disk stamped "RPLS 551" found in the northwest line of Lot 5, Block C/67 of said Alexander Park; THENCE South 44 degrees 18 minutes 23 seconds West along the common line of the said Finstrom and VOLG tract and said Lot, pass the northwest line of Lot 4, a distance of 105.00 feet to a set capped 1/2" iron rod stamped "RPLS 3047" at the southeast corner of part of Lots 9 and 10, Block C/667 of said Alexander Park;

THENCE North 45 degrees 20 minutes 07 seconds West along the common line of the said Finstrom and VOLG tract and said part of Lots 9 and 10, a distance of 199.99 feet to a 1/2" iron rod found in the southeast line of said Murch Street.

THENCE North 44 degrees 18 minutes 23 seconds East along the common line of the said Finstrom and VOLG tract and the said southwest line of Murch Street, a distance of 106.00 feet to the POINT OF BEGINNING and containing 0.484 acres or 21,098 square feet of compacted base.

SURVENORS 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. 19453, as amended), and Texas Local Government Code, Chapter 212. I further affirm that nonrecording shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 11A-5-011 (b)(1)(c)(i) & (e)'; and that the digital drawing is a true and accurate 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 _____, 2018.

Notary Public in and for Dallas County, Texas

PRELIMINARY PLAT
DELANEY COURT
A SHARED ACCESS DEVELOPMENT
LOTS 8A-8G AND LOTS 9A-9G, BLOCK C/667
0.484 ACRES

BEING A REPLAT OF
A PORTION OF LOT 8 AND A PORTION OF LOT 9 BLOCK C/667
ALEXANDER PARK
VOLUME 1, PAGE 6
MAP RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN THE
J. GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-112
ENGINEER PLAN NO. _____

TBPS No. 101733-00

SHEET: 2 OF 2

ENGINEER: MACATTE ENGINEERING, L.L.C.
3519 MILES STREET
DALLAS, TEXAS 75209
(214) 373-1180 (VOICE)

OWNER/DEVELOPER: COG DALLAS HOMES II, LLC
3863 MAPLE AVENUE, STE. 33
DALLAS, TEXAS 75219
(214) 341-5893

NO.	DATE	REVISION
1.		
2.		
3.		

SURVEY GROUP SURVEYING * CONSULTING * MANAGEMENT	JOB NO.:	18-143
	DATE:	December 5, 2018
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063	SCALE:	N/A
(817) 354-1445 surveygroup@att.net	DRAWN BY:	RP