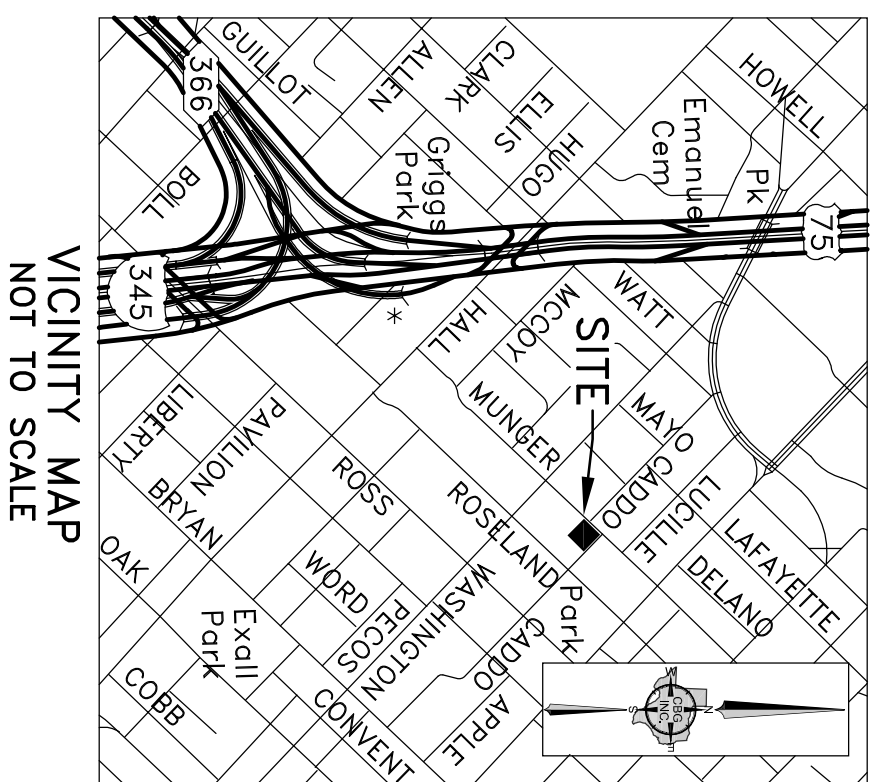


SCALE: 1" = 30'



VICINITY MAP
NOT TO SCALE

LEGEND:

- CM CONTROLLING MONUMENT
- IRF 1/2 INCH IRON ROD FOUND, UNLESS OTHERWISE NOTED
- IPF COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE
- ESMT IRON PIPE FOUND
- ESMT EASEMENT
- VOL. VOLUME
- PG. PAGE
- INST. INSTRUMENT
- SO.FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- ACS 3 INCH ALUMINUM DISK STAMPED "MCA" & RPLS "5513"
- SET OVER A 1/2 INCH IRON ROD SET

GENERAL NOTES:

- 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GRS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- 2) THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
- 3) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 4) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 5) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 6) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 7) BENCHMARK IS A SQUARE WITH AN "X" CUT IN THE CENTER OF A STORM SEWER DROP INLET ON THE SOUTH SIDE OF SNEED STREET AND 225' WEST OF THE CENTERLINE OF COLE STREET. (ELEV.=460.285')

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, The Campagna Family Limited Partnership, a Texas limited partnership, is the sole owner of a tract of land situated in the John Grigsby Survey, Abstract No. 493 in the City of Dallas, Dallas County, Texas, being a portion of the Homestead of W.J. Keller, as addition to the City of Dallas, Dallas County, Texas, according to Volume 77, Map Records, Dallas County, Texas, some being conveyed to the Campagna Family Limited Partnership, a Texas limited partnership by Special Warranty Deeds recorded in Volume 2005002, Page 01677 and Volume 2005002, Page 01659, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at an "X" found in concrete at the intersection of the Southeast line of Munger Avenue (a 50 foot right-of-way) and the Southwest line of Caddo Street (a 50 foot right-of-way);

Thence South 45 degrees 55 minutes 46 seconds East, leaving said intersection and along the said Southwest line of Caddo Street, a distance of 141.88 feet to a 3 inch aluminum disk stamped "MCA" and RPLS "5513" set over a 1/2 inch iron rod set for corner of the intersection of the said Southwest line of Caddo Street and the Northwest line of a 15 foot alley;

Thence South 44 degrees 51 minutes 36 seconds West, along the said Northwest line of the East corner of a tract of land conveyed to Timothy Alan Chaney, a single man and Daniel W. Hall, a single man, by deed recorded in Volume 2005164, Page 00229, Official Public Records, Dallas County, Texas, from which a 1 inch iron pipe found for witness bears South 36 degrees West, a distance of 0.77 feet;

Thence North 45 degrees 27 minutes 06 seconds West, along the Northeast line of said Chaney/Hall tract, a distance of 141.06 feet to a 3 inch aluminum disk stamped "MCA" and RPLS "5513" set over a 1/2 inch iron rod set at the North corner of said Chaney/Hall tract, being in the said Southeast line of Munger Avenue, from which a 1/2 inch iron rod found for witness bears North 45 degrees West, a distance of 1.0 feet;

Thence North 44 degrees 30 minutes 53 seconds East, along the said Southeast line of Munger Avenue, a distance of 135.00 feet to the Point of Beginning and containing 19,181 square feet or 0.440 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, The Campagna Family Limited Partnership, a Texas limited partnership, acting by and through its duly authorized officer, _____ does hereby adopt this plat, designating the herein described property as **MUNGER CADDO 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 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, 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 instated.

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 _____, 2016.

By: _____
The Campagna Family Limited Partnership,
a Texas limited partnership

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears _____ 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 _____, 2016.

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. 19435, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown herein 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 the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2016.

RELEASED 06/01/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

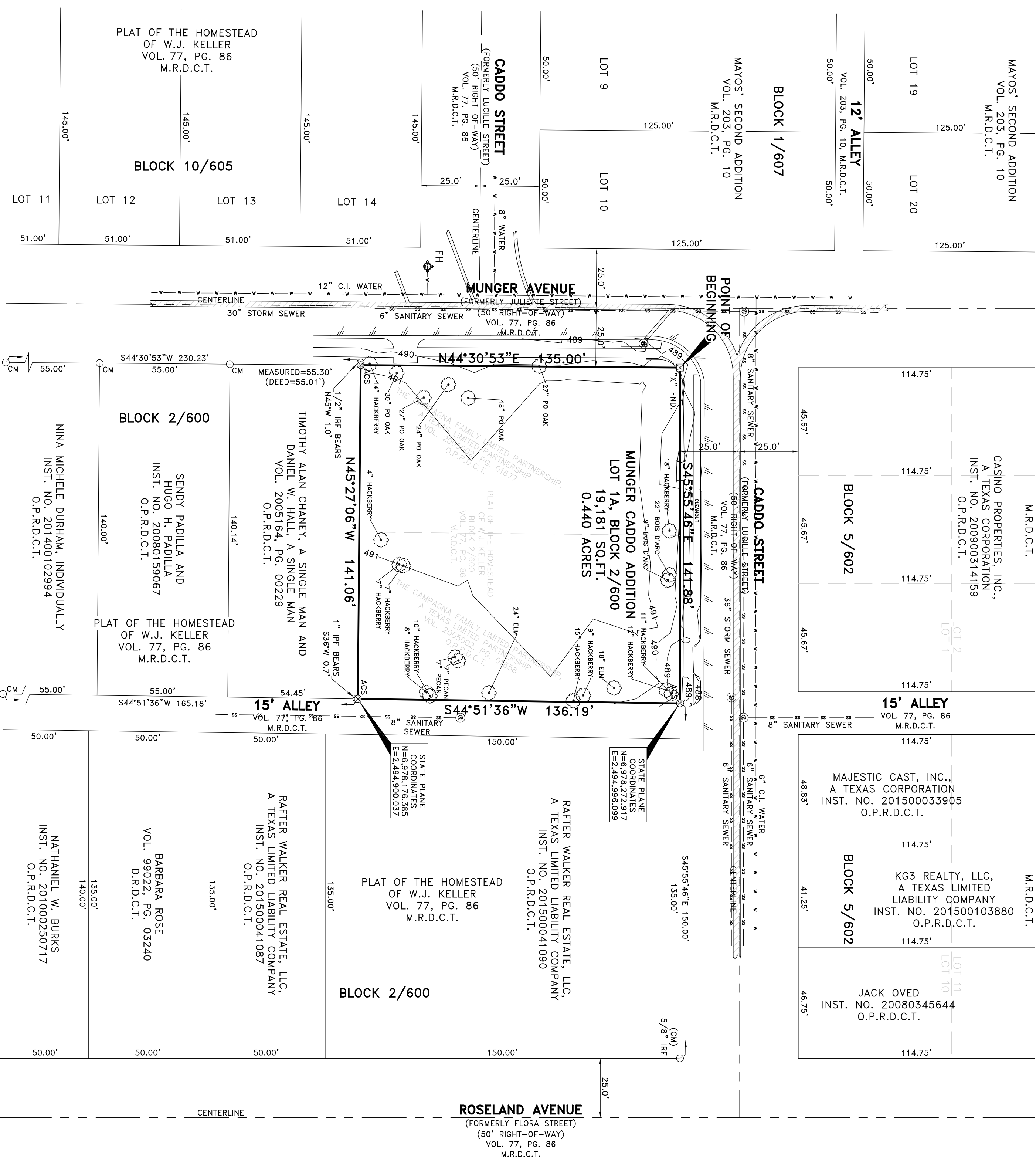
Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

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 _____, 2016.

Notary Public in and for the State of Texas



OWNER: THE CAMPAGNA FAMILY
LIMITED PARTNERSHIP
A TEXAS LIMITED PARTNERSHIP
728 N. PAULUS AVENUE
DALLAS, TEXAS 75214

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PRELIMINARY PLAT
MUNGER CADDO ADDITION
LOT 1A, BLOCK 2/600
BEING A REPLAT OF A PART OF BLOCK 2/600,
PLAT OF THE HOMESTEAD OF W.J. KELLER,
JOHN GRIGSBY SURVEY, ABSTRACT NO. 493,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-243