

STATE OF TEXAS }
 COUNTY OF DALLAS }

OWNER'S CERTIFICATE

WHEREAS, BUILDING COMMUNITY WORKSHOP is the sole owner of a 0.140 acre tract of land situated in the John Grigsby Survey, Abstract No. 495 and being a part of City Block B/1403, City of Dallas, Dallas County, Texas, and being all of a tract of land conveyed to Building Community Workshop by Warranty Deed of record in Instrument No. 201200157606, of the Official Public Records of Dallas County, Texas; said 0.140 acre tract being more particularly described as follows:

BEGINNING at a set mag nail with a metal washer stamped "CONGO ADDITION, WESTWOOD P5" for corner at the intersection of the northeast right-of-way line of Carroll Avenue, a variable width right-of-way (55.80-feet at this point) with the southeast line of Congo Street, a called 14.2-foot reservation (undedicated); said point being the west corner of said Building Community Workshop tract;

THENCE North 44 degrees 15 minutes 33 seconds East, along the said southeast line of Congo Street, a distance of 97.35 feet to a found "X" at the north corner of said Building Community Workshop tract; said point being the east corner of a tract of land conveyed to Harold Topletz and Jack Topletz, by deed of record in Volume 4145, Page 540, of said Deed Records;

THENCE South 44 degrees 59 minutes 35 seconds East, departing the said southeast line of Congo Street, along a common line between said Building Community Workshop tract and said Topletz tract, a distance of 63.97 feet to a found 1/2" iron rod with yellow plastic cap stamped "CBG" for corner in the northeast line of Lot 2, Block B/1403, of Carroll Avenue Heights, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 20, of the Map Records of Dallas County, Texas; said point being the south corner of said Topletz tract and the east corner of said Building Community Workshop tract;

THENCE South 46 degrees 15 minutes 45 seconds West, departing the said common line between the Building Community Workshop tract and the Topletz tract, along a common line between said Building Community Workshop tract and said Lot 2, Carroll Avenue Heights, at a distance of 46.64 feet passing the common east corner of Lots 1 and 2, of said Carroll Avenue Heights, continuing along the common line between the said Building Community Workshop tract and the said Lot 1, Carroll Avenue Heights, a distance of 52.76 feet to a found 3/8" iron rod at the north corner of a tract of land conveyed to Fair Park Church of God, by deed of record in Instrument No. 200503559500, of said Official Public Records;

THENCE South 43 degrees 12 minutes 40 seconds West, continuing along the said common line between the Building Community Workshop tract and the Fair Park Church of God tract, a distance of 44.15 feet to a found 3/8" iron rod in the said northeast line of Carroll Avenue; said point being the west corner of said Lot 1, Carroll Avenue Heights and the south corner of said Building Community Workshop tract;

THENCE North 45 degrees 24 minutes 56 seconds West, along the said northeast line of Carroll Avenue, a distance of 62.93 feet to the **POINT-OF-BEGINNING** and containing 6,100 square feet or 0.140 acre of land.

SURVEYOR'S STATEMENT

STATE OF TEXAS }

I, Jason B. Armstrong, 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 Engineers and Land Surveyors, 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.

Dated this the ___ day of ___, 2021.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES"

Jason B. Armstrong
 Registered Professional
 Land Surveyor No. 5557

STATE OF TEXAS }
 COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jason B. Armstrong, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 2021.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Building Community Workshop does hereby adopt this plat, designating the herein described property as **CONGO ADDITION**, an addition to the City of Dallas, Dallas County, Texas and do hereby dedicate, in fee simple, to the public use forever the streets, alleys, and floodway management area 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 the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, 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.

WITNESS, my hand at Dallas, Texas, this the ___ day of ___, 2021.

BY: BUILDING COMMUNITY WORKSHOP

Name: Benje Feejan
 Executive Director

STATE OF TEXAS }
 COUNTY OF DALLAS }

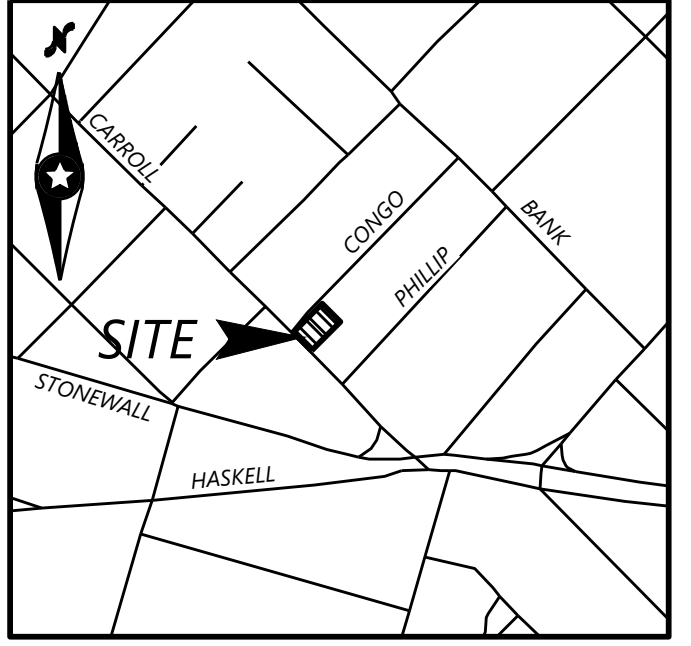
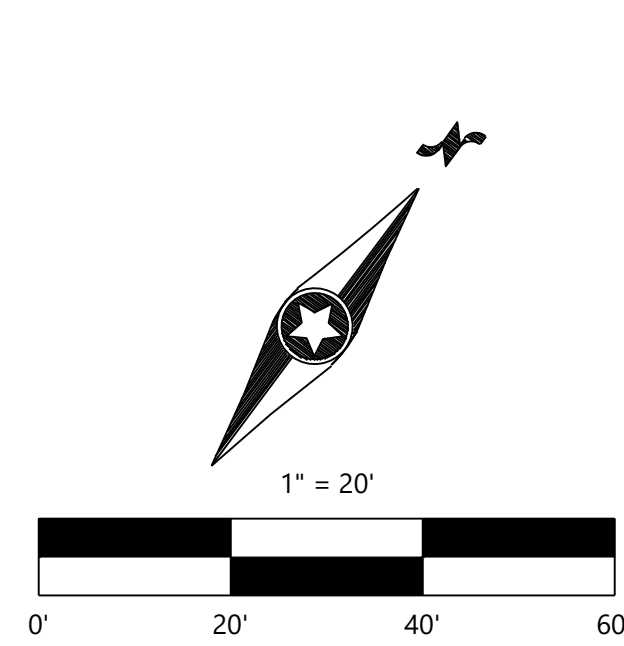
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Benje Feejan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 2021.

Notary Public, State of Texas

LEGEND	
DISK	5/8" IRON ROD SET WITH 3 1/4" ALUMINUM DISK STAMPED "CONGO ADDITION WESTWOOD P5"
MGS	MAG NAIL WITH METAL WASHER STAMPED "CONGO ADDITION WESTWOOD P5"
FIR (CM)	FOUND IRON ROD
B.T.P.	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
VOL. PG.	VOLUME, PAGE
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
—	STREET CENTERLINE
SQ. FT.	SQUARE FEET

- GENERAL NOTES:**
- THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202) (2011).
 - LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL
 - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
 - CARROLL DRIVE (NOW CONGO STREET) APPEARS AS A 14.2' RESERVED STRIP ON THE DALLAS IMPROVEMENT CO'S SUBDIVISION OF BLOCK 1402 RECORDED PLAT. DANA SHEET #632 NOTES THE DEDICATION FOR CARROLL DRIVE AS BEING REJECTED BY THE CITY OF DALLAS. NO SUBSEQUENT REDEDICATION FOUND.



OWNER
 BUILDING COMMUNITY WORKSHOP
 2814 MAIN STREET, SUITE 102
 DALLAS, TEXAS, 75226

Westwood

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 westwoodps.com
 Westwood Professional Services, Inc.
 TSPS FIRM REGISTRATION NO. F-11755
 TSPS FIRM REGISTRATION NO. 10074501

NO TREE EXIST ON THIS SITE.
 NO STRUCTURES EXIST.
 NEW STRUCTURES PROPOSED.

PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS FROM UNPLATTED LAND.

PRELIMINARY PLAT, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

PRELIMINARY PLAT

CONGO ADDITION

LOTS 1 AND 2, BLOCK B/1403;
 0.140 ACRES
 2 RESIDENTIAL LOTS
 BEING A PART OF BLOCK B/1403
 OUT OF THE
 JOHN GRIGSBY SURVEY, ABSTRACT No. 495
 IN THE
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 DALLAS CITY PLAN FILE NUMBER: S201-563
 DALLAS CITY ENGINEERING PLAN NUMBER: 311T-
 0.140 ACRES JANUARY 6, 2021 Job No. 0030626.00 CONGO ADDITION