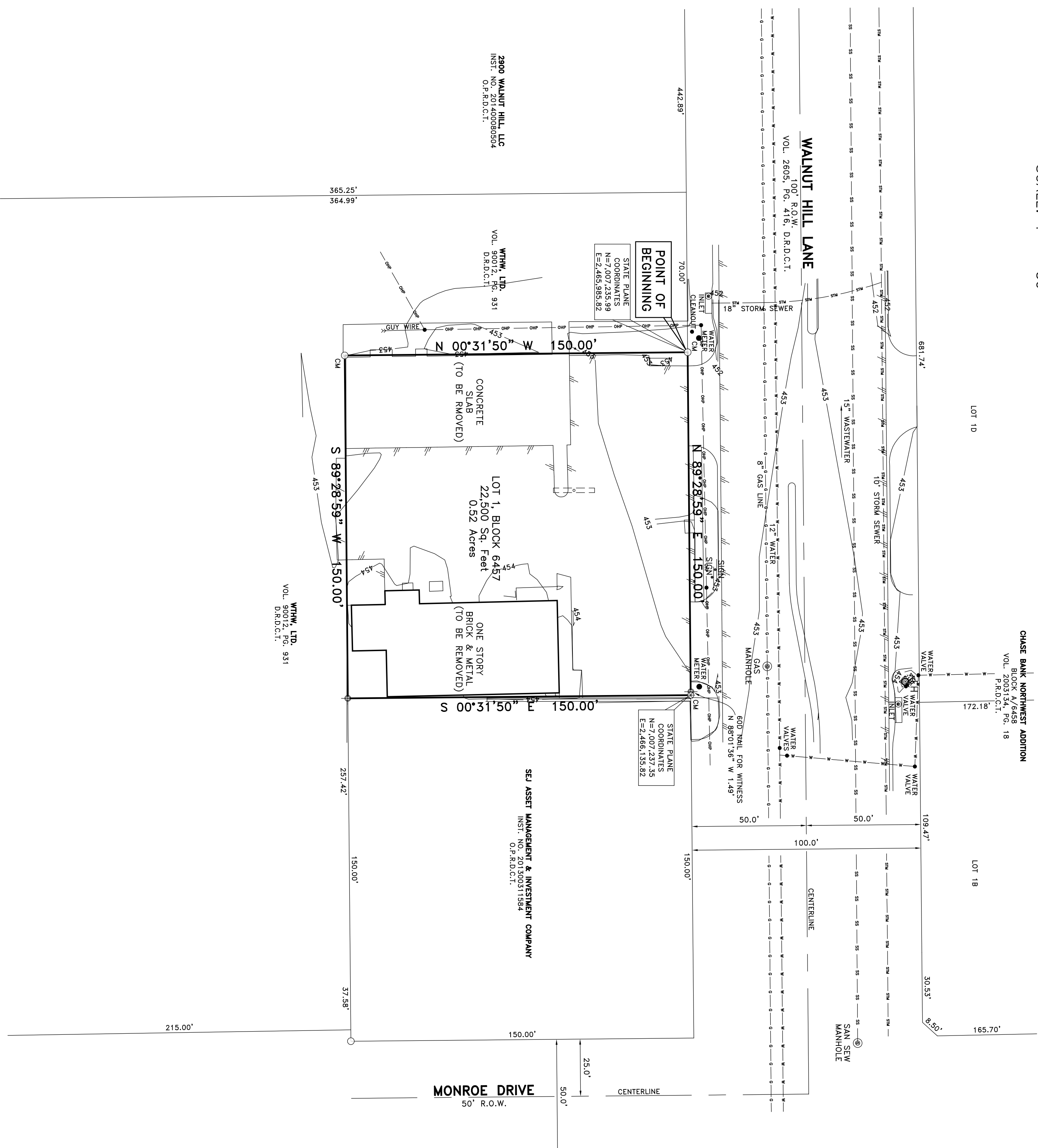
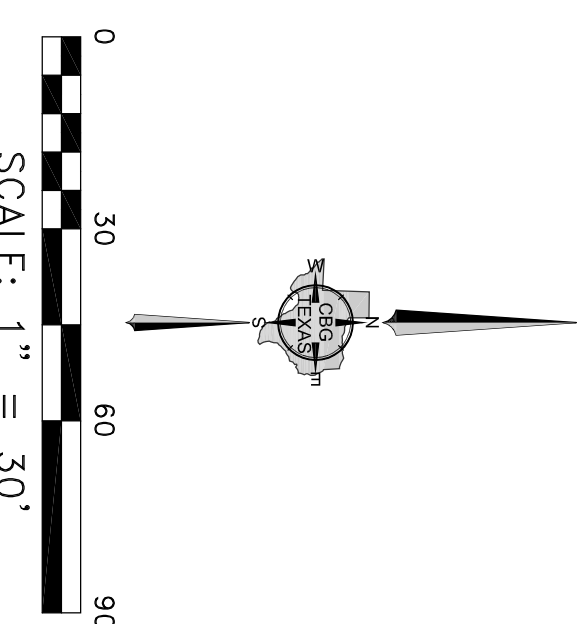


VICINITY MAP  
NOT TO SCALE



- GENERAL NOTES**
- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE (4202), NAD 83 (2011).
  - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
  - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
  - 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
  - 5) STATE PLANE COORDINATE SYSTEM NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
  - 6) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - 7) BENCHMARK IS CITY OF DALLAS BENCHMARK NAME (23-P-1), ELEVATION=454.44.
  - 8) ALL BUILDINGS TO BE REMOVED.

- LEGEND**
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
  - P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - INST. NO. = INSTRUMENT NUMBER
  - VOL. = VOLUME
  - PG. = PAGE
  - ESMT. = EASEMENT
  - CM = CONTROLLING MONUMENT
  - R.O.W. = RIGHT-OF-WAY
  - ⊗ = 1/2 INCH IRON ROD FOUND
  - ⊙ = 5/8 INCH IRON ROD FOUND
  - ⊕ = 600 NAIL FOUND

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas CCBT Limited Partnership is the owner of a tract of land situated in the James Matthews Survey, Abstract No. 955, City of Dallas, Dallas County, Texas, some being a portion of City Block 6457, Dallas County, Texas, some being a tract of land conveyed to CCBT Limited Partnership by General Warranty Deed with Vendor's Lien recorded in Volume 39224, Page 5397, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the South right of way line of Walnut Hill Lane (100 foot right of way), said corner being a Northeast corner of a tract of land conveyed to WTHW, LTD. by Warranty Deed recorded in Volume 90012, Page 931, Deed Records, Dallas County, Texas:

THENCE North 89 degrees 28 minutes 59 seconds East along the South right of way line of Walnut Hill Lane, a distance of 150.00 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to WTHW, LTD. by Warranty Deed recorded in Volume 20130031584, Official Public Records, Dallas County, Texas, from which a 600 nail found bears, North 88 degrees 01 minutes 38 seconds West, a distance of 1.49 feet for witness:

THENCE South 00 degrees 31 minutes 50 seconds East along the West line of said WTHW, LTD. tract, a distance of 150.00 feet to a 1/2 inch iron rod found for corner, said corner being on all corner of said WTHW, LTD. tract;

THENCE South 89 degrees 28 minutes 59 seconds West along a North line of said WTHW, LTD. tract, a distance of 150.00 feet to a 1/2 inch iron rod found for corner, said corner being on all corner of said WTHW, LTD. tract;

THENCE North 00 degrees 31 minutes 50 seconds West along an East line of said WTHW, LTD. tract, a distance of 150.00 feet to the POINT OF BEGINNING and containing 22,500 square feet or 0.52 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CCBT Limited Partnership, (acting by and through its duly authorized officer(s)), does hereby adopt this plat, designating the herein described property as **CCBT 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 roadway management areas shown herein, the easements shown herein are hereby reserved for the purposes indicated. The utility and line items shown herein are hereby dedicated to the public use forever. The maintenance of the utility and 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 or keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths shown on the easements and all public utilities shall have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, 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 provide 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 indicated.

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

BY: \_\_\_\_\_ day of \_\_\_\_\_, 2020.

CCBT Limited Partnership (Owner)  
George Christl, President

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears George Christl 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 \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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 Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19425), as amended, and Texas Local Government Code, Chapter 212. Further affirm that monuments (o)(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 \_\_\_\_\_, 2020.

**RELEASED FOR REVIEW 4/22/2020 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELED 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 \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT  
CCBT ADDITION**

22,500 SQ.FT. / 0.52 ACRES  
LOT 1, BLOCK 6457  
JAMES MATTHEWS SURVEY, ABSTRACT NO. 955  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S190-151  
ENGINEERING NO. 3111-



OWNER: CCBT LIMITED PARTNERSHIP  
Main Office  
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Dallas, Texas 75230  
PHONE: 214-693-0225  
jess@jef-studio.com