

VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Urban Starlife Homes, LLC is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, City of Dallas Block Number 2/600, same being that tract of land conveyed to said Urban Starlife Homes, LLC, by general warranty deed recorded in Instrument No. 2017003048539, Official Public Records, Dallas County, Texas, that tract of land conveyed to said Urban Starlife Homes, LLC, by general warranty deed recorded in Instrument No. 201700305190, Official Public Records, Dallas County, Texas, that tract of land conveyed to said Urban Starlife Homes, LLC, by general warranty deed recorded in Instrument No. 201700305174, Official Public Records, Dallas County, Texas, and that tract of land conveyed to said Urban Starlife Homes, LLC, by general warranty deed recorded in Instrument No. 201700304952, Official Public Records, Dallas County, Texas, same being a portion of Block 2, of the Subdivision of the Homestead of W.J. Keller, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 77, Page 86, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING of a 3/8 inch iron rod found for corner, said corner being the Southeast corner of said Urban Starlife Homes, LLC tract (201700305190), said corner also being the intersection of the Southwest Right-of-Way line of Caddo Street (50 foot Right-of-Way, Volume 77, Page 86, Deed Records, Dallas County, Texas), and the Northwest Right-of-Way line of a 20 foot Alley;

THENCE South 44 degrees 17 minutes 48 seconds West, along the Northwest Right-of-Way line of said 20 foot Alley, a distance of 129.38 feet to a 3 inch aluminum disk stamped "CPA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Southwest corner of said Urban Starlife Homes, LLC tract (201700305190), and the intersection of the Right-of-Way line of Roseland Avenue (53 foot Right-of-Way, by use and occupation, formerly Flora Street, Volume 13, Page 347, Deed Records, Dallas County, Texas);

THENCE North 44 degrees 17 minutes 48 seconds East, along the Southeast Right-of-Way line of said Roseland Avenue, a distance of 129.38 feet to a 3 inch aluminum disk stamped "CPA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Northeast corner of said Urban Starlife Homes, LLC tract (201700305190), said corner also being the intersection of the Northwest Right-of-Way line of said 15 foot Alley, and the Southeast Right-of-Way line of Roseland Avenue (53 foot Right-of-Way, by use and occupation, formerly Flora Street, Volume 13, Page 347, Deed Records, Dallas County, Texas);

THENCE North 45 degrees 42 minutes 12 seconds West, along the Northeast Right-of-Way line of said 15 foot Alley, a distance of 200.42 feet to a 3 inch aluminum disk stamped "CPA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Northwest corner of said Urban Starlife Homes, LLC tract (201700305174, Official Public Records, Dallas County, Texas, that tract of land conveyed to said Urban Starlife Homes, LLC, by general warranty deed recorded in Instrument No. 201700305174, Official Public Records, Dallas County, Texas, and that tract of land conveyed to said Urban Starlife Homes, LLC, by general warranty deed recorded in Instrument No. 201700304952, Official Public Records, Dallas County, Texas, same being a portion of Block 2, of the Subdivision of the Homestead of W.J. Keller, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 77, Page 86, Deed Records, Dallas County, Texas, and being more particularly described as follows:

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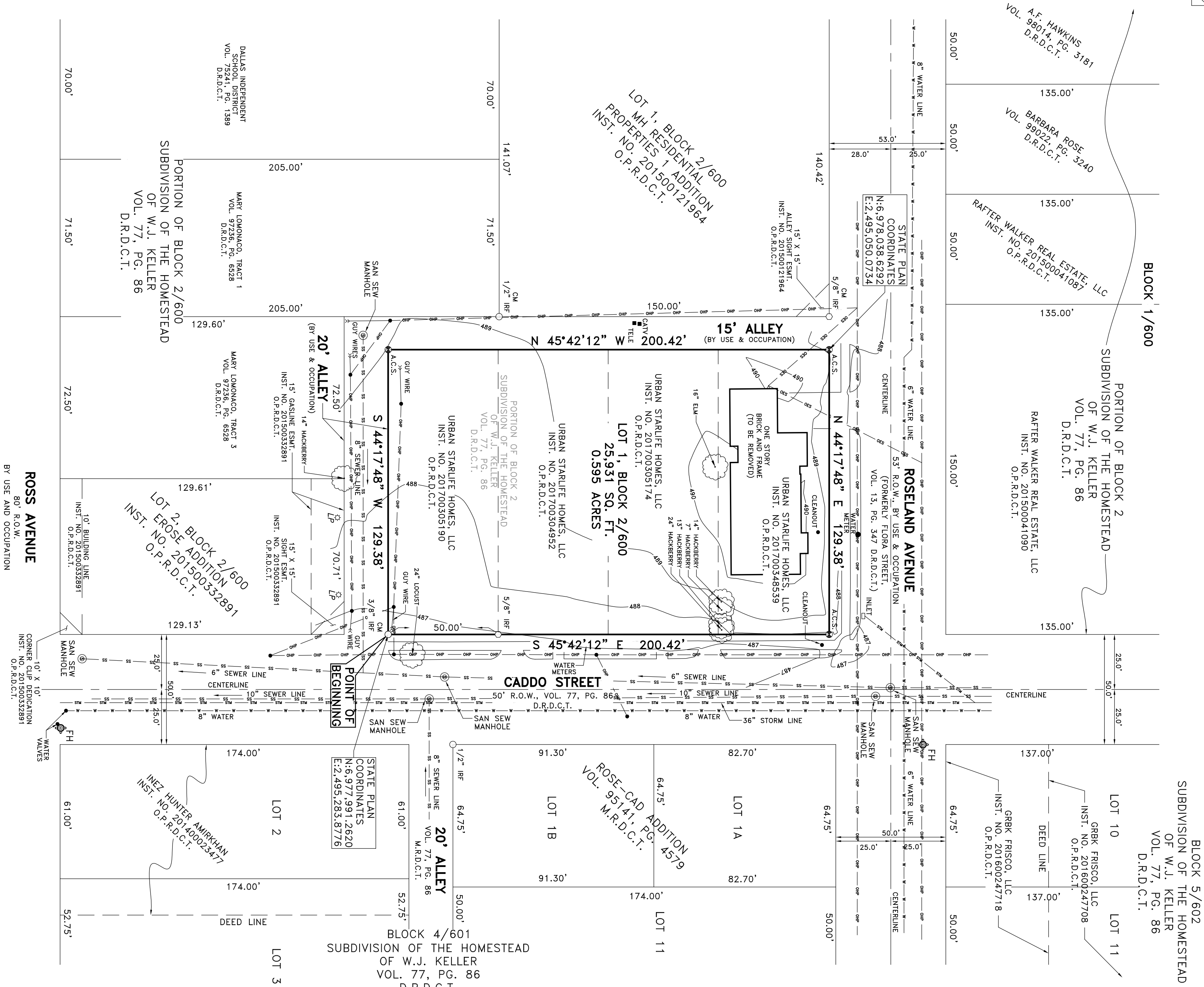
THENCE South 45 degrees 42 minutes 12 seconds East, along the Southwest Right-of-Way line of said Caddo Street, a distance of 200.42 feet to the POINT OF BEGINNING, and containing 25.931 square feet or 0.595 of an acre of land.

LEGEND

- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- 5/8" IRF = 5/8 INCH IRON ROD FOUND
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- 3/8" IRF = 3/8 INCH IRON ROD FOUND
- A.C.S. = 3" ALUMINUM DISK STAMPED "CPA" AND "RPLS 5513"
- SET OVER A 1/2 INCH IRON ROD SET

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) 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.
- 6) ALL SANITARY SEWER LINES, WATER LINES, STORM SEWER LINES, AND GAS LINES ARE AN APPROXIMATE LOCATION PER UTILITY MAPS & LOCATION OF MANHOLES.



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Urban Starlife Homes, LLC, acting by and through its duly authorized officer, Abdullah Ozdemir, does hereby adopt this plat, designating the herein described property as **CADDO PARK 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 lane easements shall be open to the public, fire and police units. 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, fence, 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 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 installed.

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

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

Urban Starlife Homes, LLC

By: Abdullah Ozdemir, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Abdullah Ozdemir, 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 _____, 2018.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryon 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. 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 (g)(b)(c)(d) & (g); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2018.
RELEASED FOR REVIEW 02/22/18 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELEAD UPON AS A FINAL SURVEY DOCUMENT.

Bryon 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 Bryon 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 _____, 2018.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
CADDO PARK ADDITION
LOT 1, BLOCK 2/600
25.931 SQ. FT. / 0.595 ACRES

A BEING A REBLAND OF
SUBDIVISION OF THE HOMESTEAD OF W.J. KELLER
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-1222
ENGINEER PLAN FILE NO. 3111-

OWNER: URBAN STARLIFE HOMES, LLC
1560 PRESTON ROAD, 7500W
DALLAS, TEXAS 75240
214-242-0888

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 290
Dallas, TX 75228
P 214-349-9485
F 214-349-2216
WWW.CBGSURVEYING.COM

SCALE: 1"=30' / DATE: 02/21/18 / JOB NO. 175893-1 / DRAWN BY: WTH