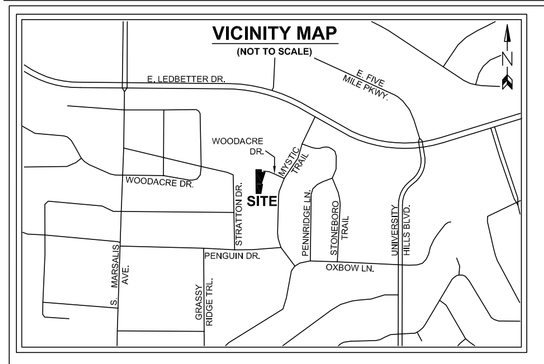
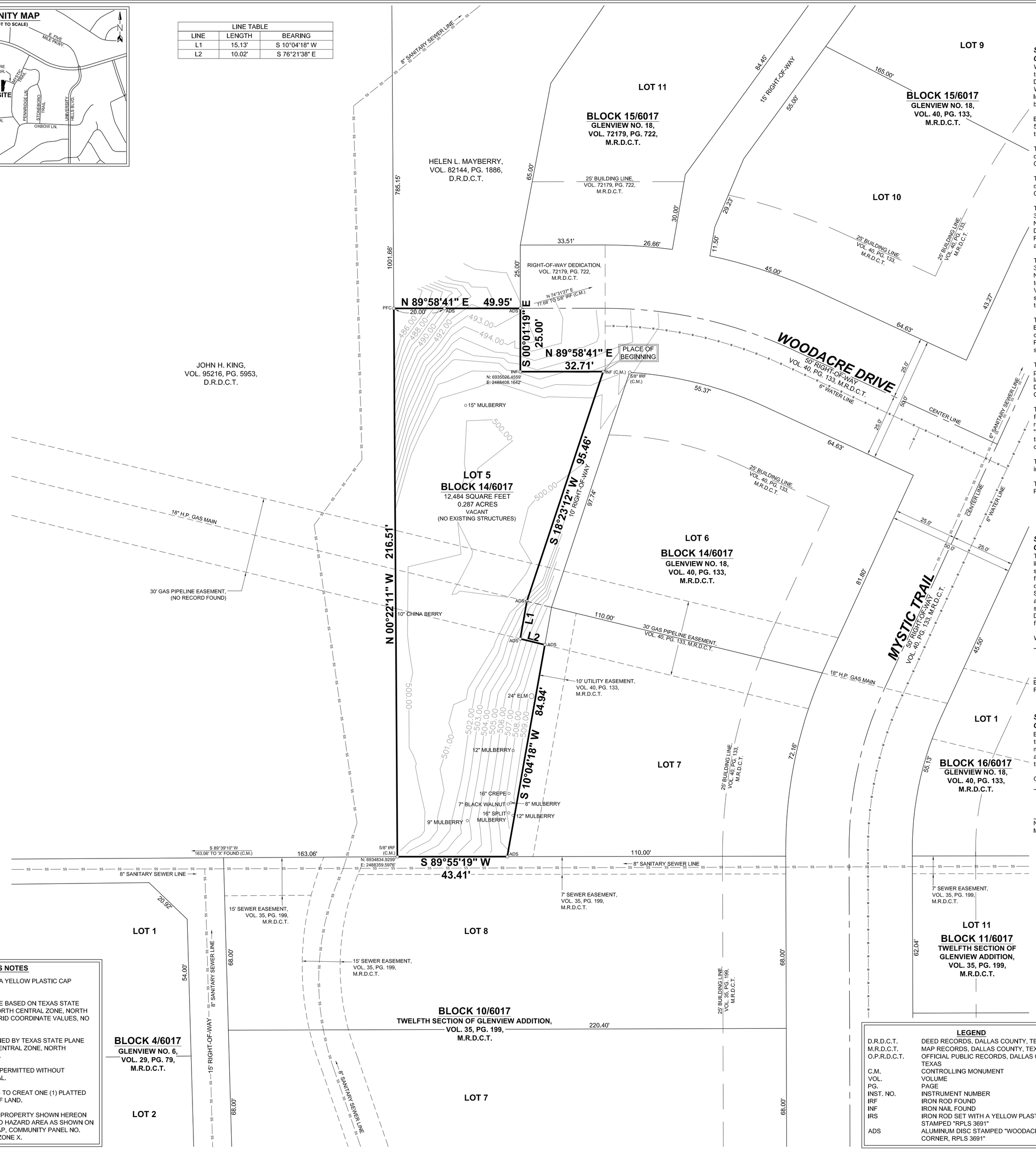


LINE TABLE		
LINE	LENGTH	BEARING
L1	15.13'	S 10°04'18" W
L2	10.02'	S 76°21'38" E



SURVEYOR'S NOTES

1. 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691".

2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

3. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

4. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.

5. THE PURPOSE OF THIS PLAT IS TO CREAT ONE (1) PLATTED LOT FROM AN EXISTING TRACT OF LAND.

6. NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0495K, DATED 07/07/2014, ZONE X.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Covenant Homes Construction & Renovation, LLC, is the sole owner of a tract of land located in the SAMUEL D. RICKETTS SURVEY, Abstract No. 1204, City of Dallas, Dallas County, Texas, and being the same tract of land described in General Warranty Deed to Covenant Homes Construction & Renovation, LLC, recorded in Instrument No. 202100069103, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at an iron nail found at the intersection of the South line of Woodacre Drive, a 50 foot right-of-way, with the Northwest line of a 10 foot alley right-of-way, same being the Northeast corner of said Covenant Homes tract;

Thence South 18 degrees 23 minutes 12 seconds West, along said Northwest line, a distance of 95.46 feet to a 3-1/4 inch aluminum disc stamped "WOODACRE'S CORNER, RPLS 3691" set for corner;

Thence South 10 degrees 04 minutes 18 seconds West, along said Northwest line, a distance of 15.13 feet to a 3-1/4 inch aluminum disc stamped "WOODACRE'S CORNER, RPLS 3691" set at the Southwest corner of said 10 foot alley right-of-way;

Thence South 76 degrees 21 minutes 38 seconds East, a distance of 10.02 feet to a 3-1/4 inch aluminum disc stamped "WOODACRE'S CORNER, RPLS 3691" set in the Northwest line of Lot 7, Block 14/6017, of Glenview No. 18, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 40, Page 133, Map Records, Dallas County, Texas, at the Southeast corner of said 10 foot alley right-of-way;

Thence South 10 degrees 04 minutes 18 seconds West, a distance of 84.94 feet to a 3-1/4 inch aluminum disc stamped "WOODACRE'S CORNER, RPLS 3691" set in the North line of Lot 8, Block 10/6017, of Twelfth Section of Glenview Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 35, Page 199, Map Records, Dallas County, Texas, at the Southwest corner of said Lot 7, Block 14/6017, same being the Southeast corner of said Covenant Homes tract;

Thence South 89 degrees 55 minutes 19 seconds West, along said North line of Lot 8, Block 10/6017, a distance of 43.41 feet to a 5/8 inch iron rod found at the Southeast corner of a tract of land described in deed to John H. King, recorded in Volume 9516, Page 5953, Deed Records, Dallas County, Texas, same being the Southwest corner of said Covenant Homes tract;

Thence North 00 degrees 22 minutes 11 seconds West, a distance of 216.51 feet to a point for corner in the East line of said King tract, at the Southwest corner of a tract of land described in deed to Helen L. Mayberry, recorded in Volume 82144, Page 1886, Deed Records, Dallas County, Texas, same being the Northwest corner of said Covenant Homes tract;

Thence North 89 degrees 58 minutes 41 seconds East, passing at a distance of 20.00 feet to a 3-1/4 inch aluminum disc stamped "WOODACRE'S CORNER, RPLS 3691" set reference and continuing a total of 59.95 feet to a 3-1/4 inch aluminum disc stamped "WOODACRE'S CORNER, RPLS 3691" set in the West line of said Woodacre Drive, at the Southeast corner of said Mayberry tract, same being the Northerly Northeast corner of said Covenant Homes tract;

Thence South 00 degrees 01 minutes 19 seconds East, a distance of 25.00 feet to an iron nail found at the Southwest corner of said Woodacre Drive;

Thence North 89 degrees 58 minutes 41 seconds East, a distance of 32.71 feet to the PLACE OF BEGINNING and containing 12,484 square feet or 0.287 of an acre of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

That I, Barry S. Rhodes, 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 (a), (b), (c), (d), & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

PRELIMINARY / NOT FOR RECORDING PURPOSES

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

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 Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas
My commission expires:

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Covenant Homes Constructuon & Renovationl, LLC, by and through it's duly authorized representative _____, does hereby adopt this plat, designating the herein described property as: **LOT 5, BLOCK 14/6017, WOODACRE'S CORNER ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forevever 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, 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 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 systems 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).

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

Witness my hand at _____, Texas, This _____ day of _____, 20___.

_____
Name:
Title: Owner

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 _____, 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.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas
My commission expires:

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
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
INF	IRON NAIL FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"
ADS	ALUMINUM DISC STAMPED "WOODACRE'S CORNER, RPLS 3691"

PROPERTY ADDRESS:
974 WOODACRE DR., DALLAS, TEXAS 75241
OWNER: COVENANT HOMES CONSTRUCTION & RENOVATION, LLC,
ADDRESS: 4041 W. WHEATLAND RD., STE. 106, DALLAS, TX 75237
PHONE: 972-921-6260

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TX 75043
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202111001 PREPARATION DATE: 01/10/22 DRAWN BY: TD

PRELIMINARY PLAT
LOT 5, BLOCK 14/6017,
WOODACRE'S CORNER ADDITION,

BEING A 0.287 ACRE TRACT OF LAND
OUT OF THE SAMUEL D. RICKETTS SURVEY, ABSTRACT NO. 1204,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-109
ENGINEERING FILE NO. ____-_____