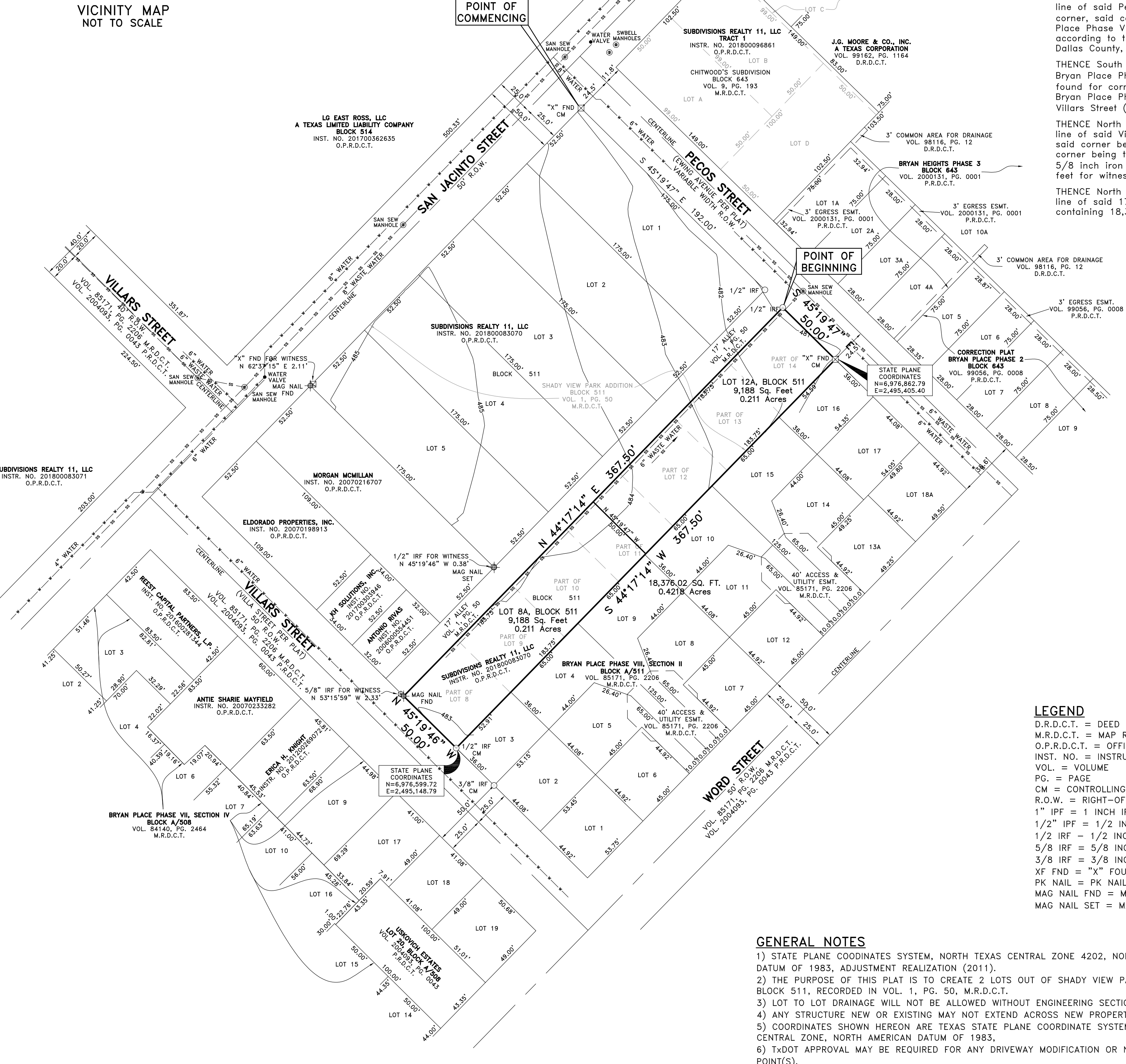
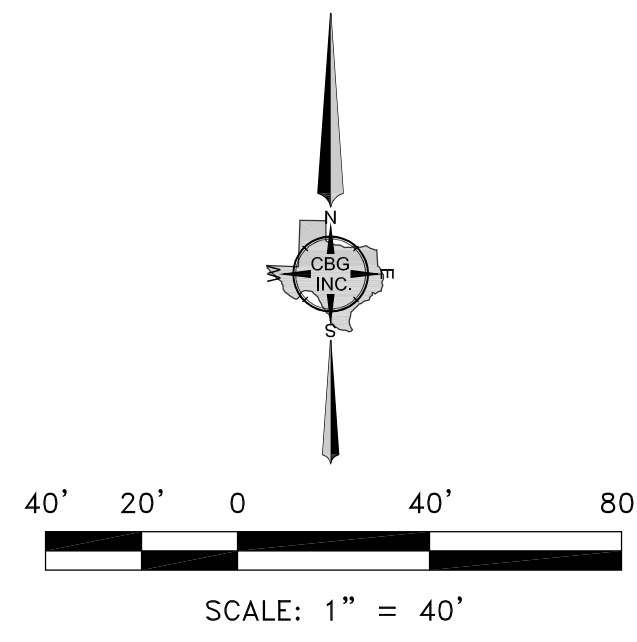


VICINITY MAP
NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Subdivisions Realty 11, LLC is the sole owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being the Northwest 50 foot of Lots 8, 9, 10, 11, 12, 13 and 14, Block 511, of Shady View Park Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 50, Map Records, Dallas County, Texas, same being a tract of land conveyed to Subdivisions Realty 11, LLC by Deed without Warranty recorded in Instrument No. 201800083070, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at an "X" found in concrete for corner along the Southeast right of way line of San Jacinto Street (50 foot right of way) and along the Southwest right of way line of Pecos Street (variable width right of way), said corner being the North corner of Lot 1, Block 511, of said Shady View Park Addition;

THENCE South 45 degrees 19 minutes 47 seconds East along the Southwest line of said Pecos Street, a distance of 192.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast right of way line of a 17 foot alley and the Southwest right of way line of said Pecos Street and being the POINT OF BEGINNING of herein described tract;

THENCE South 45 degrees 19 minutes 47 seconds East along the Southwest right of way line of said Pecos Street, a distance of 50.00 feet to an "X" found in concrete for corner, said corner being the North corner of Lot 16, Block A/ 511, Bryan Place Phase VIII, Section II, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 85171, Page 2206, Map Records, Dallas County, Texas;

THENCE South 44 degrees 17 minutes 14 seconds West along the Northwest line of said Bryan Place Phase VIII, Section II, a distance of 367.50 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of Lot 3, Block A/511 of said Bryan Place Phase VIII, Section II, said corner being the Northeast right of way line of Villars Street (50 foot right of way);

THENCE North 45 degrees 19 minutes 46 seconds West along the Northeast right of way line of said Villars Street, a distance of 50.00 feet to a Mag Nail found for corner, said corner being along the Southeast right of way line of said 17 foot alley, said corner being the West corner of Lot 8 of said Shady View Park Addition, from which a 5/8 inch iron rod found bears, North 53 degrees 15 minutes 59 seconds West, 2.33 feet for witness;

THENCE North 44 degrees 17 minutes 14 seconds East along the Southeast right of way line of said 17 foot alley, a distance of 367.50 feet to the POINT OF BEGINNING and containing 18,376 square feet or 0.4218 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Subdivisions Realty 11, LLC, acting by and through its duly authorized officer Josh LeComte, Manager, does hereby adopt this plat, designating the herein described property as **LECOMTE ALLEY 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, 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 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 _____, 2020.

BY: _____
Subdivisions Realty 11, LLC
Josh LeComte, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Josh LeComte 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 _____, 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. 19455, 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 file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2020.
RELEASED FOR REVIEW 11/02/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED 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

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
- 1" IPF = 1 INCH IRON PIPE FOUND
- 1/2" IPF = 1/2 INCH IRON PIPE FOUND
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- 5/8" IRF = 5/8 INCH IRON ROD FOUND
- 3/8" IRF = 3/8 INCH IRON ROD FOUND
- XF FND = "X" FOUND
- PK NAIL = PK NAIL FOUND
- MAG NAIL FND = MAG NAIL FOUND
- MAG NAIL SET = MAG NAIL SET WITH WASHER STAMPED "LAA & RPLS 5513"

GENERAL NOTES

- 1) STATE PLANE COORDINATES SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS OUT OF SHADY VIEW PARK ADDITION, BLOCK 511, RECORDED IN VOL. 1, PG. 50, M.R.D.C.T.
- 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.
- 6) TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).

OWNER: SUBDIVISIONS REALTY 11, LLC
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