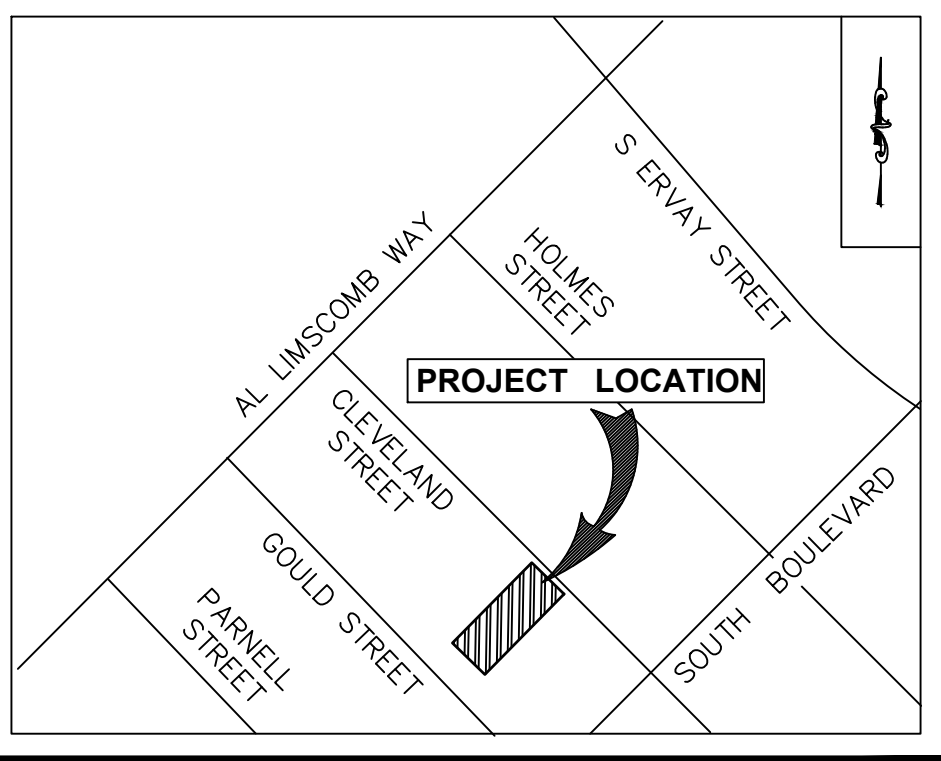




VICINITY MAP
(NOT TO SCALE)

ABBREVIATIONS

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP OF RECORDS, DALLAS COUNTY, TEXAS
VOL. VOLUME
PG. PAGE
INST. NO. INSTRUMENT NUMBER
WWMH WASTEWATER MANHOLE
R.O.W. RIGHT OF WAY
IRF IRON ROD FOUND
(C.M.) CONTROLLING MONUMENT

LEGEND

○ BOUNDARY/LOT CORNER
— GUY WIRE
⊗ WATER METER
⊙ POWER POLE
⊗ WASTEWATER MANHOLE

LINETYPES

— ASPHALT
— OHE OVERHEAD ELECTRIC LINE
— CHAINLINK FENCE
— BUILDING
— WW WASTEWATER LINE
— STM STORM-DRAIN LINE
— W WATER LINE
— G GAS LINE
— STREET CENTERLINE

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

I, Mark A. Nace, 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 and the city of Dallas, Texas development codes and ordinances. I further affirm that monumentation shown hereon was either found or set under my direction and supervision.

dated this the ___ day of ____, 2025.

Mark A. Nace
Registered Professional Land Surveyor no. 5539

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Mark A. Nace, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this the ___ day of ____, 2025.

Notary Public, in and for the State of Texas

PRELIMINARY, THIS
DOCUMENT SHALL NOT BE
RECORDED FOR ANY
PURPOSE AND SHALL NOT
BE USED OR VIEWED OR
RELIED UPON AS A FINAL
SURVEY DOCUMENT.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Cornerstone Community Development Corporation, Inc. is the sole owner of a 6,250 square foot or 0.1435 of an acre of land situated in the Macum Main Survey, Abstract No. 995, City of Dallas, Dallas County, Texas, being all of that tract of land described to said Cornerstone Community Development Corporation, Inc. by Warranty Deed with Vendor's Lien, recorded in Instrument No. 202200263655, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), same being a portion of Lots 4 & 5, Block 1/1117, D.L. Richardson's Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 250, Page 284, Map Records, Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found (controlling monument (C.M.)) for the north corner of that portion of said Lot 5 described in deed to Runner's Refuge Ministries, recorded in Instrument No. 201800172323, O.P.R.D.C.T., and being in the Southwest Right-of-Way (R.O.W.) line of Cleveland Street, a 45' Right-of-Way according to Volume 250, Page 284, M.R.D.C.T.;

THENCE South 44 degrees 47 minutes 06 seconds West, with the northwest line of said Runner's Refuge Ministries tract, a distance of 125.00' to a 1/2" iron rod with cap stamped "RPLS 5310" set for the west corner of said Runner's Refuge Ministries tract, and being in the northeast R.O.W. line of a 10' alley R.O.W. according to Volume 250, Page 284, M.R.D.C.T.;

THENCE North 45 degrees 39 minutes 34 seconds West, with the northeast R.O.W. line of said 10 foot Alley, a distance of 50.00' to a 1/2" iron rod with cap stamped "RPLS 5310" found for the south corner of that portion of said Lot 4 described in deed to Terrell Enterprises, Inc., recorded in Volume 95048, Page 4671, O.P.R.D.C.T.;

THENCE North 44 degrees 47 minutes 06 seconds East, with the southeast line of said Terrell Enterprise LLC tract, a distance of 125.00' to a 1/2" iron rod with cap stamped "RPLS 5310" found for the east corner of said Terrell Enterprise LLC tract, and being in the southeast R.O.W. line of said Cleveland Street;

THENCE North 44 degrees 47 minutes 06 seconds East, a distance of 125.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in said southwest line of Cleveland Street, at the East corner of said Terrell Enterprises, Inc. Tract;

THENCE South 45 degrees 39 minutes 34 seconds East, with the southwest R.O.W. line of said Cleveland Street, a distance of 50.00' to the **PLACE OF BEGINNING** and containing 6,250 square feet or 0.1435 of an acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Cornerstone Community Development Corporation, Inc., acting by and through its duly authorized agent, "Representative", does hereby adopt this plat, designating the herein described property as CLEVELAND TOWNHOMES 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 and upon 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, Texas.

WITNESS MY HAND THIS ____ DAY OF ____, 2025.

Cornerstone Community Development
Corporation, Inc.
a Texas Corporation

Representative **Title**

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Representative**, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____, 2025.

Notary Signature

GENERAL NOTES

- BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT FROM A PORTION OF TWO (2) LOTS.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- COORDINATE SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.



4222 Main Street, Dallas, Texas 75226
Firm Registration #10194610, 214-396-2339
www.urbanstrategy.us

PRELIMINARY PLAT

CLEVELAND TOWNHOMES ADDITION
LOTS 4A, BLOCK 1/1117
0.1435 ACRES / 6,250 SQUARE FEET

BEING A REPLAT OF A PORTION OF

LOTS 4 & 5, BLOCK 1/1117

D.L. RICHARDSON'S ADDITIONS

RECORDED IN VOL. 250, PG. 284,

PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

OUT OF THE MACUM MAIN SURVEY, ABSTRACT NO. 995

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. PLAT-25-000118

CIVIL

URBAN STRATEGY
4222 MAIN ST.
DALLAS, TX 75226
WWW.URBANSTRATEGY.US
214-295-5775

DEVELOPER

CORNERSTONE COMMUNITY
DEVELOPMENT CORPORATION, INC.
CONTACT: CHRIS L. SIMMONS
1819 MARTIN LUTHER KING JR. BLVD.
DALLAS, TEXAS 75215
PHONE: 214-676-7315
EMAIL: CSIMMONS@CORNERSTONEDALLAS.ORG

SURVEYOR

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MARKN@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610