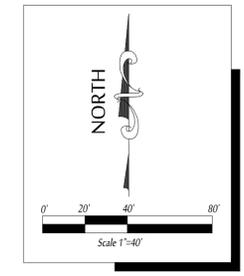
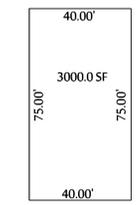
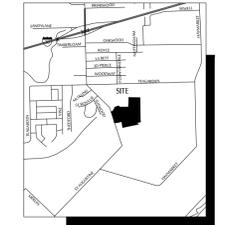
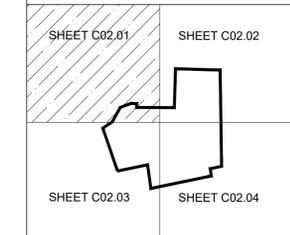


TYPICAL LOT DIMENSIONS



KEY MAP



VICINITY MAP
NOT TO SCALE
MAPSCO NO: 69-Q

- GENERAL NOTES:
1. Basis of Bearings is the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
 2. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
 3. The front yard setback is 25 feet for R-7.5 zoning and 20 feet for R-5 zoning, with a rear yard setback of 5 feet and a side yard setback of 5 feet.
 4. HOA to own and maintain open spaces and detention pond.
 5. No existing structures will remain on the lots.
 6. Proposed Development and lot configuration to follow SB15 regulations.

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST.	INSTRUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
CM	CONTROLLING MONUMENT
FIR(C)	FOUND IRON ROD (WITH CAP)
SIR	1/2" SET IRON ROD WITH YELLOW CAP STAMPED "GEONAV"
CMP	CORRUGATED METAL PIPE
C.C.	CORNER CLIP
SQ. FT.	SQUARE FEET
MONA	ALUMINUM MONUMENT FOUND
MONC	CONCRETE MONUMENT FOUND

- BENCHMARKS:
1. Square Cut found in the center of a Concrete Headwall at the Northeast Corner of the Intersection of Haymarket Rd. and Teagarden Rd. Elev. 415.24
 2. "X" Cut Set in the Center of A Concrete Headwall on the South Side of Teagarden Rd. 1200± West of Haymarket Rd. in Front of 10214 Teagarden Dr. Elev. 432.45
 3. Railroad Spike Set in Power Pole East of the South Entrance to Mobile Home Park (Delwood MHP, 10205 Teagarden), Powerpole Tag (85 10e 150), on the North Side of Teagarden Rd., 1470± West of the Intersection of Haymarket Rd. and Teagarden Rd. Elev. 433.45

PRELIMINARY PLAT
BERWICK HOUSE ADDITION 1
SMALL LOTS SB15 DEVELOPMENT

2120 S. ST. AUGUSTINE RD., DALLAS, TX 75217
28.33 ACRES IN THE THOMAS J. CAMPBELL 'S SURVEY,
ABSTRACT NO. 322 &
S.A. & M.F.R.R. SURVEY, ABSTRACT NO. 1391
RECORDED IN VOLUME 94206, PAGE 3728
CITY OF DALLAS, DALLAS COUNTY, TEXAS.
PLAT- 26-000072
ENGINEERING PLAN NO: DPXX-XXX

LAND INFORMATION		
COMMON AREA & DETENTION POND	4.59 Ac (200,297 sq.ft.) 16.20%	
SUB AREA A	196 DETACHED SINGLE FAMILY LOTS	
PROPOSED SIDEWALK EASEMENT		

PURPOSE OF THE PLAT: DIVIDE SINGLE TRACT OF THE LAND INTO 198 SINGLE FAMILY LOTS, 10 COMMON AREA, 1 DETENTION AND RETENTION POND AREA

OWNER/DEVELOPER:
MOHAMMED AMIRUL ISLAM, MD, FACC
BERWICK HOUSE PROPERTIES, LP.
5280 BERWICK ST., BEAUMONT, TX 77706
Email: aislam65@hotmail.com
TEL: 917-696-9149

ENGINEER:
S.I.ABED, PRINCIPAL, DDC, INC.
400 CHISHOLM PLACE # 310
PLANO, TEXAS, 75075
TEL: 214-868-9320
EMAIL: abed.ddc@gmail.com

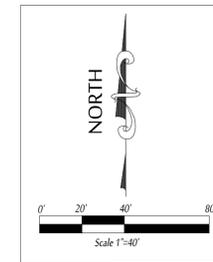
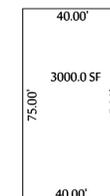
SURVEYOR:
JOEL C. HOWARD, RPSL NO. 6267
3410 MIDCOURT RD., SUITE # 110,
CARROLLTON, TEXAS, 75006
EMAIL: chris.howard@geo-nav.com
TEL: 281-701-3989

PARADISE GARDENS DALLAS LLC
FILE NO. 202400043146,
(D.R.D.C.T.)

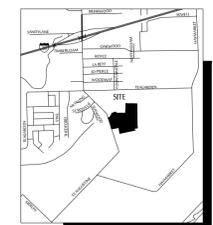
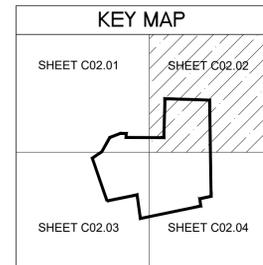
LENA A. JETT
VOL. 61, PG. 93, D.R.D.C.T.

SAM J. PIROZZO AND WIFE,
ELISA PIROZZO
VOL. 83109, PG. 1235,
D.R.D.C.T.

TYPICAL LOT DIMENSIONS



KEY MAP



VICINITY MAP
NOT TO SCALE
MAPSCO NO. 69-Q

- GENERAL NOTES:
1. Basis of Bearings is the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
 2. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
 3. The front yard setback is 25 feet for R-7.5 zoning and 20 feet for R-5 zoning, with a rear yard setback of 5 feet and a side yard setback of 5 feet.
 4. HOA to own and maintain open spaces and detention pond.
 5. No existing structures will remain on the lots.
 6. Proposed Development and lot configuration to follow SB15 regulations.

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST.	INSTRUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
CM	CONTROLLING MONUMENT
FIR(C)	FOUND IRON ROD (WITH CAP)
SIR	1/2" SET IRON ROD WITH YELLOW CAP STAMPED "GEONAV"
CMP	CORRUGATED METAL PIPE
C.C.	CORNER CLIP
SQ. FT.	SQUARE FEET
MONA	ALUMINUM MONUMENT FOUND
MONC	CONCRETE MONUMENT FOUND

LAND INFORMATION	
COMMON AREA & DETENTION POND	4.59 Ac(200,297 sq.ft.) 16.20%
SUB AREA A	196 DETACHED SINGLE FAMILY LOTS
PROPOSED SIDEWALK EASEMENT	

- BENCHMARKS:
1. Square Cut found in the center of a Concrete Headwall at the Northeast Corner of the Intersection of Haymarket Rd. and Teagarden Rd. Elev. 415.24
 2. "X" Cut Set in the Center of a Concrete Headwall on the South Side of Teagarden Rd. 1200'± West of Haymarket Rd. in front of 10214 Teagarden Dr. Elev. 432.45
 3. Railroad Spike Set in Power Pole East of the South Entrance to Mobile Home Park (Delwood MHP, 10205 Teagarden), Powerpole Tag (85 10e 150), on the North Side of Teagarden Rd., 1470'± West of the Intersection of Haymarket Rd. and Teagarden Rd. Elev. 433.45

PRELIMINARY PLAT
BERWICK HOUSE ADDITION 1
SMALL LOTS SB15 DEVELOPMENT

2120 S. ST. AUGUSTINE RD., DALLAS, TX 75217
28.33 ACRES IN THE THOMAS J. CAMPBELL 'S SURVEY,

ABSTRACT NO. 322 &
S.A. & M.F.R.R. SURVEY, ABSTRACT NO. 1391
RECORDED IN VOLUME 94206, PAGE 3728
CITY OF DALLAS, DALLAS COUNTY, TEXAS.
PLAT- 26-000072
ENGINEERING PLAN NO: DPXX-XXX

PURPOSE OF THE PLAT: DIVIDE SINGLE TRACT OF THE LAND INTO 198 SINGLE FAMILY LOTS, 10 COMMON AREA, 1 DETENTION AND RETENTION POND AREA

OWNER/DEVELOPER:
MOHAMMED AMIRUL ISLAM, MD, FACC
BERWICK HOUSE PROPERTIES, LP.
5280 BERWICK ST., BEAUMONT, TX 77706
Email: aislam65@hotmail.com
TEL: 917-696-9149

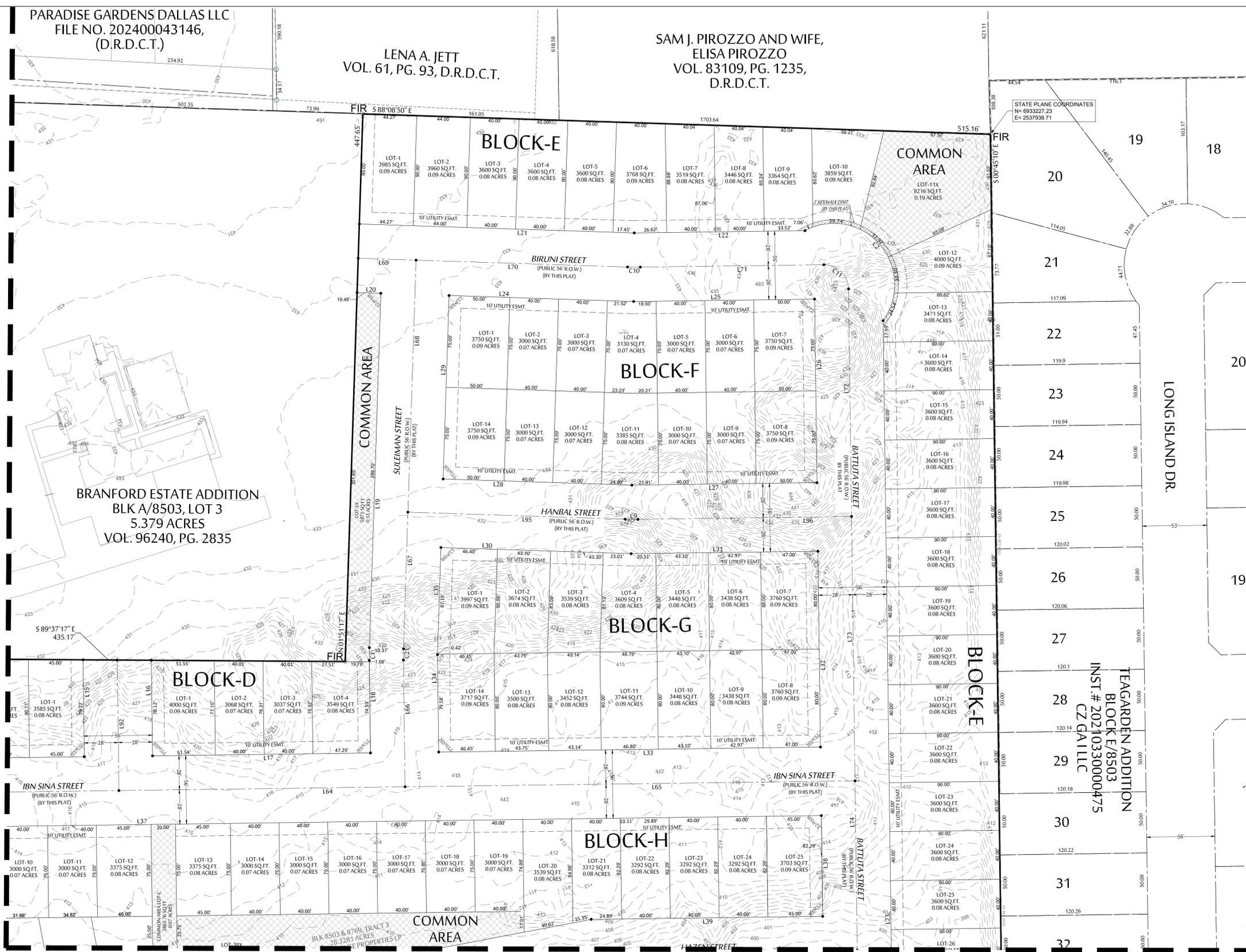
ENGINEER:
S.I.ABED, PRINCIPAL, DDC, INC.
400 CHISHOLM PLACE # 310
PLANO, TEXAS, 75075
TEL: 214-868-9320
EMAIL: abed.ddc@gmail.com

SURVEYOR:
JOEL C. HOWARD, RPSL NO. 6267
3410 MIDCOURT RD., SUITE # 110,
CARROLLTON, TEXAS, 75006
EMAIL: chris.howard@geo-nav.com
TEL: 281-701-3989

MATCH LINE SHEET C02.01

MATCH LINE SHEET C02.04

TEAGARDEN ADDITION
BLOCK E/8503
INST # 20210330000475
CZ GAILLCC



MATCH LINE SHEET C02.01

OVIEDO RAIL
BLK 8505, TRACT 5
137.234 ACRES
INT. NO. 202000042653

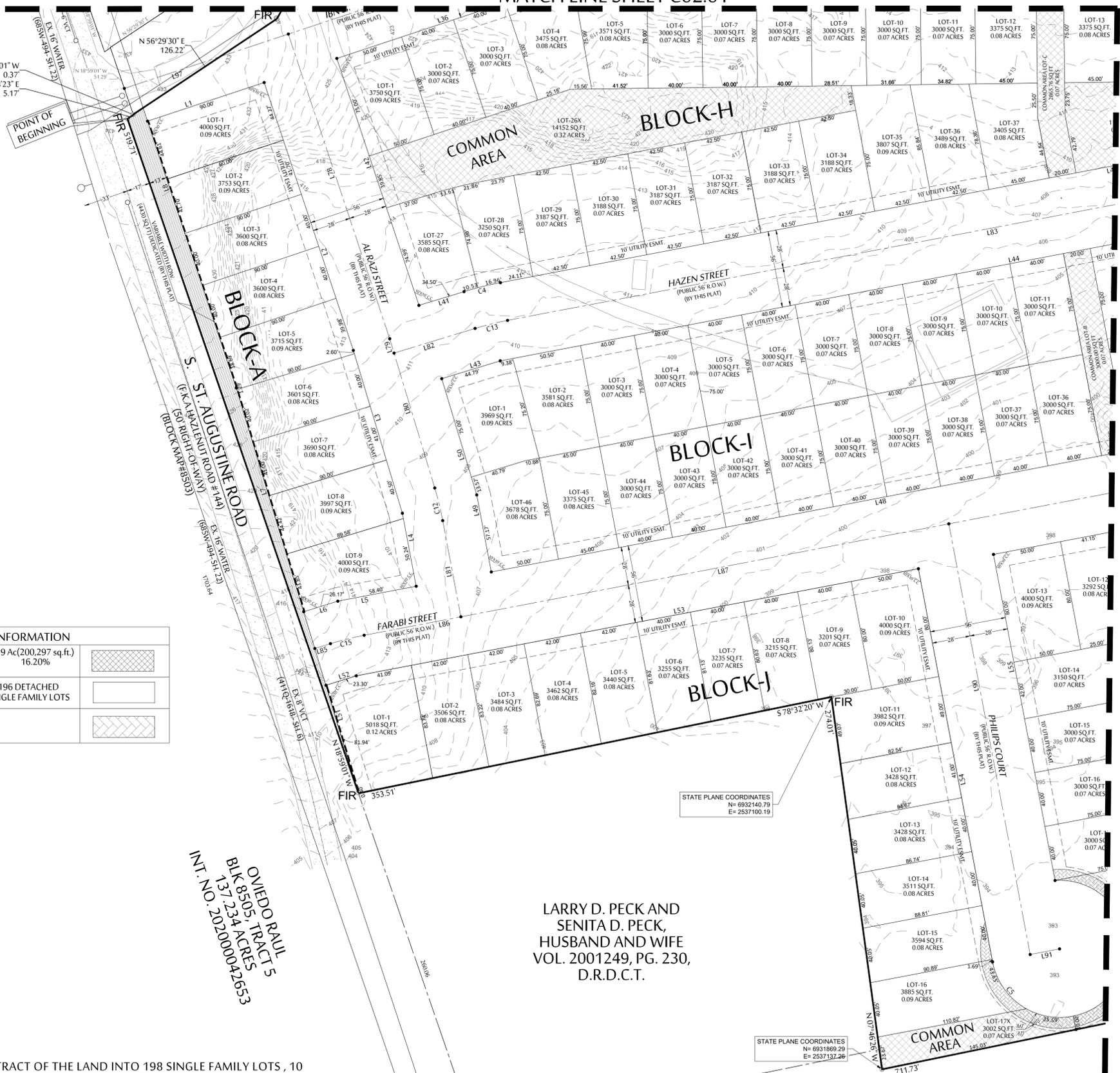
OVIEDO RAIL
BLK 8505, TRACT 5
137.234 ACRES
INT. NO. 202000042653

LARRY D. PECK AND
SENITA D. PECK,
HUSBAND AND WIFE
VOL. 2001249, PG. 230,
D.R.D.C.T.

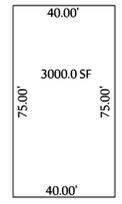
LAND INFORMATION		
COMMON AREA & DETENTION POND	4.59 Ac(200,297 sq.ft.) 16.20%	
SUB AREA A	196 DETACHED SINGLE FAMILY LOTS	
PROPOSED SIDEWALK EASEMENT		

PURPOSE OF THE PLAT: DIVIDE SINGLE TRACT OF THE LAND INTO 198 SINGLE FAMILY LOTS, 10 COMMON AREA, 1 DETENTION AND RETENTION POND AREA

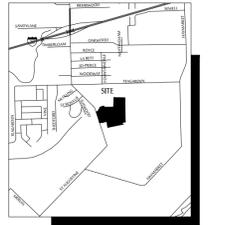
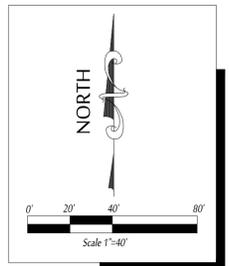
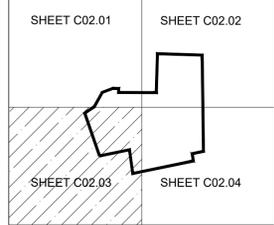
OWNER/DEVELOPER: MOHAMMED AMIRUL ISLAM, MD, FACC BERWICK HOUSE PROPERTIES, LP, 5280 BERWICK ST., BEAUMONT, TX 77706 Email: aislam65@hotmail.com TEL: 917-696-9149	ENGINEER: S.I.ABED, PRINCIPAL, DDC, INC. 400 CHISHOLM PLACE # 310 PLANO, TEXAS, 75075 TEL: 214-868-9320 EMAIL: abed.ddc@gmail.com	SURVEYOR: JOEL C. HOWARD, RPSL NO. 6267 3410 MIDCOURT RD., SUITE # 110, CARROLLTON, TEXAS, 75006 EMAIL: chris.howard@geo-nav.com TEL: 281-701-3989
--	--	---



TYPICAL LOT DIMENSIONS



KEY MAP



VICINITY MAP
NOT TO SCALE
MAPSCO NO: 69-Q

- GENERAL NOTES:
1. Basis of Bearings is the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
 2. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
 3. The front yard setback is 25 feet for R-7.5 zoning and 20 feet for R-5 zoning, with a rear yard setback of 5 feet and a side yard setback of 5 feet.
 4. HOA to own and maintain open spaces and detention pond.
 5. No existing structures will remain on the lots.
 6. Proposed Development and lot configuration to follow SB15 regulations.

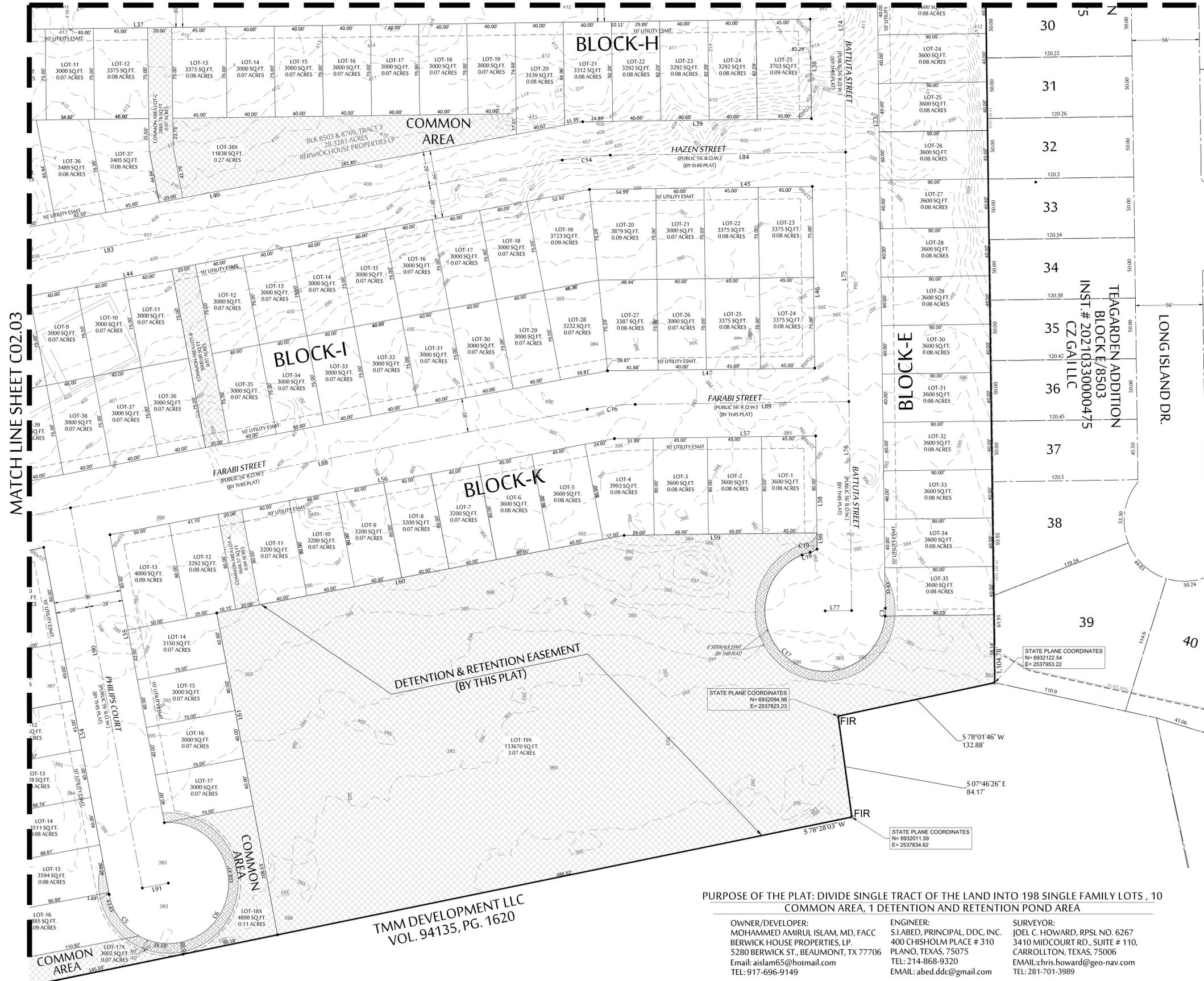
ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST.	INSTRUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
CM	CONTROLLING MONUMENT
FIR(C)	FOUND IRON ROD (WITH CAP)
SIR	1/2" SET IRON ROD WITH YELLOW CAP STAMPED "GEONAV"
CMP	CORRUGATED METAL PIPE
C.C.	CORNER CLIP
SQ. FT.	SQUARE FEET
MDNA	ALUMINUM MONUMENT FOUND
MDNC	CONCRETE MONUMENT FOUND

- BENCHMARKS:
1. Square Cut found in the center of a Concrete Headwall at the Northeast Corner of the Intersection of Haymarket Rd. and Teagarden Rd. Elev. 415.24
 2. "X" Cut Set in the Center of A Concrete Headwall on the South Side of Teagarden Rd. 1200± West of Haymarket Rd. in Front of 10214 Teagarden Dr. Elev. 432.45
 3. Railroad Spike Set in Power Pole East of the South Entrance to Mobile Home Park (Delwood MHP, 10205 Teagarden), Powerpole Tag (85 10e 150), on the North Side of Teagarden Rd., 1470± West of the Intersection of Haymarket Rd. and Teagarden Rd. Elev. 433.45

PRELIMINARY PLAT
BERWICK HOUSE ADDITION 1
SMALL LOTS SB15 DEVELOPMENT

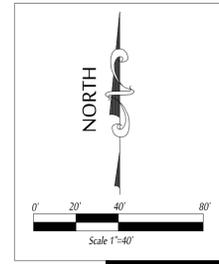
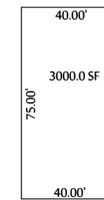
2120 S. ST. AUGUSTINE RD., DALLAS, TX 75217
28.33 ACRES IN THE THOMAS J. CAMPBELL 'S SURVEY,
ABSTRACT NO. 322 &
S.A. & M.F.RR. SURVEY, ABSTRACT NO. 1391
RECORDED IN VOLUME 94206, PAGE 3728
CITY OF DALLAS, DALLAS COUNTY, TEXAS.
PLAT- 26-000072
ENGINEERING PLAN NO: DPXX-XXX

MATCH LINE SHEET C02.02

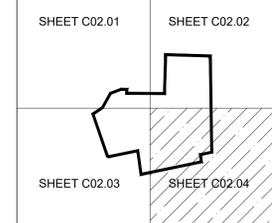


MATCH LINE SHEET C02.03

TYPICAL LOT DIMENSIONS



KEY MAP



VICINITY MAP
NOT TO SCALE
MAPSCO NO: 69-Q

GENERAL NOTES:

1. Basis of Bearings is the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
3. The front yard setback is 25 feet for R-7.5 zoning and 20 feet for R-5 zoning, with a rear yard setback of 5 feet and a side yard setback of 5 feet.
4. HOA to own and maintain open spaces and detention pond.
5. No existing structures will remain on the lots.
6. Proposed Development and lot configuration to follow SB15 regulations.

ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST.	INSTRUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
CM	CONTROLLING MONUMENT
FIR(C)	FOUND IRON ROD (WITH CAP)
SR	1/2" SET IRON ROD WITH YELLOW CAP STAMPED "GEONAV"
CMP	CORRUGATED METAL PIPE
C.C.	CORNER CLIP
SQ. FT.	SQUARE FEET
MONA	ALUMINUM MONUMENT FOUND
MONC	CONCRETE MONUMENT FOUND

LAND INFORMATION

COMMON AREA & DETENTION POND	4.59 Ac (200,297 sq. ft.) 16.20%	
SUB AREA A	196 DETACHED SINGLE FAMILY LOTS	
PROPOSED SIDEWALK EASEMENT		

BENCHMARKS:

1. Square Cut found in the center of a Concrete Headwall at the Northeast Corner of the Intersection of Haymarket Rd. and Teagarden Rd. Elev. 415.24
2. "X" Cut Set in the Center of A Concrete Headwall on the South Side of Teagarden Rd. 1200'± West of Haymarket Rd. in Front of 10214 Teagarden Dr. Elev. 432.45
3. Railroad Spike Set in Power Pole East of the South Entrance to Mobile Home Park (Delwood MHP, 10205 Teagarden), Powerpole Tag (85 10e 150), on the North Side of Teagarden Rd., 1470'± West of the Intersection of Haymarket Rd. and Teagarden Rd. Elev. 433.45

PRELIMINARY PLAT
BERWICK HOUSE ADDITION 1
SMALL LOTS SB15 DEVELOPMENT

2120 S ST. AUGUSTINE RD., DALLAS, TX 75217
28.33 ACRES IN THE THOMAS J. CAMPBELL 'S SURVEY,
ABSTRACT NO. 322 &
S.A. & M.F.R.R. SURVEY, ABSTRACT NO. 1391
RECORDED IN VOLUME 94206, PAGE 3728
CITY OF DALLAS, DALLAS COUNTY, TEXAS.
PLAT- 26-000072
ENGINEERING PLAN NO: DPXX-XXX

PURPOSE OF THE PLAT: DIVIDE SINGLE TRACT OF THE LAND INTO 198 SINGLE FAMILY LOTS, 10 COMMON AREA, 1 DETENTION AND RETENTION POND AREA

OWNER/DEVELOPER:
MOHAMMED AMIRUL ISLAM, MD, FACC
BERWICK HOUSE PROPERTIES, LP.
5280 BERWICK ST., BEAUMONT, TX 77706
Email: aislam65@hotmail.com
TEL: 917-696-9149

ENGINEER:
S.I.ABED, PRINCIPAL, DDC, INC.
400 CHISHOLM PLACE # 310
PLANO, TEXAS, 75075
TEL: 214-868-9320
EMAIL: abed.ddc@gmail.com

SURVEYOR:
JOEL C. HOWARD, RPSL NO. 6267
3410 MIDCOURT RD., SUITE # 110,
CARROLLTON, TEXAS, 75006
EMAIL: chris.howard@geo-nav.com
TEL: 281-701-3989

TMM DEVELOPMENT LLC
VOL. 94135, PG. 1620

Parcel Area Table Block-A	
Parcel #	Area
Lot-1	4000 Sq. ft.
Lot-2	3753 Sq. ft.
Lot-3	3600 Sq. ft.
Lot-4	3600 Sq. ft.
Lot-5	3715 Sq. ft.
Lot-6	3601 Sq. ft.
Lot-7	3690 Sq. ft.
Lot-8	3997 Sq. ft.
Lot-9	4000 Sq. ft.

Parcel Area Table Block-B	
Parcel #	Area
Lot-1	3996 Sq. ft.
Lot-2	3300 Sq. ft.
Lot-3X	9814 Sq. ft.

Parcel Area Table Block-C	
Parcel #	Area
Lot-1	3585 Sq. ft.
Lot-2	3220 Sq. ft.
Lot-3	3252 Sq. ft.
Lot-4	3283 Sq. ft.
Lot-5	3315 Sq. ft.
Lot-6	3799 Sq. ft.
Lot-7X	1427 Sq. ft.

Parcel Area Table Block-D	
Parcel #	Area
Lot-1	4000 Sq. ft.
Lot-2	3068 Sq. ft.
Lot-3	3037 Sq. ft.
Lot-4	3549 Sq. ft.
Lot-5X	5875 Sq. ft.

Parcel Area Table Block-E	
Parcel #	Area
Lot-1	3985 Sq. ft.
Lot-2	3960 Sq. ft.
Lot-3	3600 Sq. ft.
Lot-4	3600 Sq. ft.
Lot-5	3600 Sq. ft.
Lot-6	3768 Sq. ft.
Lot-7	3519 Sq. ft.
Lot-8	3446 Sq. ft.
Lot-9	3364 Sq. ft.
Lot-10	3859 Sq. ft.
Lot-11X	8216 Sq. ft.
Lot-12	4000 Sq. ft.

Parcel Area Table Block-E	
Parcel #	Area
Lot-13	3471 Sq. ft.
Lot-14	3600 Sq. ft.
Lot-15	3600 Sq. ft.
Lot-16	3600 Sq. ft.
Lot-17	3600 Sq. ft.
Lot-18	3600 Sq. ft.
Lot-19	3600 Sq. ft.
Lot-20	3600 Sq. ft.
Lot-21	3600 Sq. ft.
Lot-22	3600 Sq. ft.
Lot-23	3600 Sq. ft.
Lot-24	3600 Sq. ft.

Parcel Area Table Block-E	
Parcel #	Area
Lot-25	3600 Sq. ft.
Lot-26	3600 Sq. ft.
Lot-27	3600 Sq. ft.
Lot-28	3600 Sq. ft.
Lot-29	3600 Sq. ft.
Lot-30	3600 Sq. ft.
Lot-31	3600 Sq. ft.
Lot-32	3600 Sq. ft.
Lot-33	3600 Sq. ft.
Lot-34	3600 Sq. ft.
Lot-35	3600 Sq. ft.

CURVE TABLE					
No.	Delta	Radius	Length	CH. L	CH. B
C1	2°36'18"	228.00'	10.37'	10.37'	N0°33'01"E
C2	15°41'146"	50.00'	134.56'	97.48'	S41°05'08"E
C3	7°32'13"	50.00'	6.58'	6.57'	S1°16'41"W
C4	6°06'14"	258.00'	27.49'	27.47'	S76°12'24"W
C5	90°55'46"	49.93'	79.23'	71.18'	N56°10'00"W
C6	172°25'36"	50.00'	150.47'	99.78'	S7°41'53"E
C7	15°37'18"	230.00'	62.71'	62.51'	S79°32'36"W
C8	1°53'37"	230.00'	7.60'	7.60'	N88°18'03"E
C9	2°36'20"	230.00'	10.46'	10.46'	S89°27'00"E
C10	2°36'20"	230.00'	10.46'	10.46'	S89°27'00"E
C11	90°00'00"	20.00'	31.42'	28.28'	S45°45'10"E
C12	6°06'14"	230.00'	24.50'	24.49'	S13°47'36"E

CURVE TABLE					
No.	Delta	Radius	Length	CH. L	CH. B
C13	6°06'14"	230.00'	24.50'	24.49'	N76°12'24"E
C14	9°59'19"	230.00'	40.10'	40.05'	N84°15'10"E
C15	6°20'35"	230.00'	25.46'	25.45'	N76°05'13"E
C16	9°59'19"	230.00'	40.10'	40.05'	N84°15'10"E
C17	242°22'36"	50.00'	211.51'	85.55'	N53°45'54"W
C18	8°11'43"	50.00'	7.15'	7.15'	N71°31'15"E
C19	20°07'11"	18.00'	6.32'	6.29'	N65°33'30"E
C20	4°28'50"	230.00'	17.99'	17.98'	N0°23'15"W
C21	2°36'18"	200.00'	9.09'	9.09'	N0°33'01"E

Parcel Area Table Block-F	
Parcel #	Area
Lot-1	3750 Sq. ft.
Lot-2	3000 Sq. ft.
Lot-3	3000 Sq. ft.
Lot-4	3130 Sq. ft.
Lot-5	3000 Sq. ft.
Lot-6	3000 Sq. ft.
Lot-7	3750 Sq. ft.
Lot-8	3750 Sq. ft.
Lot-9	3000 Sq. ft.
Lot-10	3000 Sq. ft.
Lot-11	3385 Sq. ft.
Lot-12	3000 Sq. ft.
Lot-13	3000 Sq. ft.
Lot-14	3750 Sq. ft.

Parcel Area Table Block-G	
Parcel #	Area
Lot-1	3997 Sq. ft.
Lot-2	3674 Sq. ft.
Lot-3	3539 Sq. ft.
Lot-4	3609 Sq. ft.
Lot-5	3448 Sq. ft.
Lot-6	3438 Sq. ft.
Lot-7	3760 Sq. ft.
Lot-8	3760 Sq. ft.
Lot-9	3438 Sq. ft.
Lot-10	3448 Sq. ft.
Lot-11	3744 Sq. ft.
Lot-12	3452 Sq. ft.
Lot-13	3500 Sq. ft.
Lot-14	3717 Sq. ft.

Parcel Area Table Block-H	
Parcel #	Area
Lot-1	3750 Sq. ft.
Lot-2	3000 Sq. ft.
Lot-3	3000 Sq. ft.
Lot-4	3475 Sq. ft.
Lot-5	3571 Sq. ft.
Lot-6	3000 Sq. ft.
Lot-7	3000 Sq. ft.
Lot-8	3000 Sq. ft.
Lot-9	3000 Sq. ft.
Lot-10	3000 Sq. ft.
Lot-11	3000 Sq. ft.
Lot-12	3375 Sq. ft.
Lot-13	3375 Sq. ft.

Parcel Area Table Block-H	
Parcel #	Area
Lot-14	3000 Sq. ft.
Lot-15	3000 Sq. ft.
Lot-16	3000 Sq. ft.
Lot-17	3000 Sq. ft.
Lot-18	3000 Sq. ft.
Lot-19	3000 Sq. ft.
Lot-20	3539 Sq. ft.
Lot-21	3312 Sq. ft.
Lot-22	3292 Sq. ft.
Lot-23	3292 Sq. ft.
Lot-24	3292 Sq. ft.
Lot-25	3703 Sq. ft.
Lot-26X	14152 Sq. ft.

Parcel Area Table Block-H	
Parcel #	Area
Lot-27	3585 Sq. ft.
Lot-28	3250 Sq. ft.
Lot-29	3187 Sq. ft.
Lot-30	3188 Sq. ft.
Lot-31	3187 Sq. ft.
Lot-32	3187 Sq. ft.
Lot-33	3188 Sq. ft.
Lot-34	3188 Sq. ft.
Lot-35	3807 Sq. ft.
Lot-36	3489 Sq. ft.
Lot-37	3405 Sq. ft.
Lot-38X	11838 Sq. ft.

Parcel Area Table Block-I	
Parcel #	Area
Lot-1	3969 Sq. ft.
Lot-2	3581 Sq. ft.
Lot-3	3000 Sq. ft.
Lot-4	3000 Sq. ft.
Lot-5	3000 Sq. ft.
Lot-6	3000 Sq. ft.
Lot-7	3000 Sq. ft.
Lot-8	3000 Sq. ft.
Lot-9	3000 Sq. ft.
Lot-10	3000 Sq. ft.
Lot-11	3000 Sq. ft.
Lot-12	3000 Sq. ft.
Lot-13	3000 Sq. ft.
Lot-14	3000 Sq. ft.
Lot-15	3000 Sq. ft.
Lot-16	3000 Sq. ft.

Parcel Area Table Block-I	
Parcel #	Area
Lot-17	3000 Sq. ft.
Lot-18	3000 Sq. ft.
Lot-19	3723 Sq. ft.
Lot-20	3879 Sq. ft.
Lot-21	3000 Sq. ft.
Lot-22	3375 Sq. ft.
Lot-23	3375 Sq. ft.
Lot-24	3375 Sq. ft.
Lot-25	3375 Sq. ft.
Lot-26	3000 Sq. ft.
Lot-27	3387 Sq. ft.
Lot-28	3232 Sq. ft.
Lot-29	3000 Sq. ft.
Lot-30	3000 Sq. ft.
Lot-31	3000 Sq. ft.
Lot-32	3000 Sq. ft.

Parcel Area Table Block-I	
Parcel #	Area
Lot-33	3000 Sq. ft.
Lot-34	3000 Sq. ft.
Lot-35	3000 Sq. ft.
Lot-36	3000 Sq. ft.
Lot-37	3000 Sq. ft.
Lot-38	3000 Sq. ft.
Lot-39	3000 Sq. ft.
Lot-40	3000 Sq. ft.
Lot-41	3000 Sq. ft.
Lot-42	3000 Sq. ft.
Lot-43	3000 Sq. ft.
Lot-44	3000 Sq. ft.
Lot-45	3375 Sq. ft.
Lot-46	3678 Sq. ft.

LINE TABLE		
No.	Bearing	Length
L1	N71°43'57"E	90.00'
L2	S18°28'57"E	205.95'
L3	S16°50'43"E	124.09'
L4	S10°44'29"E	54.18'
L5	S79°15'31"W	58.40'
L6	S72°54'56"W	26.17'
L7	N16°50'43"W	170.58'
L8	N18°28'57"W	205.00'
L9	S71°43'57"W	195.30'
L10	S2°37'40"E	81.09'
L11	S1°51'10"W	41.71'
L12	N1°51'10"E	48.12'
L13	N2°37'40"W	81.74'
L14	S89°14'52"W	248.98'
L15	S0°45'08"E	79.22'
L16	S0°45'08"E	78.12'
L17	N89°14'52"E	178.83'
L18	N0°45'08"W	75.67'
L19	N1°51'10"E	289.70'
L20	N88°08'50"W	19.48'
L21	S88°08'50"E	225.74'
L22	N89°14'50"E	140.14'
L23	S0°45'10"E	891.02'
L24	S88°08'50"E	151.52'
L25	N89°14'50"E	148.50'

LINE TABLE		
No.	Bearing	Length
L26	S0°45'10"E	150.00'
L27	S89°14'50"W	151.91'
L28	N88°08'50"W	154.93'
L29	N1°51'10"E	150.00'
L30	S88°08'50"E	156.21'
L31	N89°14'50"E	153.19'
L32	S0°45'10"E	160.00'
L33	S89°14'52"W	313.21'
L34	N0°45'08"W	79.58'
L35	N1°51'10"E	87.61'
L36	N71°43'57"E	167.01'
L37	N89°14'52"E	903.63'
L38	S0°45'10"E	82.29'
L39	S89°14'50"W	189.89'
L40	S79°15'31"W	766.92'
L41	S73°09'17"W	34.50'
L42	N18°28'57"W	189.84'
L43	N73°09'17"E	44.79'
L44	N79°15'31"E	772.80'
L45	N89°14'50"E	184.99'
L46	S0°45'10"E	150.00'
L47	S89°14'50"W	171.88'
L48	S79°15'31"W	794.81'
L49	N10°44'29"W	57.17'
L50	N16°50'43"W	88.57'

LINE TABLE		
No.	Bearing	Length
L51	S16°50'43"E	81.94'
L52	S72°54'56"W	23.30'
L53	S79°15'31"W	419.09'
L54	N10°44'29"W	291.69'
L55	S10°44'29"E	242.00'
L56	S79°15'31"W	426.12'
L57	S89°14'50"W	166.99'
L58	N0°45'10"W	80.00'
L59	N89°14'50"E	160.00'
L60	N79°15'31"E	344.13'
L61	N10°44'29"W	270.53'
L62	N71°43'57"E	164.00'
L63	N89°14'52"E	296.48'
L64	N89°14'52"E	234.83'
L65	N89°14'52"E	369.21'
L66	N0°45'08"W	103.67'
L67	N1°51'10"E	111.70'
L68	N1°51'10"E	206.00'
L69	S88°08'50"E	47.49'
L70	S88°08'50"E	173.65'
L71	N89°14'50"E	150.63'
L72	S0°45'10"E	186.00'
L73	S0°45'10"E	216.00'
L74	S0°45'10"E	138.29'
L75	S0°45'10"E	206.00'

LINE TABLE		
No.	Bearing	Length
L76	S0°45'10"E	172.55'
L77	S89°14'50"W	21.98'
L78	S18°28'57"E	234.24'
L79	S16°50'43"E	10.91'
L80	S16°50'43"E	102.81'
L81	S10°44'29"E	71.41'
L82	N73°09'17"E	62.02'
L83	N79°15'31"E	744.38'
L84	N89°14'50"E	195.34'
L85	N72°54'56"E	11.99'
L86	N79°15'31"E	72.11'
L87	N79°15'31"E	363.79'
L88	N79°15'31"E	436.47'
L89	N89°14'50"E	177.34'
L90	S10°44'29"E	319.64'
L91	N79°15'31"E	21.93'
L92	N0°45'08"W	106.12'
L93	N2°37'40"W	101.06'
L94	N1°51'10"E	40.14'
L95	S88°08'50"E	178.34'
L96	N89°14'50"E	175.32'
L97	N71°43'57"E	126.55'

Parcel Area Table Block-J	
Parcel #	Area
Lot-1	5018 Sq. ft.
Lot-2	3506 Sq. ft.
Lot-3	3484 Sq. ft.
Lot-4	3462 Sq. ft.
Lot-5	3440 Sq. ft.
Lot-6	3255 Sq. ft.
Lot-7	3235 Sq. ft.
Lot-8	3215 Sq. ft.
Lot-9	3201 Sq. ft.

Parcel Area Table Block-J	
Parcel #	Area
Lot-10	4000 Sq. ft.
Lot-11	3982 Sq. ft.
Lot-13	3428 Sq. ft.
Lot-14	3511 Sq. ft.
Lot-15	3594 Sq. ft.
Lot-16	3885 Sq. ft.
Lot-17X	3002 Sq. ft.

Parcel Area Table Block-K	
Parcel #	Area
Lot-1	3600 Sq. ft.
Lot-2	3600 Sq. ft.
Lot-3	3600 Sq. ft.
Lot-4	3993 Sq. ft.
Lot-5	3600 Sq. ft.
Lot-6	3600 Sq. ft.
Lot-7	3200 Sq. ft.
Lot-8	3200 Sq. ft.
Lot-9	3200 Sq. ft.
Lot-10	3200

OWNERS CERTIFICATION

PROPERTY DESCRIPTION
STATE OF TEXAS
COUNTY OF DALLAS

BEING a 1,233,972 square foot (28.33 acre) tract of land, situated in the THOMAS J. CAMPBELL SURVEY, ABSTRACT NO. 322, and the S.A. & M.F. R.R. SURVEY, ABSTRACT NO. 1391, City of Dallas, Dallas County, Texas, same being all of Tract 3, City Blocks 8503 and 8769, of an unrecorded plat, further being all of that certain tract of land described in deed to STEPHEN D. SMITH and BELINDA D. MARSAW-SMITH, recorded in Volume 94206, Page 3728, Deed Records, Dallas County, Texas (D.R.D.C.T.), and conveyed by Instrument Number 202300134447, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the Northeast line of S. Saint Augustine Road at the Northwest corner of a tract of land described in deed to Larry D. Peck and Senita D. Peck, husband and wife, recorded in Volume 2001249, Page 230, (D.R.D.C.T.), also being the Westernmost Southwest corner of said called 28.3281 acre tract;

THENCE North 18 degrees 59 minutes 01 seconds West, along said Northeast line, a distance of 519.71 feet to a 1/2 inch yellow-capped iron rod set for corner in the present Southeast line of said S. Saint Augustine Road;

THENCE North 56 degrees 28 minutes 23 seconds East, a distance 5.17 feet to a 1/2 inch yellow-capped iron rod set for corner in the present Northeast line of said S. Saint Augustine Road;

THENCE North 18 degrees 59 minutes 01 seconds West, a distance of 0.37 feet to a 5/8-inch yellow-capped iron rod set for reference at a point for corner, the southernmost southwest corner of Lot 3, Block A/8503 of Branford Estate Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 96240, Page 2835, Map Records of Dallas County, Texas (M.R.D.C.T.);

THENCE North 56 degrees 29 minutes 30 seconds East, a distance of 126.22 feet to a 5/8 inch yellow-capped iron rod set for reference at a point for corner;

THENCE North 29 degrees 24 minutes 17 seconds East, a distance of 189.43 feet to a 5/8 inch yellow-capped iron rod set for reference at a point for corner;

THENCE North 69 degrees 19 minutes 14 seconds East, a distance of 130.02 feet to a 5/8 inch yellow-capped iron rod set for reference at a point for corner;

THENCE South 88 degrees 23 minutes 00 seconds East, a distance of 67.03 feet to a 5/8 inch yellow-capped iron rod set for reference at a point for corner;

THENCE South 01 degrees 51 minutes 20 seconds West, a distance of 44.98 feet to a 5/8 inch yellow-capped iron rod set for reference at a point for corner;

THENCE South 89 degrees 37 minutes 17 seconds East, a distance of 435.17 feet to a 5/8 inch yellow-capped iron rod set for reference at a point for corner;

THENCE North 01 degrees 51 minutes 17 seconds East, a distance of 447.65 feet to a 1/2 inch yellow-capped iron rod set for reference at the northernmost northeast corner of the aforesaid Lot 3, Block A/8503;

THENCE South 88 degrees 08 minutes 50 seconds East, a distance of 515.16 feet to a 1/2 inch yellow-capped iron rod set for the Northeast corner of said Smith/Marsaw-Smith called 28.3281 acre tract, being the Southeast corner of a tract of land described in deed to Sam J. Prizzo and wife, Lisa Pirozzo, recorded in Volume 83109, Page 1235 (D.R.D.C.T.), also being in the West line of Block E of Teagarden Addition, an addition to the City of Dallas, Dallas County, Texas, recorded in Instrument No. 2021030000475 (M.R.D.C.T.);

THENCE South 00 degrees 45 minutes 10 seconds East, a distance of 1104.78 feet to a point for the Northeast corner of a tract of land described in deed to Granver L. Tolliver, a single person, recorded in Volume 94135, Page 1620 (D.R.D.C.T.), from which a 1/2 inch iron rod found for reference bears South 00 degrees 35 minutes 29 seconds East, 10.87 feet;

THENCE South 78 degrees 01 minutes 46 seconds West, a distance of 132.88 feet to a 1/2 inch iron rod found at an "ell" corner of said Tolliver tract;

THENCE South 07 degrees 46 minutes 26 seconds East, a distance of 84.17 feet to a 1/2 inch iron rod found at an "ell" corner of said Tolliver tract;

THENCE South 78 degrees 28 minutes 03 seconds West, a distance of 711.73 feet to a 1/2 inch iron rod found at an "ell" corner of said Tolliver tract;

THENCE North 07 degrees 46 minutes 26 seconds West, a distance of 274.01 feet to a 1/2 inch yellow-capped iron rod set for the Northeast corner of the aforementioned Peck tract;

THENCE South 78 degrees 32 minutes 20 seconds West, a distance of 353.51 feet to the PLACE OF BEGINNING and containing 1,233,972 square feet or 28.33 acres of land, more or less.

Basis of Bearing - All bearing are based on the Texas Coordinate System, North Central Zone, North American Datum 1983.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BERWICK HOUSE PROPERTIES, LP., by does hereby adopt this plat, designating the herein described property as BERWICK HOUSE ADDITION 1 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 ___, 2026.

By: _____
(MOHAMMED AMIRUL ISLAM)

STATE OF TEXAS
COUNTRY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that that HE executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AT DALLAS, this the ___ day of ___, 2026.

Notary Public in and for the State of Texas.

GENERAL NOTES:
1.Basis of Bearings is the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2.Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
3.The front yard setback is 25 feet for R-7.5 zoning and 20 feet for R-5 zoning, with a rear yard setback of 5 feet and a side yard setback of 5 feet.
4.HOA to own and maintain open spaces and detention pond.
5.No existing structures will remain on the lots.
6. Proposed Development and lot configuration to follow SB15 regulations.

SURVEYOR'S STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

I, JOEL C. HOWARD, 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 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.

DATED this the ___ day of ___, 2026.

REGISTERED PROFESSIONAL LAND SURVEYOR NO.6267

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally JOEL C. HOWARD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2026.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL
I, _____, Chairperson or _____, Vice chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for the approval with the City Plan Commission of the City of Dallas on the ___ day of ___, A.D. 20___ and same was duly approved on the ___ day of ___, A.D. 20___ by said commission.

Chairperson or Vice chairperson of the City Plan Commission Dallas, Texas

Attest

Secretary

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.
Release date: 02/10/2026
JOEL C. HOWARD
RPLS No. 6267

FOR REVIEW & COMMENT

PURPOSE OF THE PLAT: DIVIDE SINGLE TRACT OF THE LAND INTO 198 SINGLE FAMILY LOTS , 10 COMMON AREA, 1 DETENTION AND RETENTION POND AREA

OWNER/DEVELOPER: MOHAMMED AMIRUL ISLAM, MD, FACC BERWICK HOUSE PROPERTIES, LP., 5280 BERWICK ST., BEAUMONT, TX 77706 Email: aislam65@hotmail.com TEL: 917-696-9149	ENGINEER: S.I.ABED, PRINCIPAL, DDC, INC. 400 CHISHOLM PLACE # 310 PLANO, TEXAS, 75075 TEL: 214-868-9320 EMAIL: abed.ddc@gmail.com	SURVEYOR: JOEL C. HOWARD, RPSL NO. 6267 3410 MIDCOURT RD., SUITE # 110, CARROLLTON, TEXAS, 75006 EMAIL: chris.howard@geo-nav.com TEL: 281-701-3989
---	--	---

PRELIMINARY PLAT
BERWICK HOUSE ADDITION 1
SMALL LOTS SB15 DEVELOPMENT

2120 S ST. AUGUSTINE RD., DALLAS, TX 75217
28.33 ACRES IN THE THOMAS J. CAMPBELL 'S SURVEY,

ABSTRACT NO. 322 &
S.A. & M.F.RR. SURVEY, ABSTRACT NO. 1391
RECORDED IN VOLUME 94206, PAGE 3728
CITY OF DALLAS, DALLAS COUNTY, TEXAS.

PLAT- 26-000072
ENGINEERING PLAN NO:DPXX-XXX