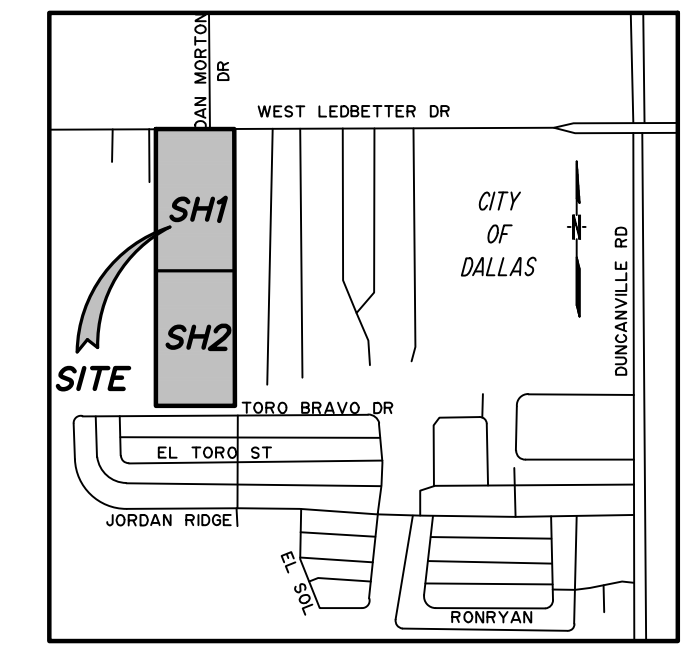
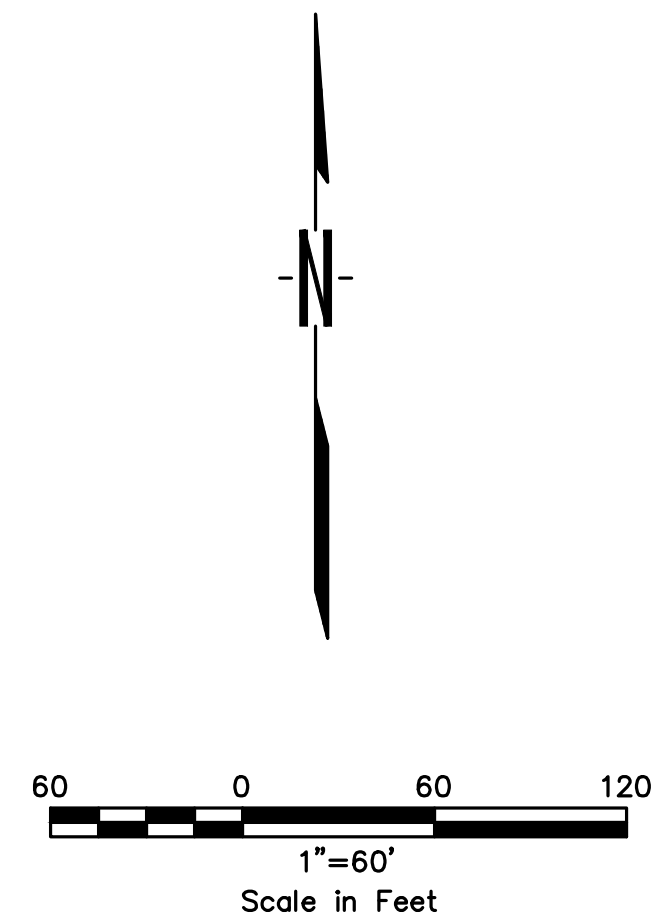


LEGEND

—	PROPERTY LINE
- - -	ADJOINER PROPERTY LINE
- · - · -	EASEMENT LINE
—+—	CENTERLINE
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
V.	VOLUME
P.	PAGE
CM	CONTROLLING MONUMENT
AMS	3-1/4" ALUMINUM DISC STAMPED "MOFAM ADDITION GSES, INC., TX RPLS 4804" SET ON A 5/8" IRON ROD"
sq.ft.	SQUARE FEET

- GENERAL NOTES**
- Bearings are based on the northeast right-of-way line of Chenault St. bearing South 89 degrees 34 minutes 00 seconds West, according to the plat of Lot 1, Block A/7374, Martec Addition, recorded in Volume 73017, Page 2177, D.R.D.C.T.
 - Lot to lot drainage will not be allowed without City of Dallas paving and drainage engineering section approval.
 - The purpose of this plat is to create a single lot out of 4 lots of land.
 - Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
 - This site is currently vacant.
 - TH[3] portion of this site will remain vacant.



VICINITY MAP
MAPSCO: 62-F
NOT TO SCALE

MATCH LINE - SEE SHEET 2 OF 2

SHEET 1 OF 2
PRELIMINARY PLAT
BCG W LEDBETTER TX ADDITION
LOT 8A, BLOCK 8033

OWNER:
BCG W LEDBETTER TX, LLC
CASEY GILLESPIE
1000 BRICKELL PLAZA 3215
MIAMI, FLORIDA, 33131
email: casey@bcgig.com
Cell: 203-464-7270

ENGINEER - SURVEYOR:
ROBERT SCHNEEBERG, P.E., R.P.L.S.
robert.schneeberg@gs-engineers.com
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
801 East Campbell Road
Richardson, Texas 75081
Phone: 972-516-8855

BEING ALL OF LOTS 8-11, BLOCK 8033
MOUNTAIN LAKE ACRES
V. 4, P. 331, M.R.D.C.T.
OUT OF THE
LEWIS TANZY SURVEY, ABSTRACT NO. 1467
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-111
ENGINEERING NO. DP25-XXXX

Gonzalez & Schneeberg 801 East Campbell Road
engineers ■ surveyors Suite 330, Richardson, Texas 75081
TX SURVEYING FIRM REG. NO. F-3376 (972) 516-8855
TX SURVEYING FIRM REG. NO. 100752-00
SCALE DATE PROJ. NO. DWG. NO.
1" = 60' FEBRUARY, 2025 7533-23-12-05 7533 pre-plot.dwg

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, BCG W. LEDBETTER TX, LLC is the owner of a 20.033 acre tract of land situated in the Lewis Tanzy Survey, Abstract No. 1467, and being situated in City Block 8033, in the City of Dallas, Dallas County, Texas; said 20.033 acre tract being all of Lot 8-11 of Mountain Lake Acres Subdivision, an addition created by the plat recorded in Volume 4, Page 331 of the Map Records of Dallas County, Texas; said 20.033 acre tract having been conveyed to BCG W. Ledbetter TX, LLC as a called 7.512 acre tract by Special Warranty Deed recorded as Document Number 202300043983, Official Records of Dallas County, Texas and as called 2.504 acre and 10.016 acre tracts by Special Warranty Deed recorded as Document Number 202300044020, Official Records of Dallas County, Texas; said 20.033 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod with illegible cap found for the northwest corner of said Lot 11 and the northeast corner of Lot 12 of said Mountain Lake Acres; said point being also on the south right-of-way line W. Ledbetter Drive (100-foot right-of-way),

THENCE, North 89 degrees 01 minutes 20 seconds East, with the south right-of-way line and the north line of said Lots 11, 10, 9 and 8, a distance of 644.00 feet to a 1-inch iron pipe found for the northeast corner of said Lot 8 and the northwest corner of Lot 7 of said Mountain Lake Acres;

THENCE, South 00 degrees 58 minutes 30 seconds East, with the common line between said Lots 7 and 8, a distance of 1355.00 feet to the southeast corner of said Lot 8 and the southwest corner of said Lot 7; said point being also on the north line of Lot 26, Block A/8035, Casas Del Sol Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument Number 2002242, Page 146, Map Records, Dallas, County, Texas;

THENCE, South 89 degrees 01 minutes 20 seconds West, with the north line of said Casas Del Sol Addition, a distance of 644.00 feet to the southwest corner of said Lot 11 and the southeast corner of said Lot 12;

THENCE, North 00 degrees 58 minutes 43 seconds West, with the common line between said Lots 11 and 12, a distance of 1,355.00 feet to the POINT OF BEGINNING;

CONTAINING, 872,620 square feet or 20.033 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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-B.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 _____, 2025.

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

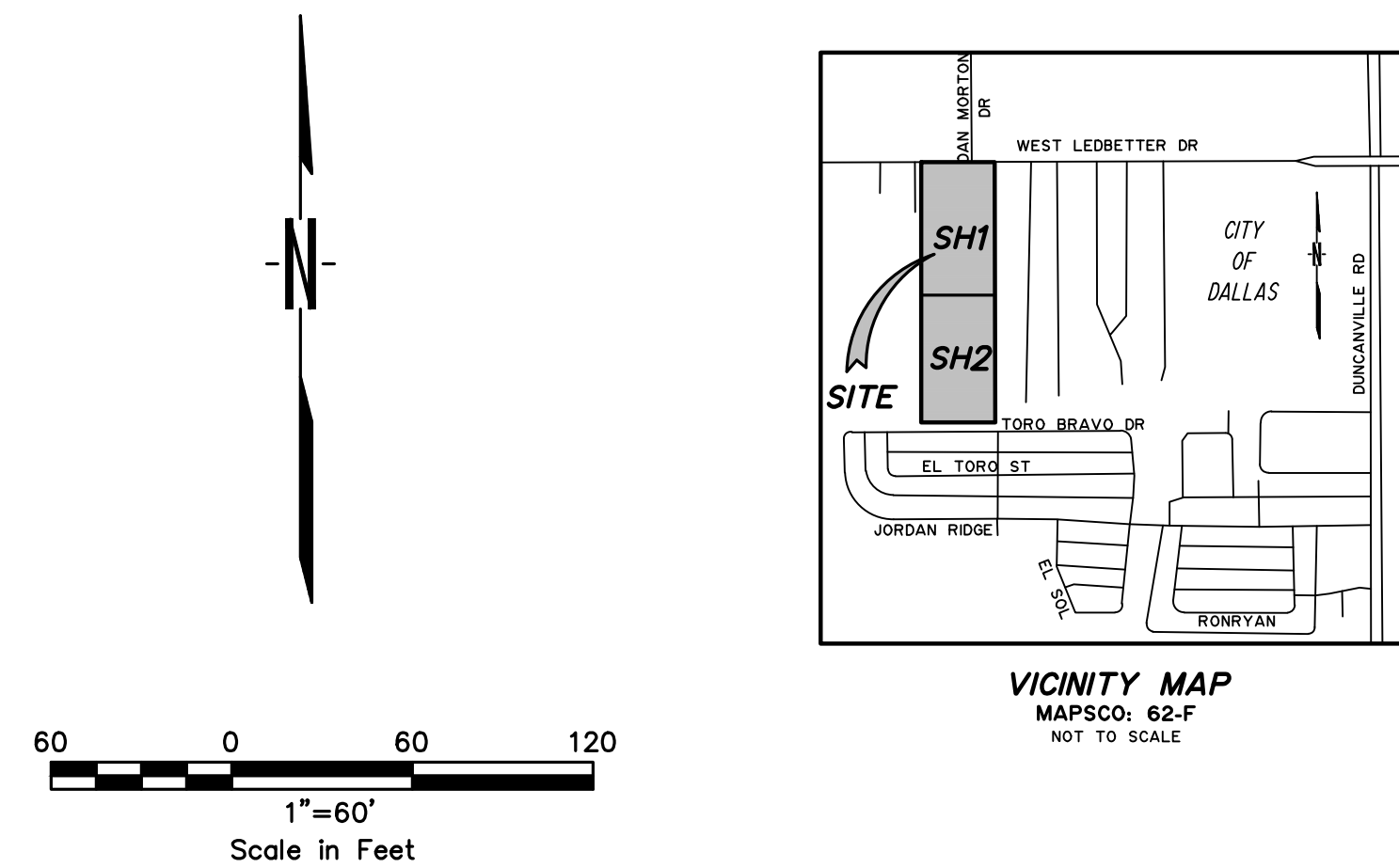
Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

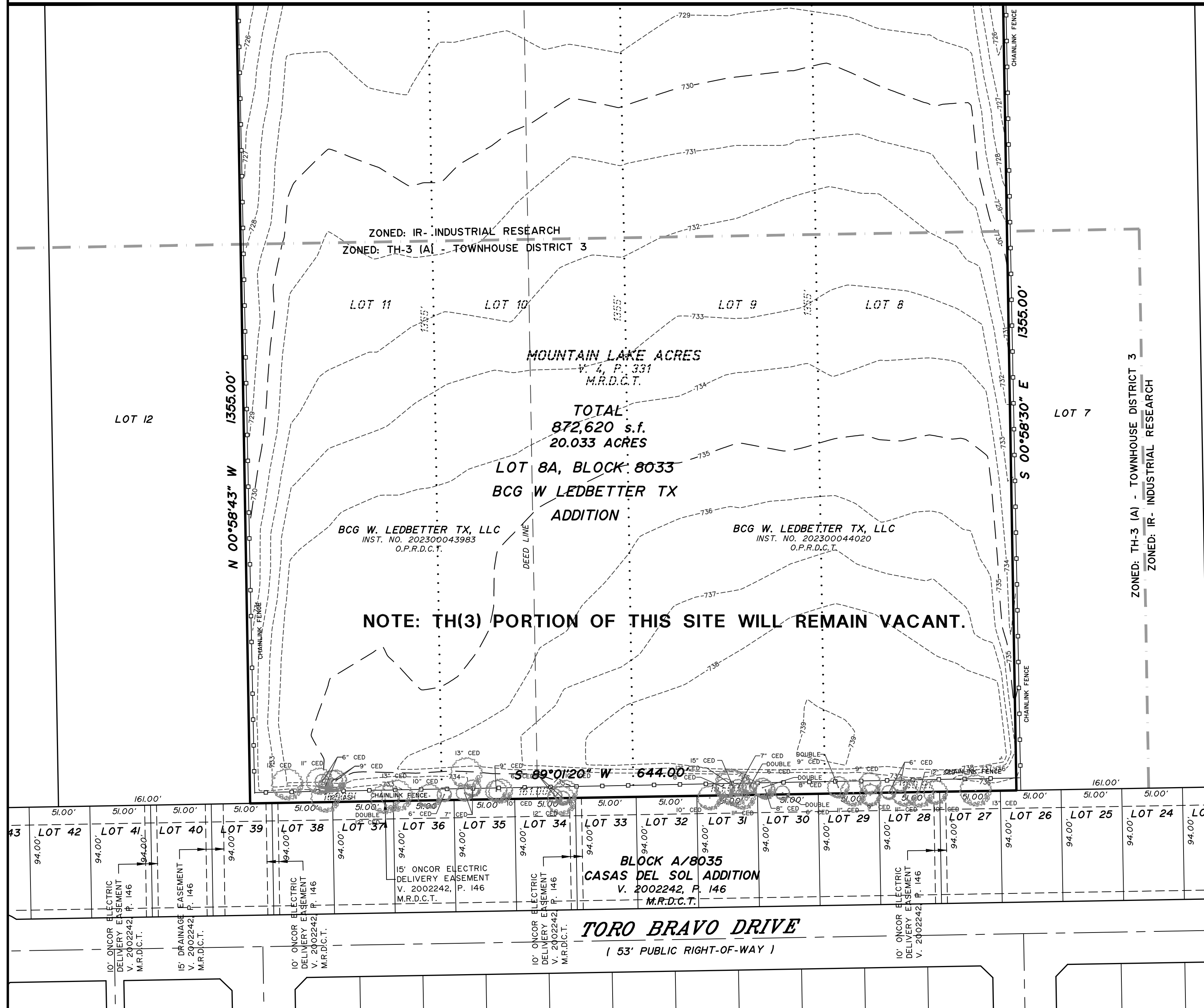
BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas



MATCH LINE - SEE SHEET 1 OF 2



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BCG W. LEDBETTER TX, LLC, acting by and through their duly authorized agent, does hereby adopt this plat, designating the herein described property as **BCG W LEDBETTER TX 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 _____, 2025.

BCG W. LEDBETTER TX, LLC

B. Casey Gillespie, Managing Member

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared B. Casey Gillespie, known 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 consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

**PLACE COUNTY
RECORDING LABEL HERE**

CERTIFICATE OF APPROVAL

I, Tony Shiddi, Chairperson or Brent Rubin, 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 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
City Plan Commission
Dallas, Texas
Attest: _____
Secretary

SHEET 2 OF 2

**PRELIMINARY PLAT
BCG W LEDBETTER TX ADDITION
LOT 8A, BLOCK 8033**

BEING ALL OF LOTS 8-11, BLOCK 8033
MOUNTAIN LAKE ACRES
V. 4, P. 331, M.R.D.C.T.
OUT OF THE

LEWIS TANZY SURVEY, ABSTRACT NO. 1467
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-111
ENGINEERING NO. DP25-XXXX

OWNER:
BCG W. LEDBETTER TX, LLC
CASEY GILLESPIE
1000 BRICKELL PLAZA 3215
MIAMI, FLORIDA 33131
email: casey@bcgig.com
Cell: 203-464-7270

ENGINEER - SURVEYOR:
ROBERT SCHNEEBERG, P.E., R.P.L.S.
robert.schneeberg@gs-engineers.com
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
801 East Campbell Road
Richardson, Texas 75081
Phone: 972-516-8855

Gonzalez & Schneeberg
engineers & surveyors
TX ENGINEERING FIRM REG. NO. F-3376 TX SURVEYING FIRM REG. NO. 100752-00
SCALE: DATE: DWG. NO.
1" = 60' FEBRUARY, 2025 7533-23-12-05 7533 pre-plot.dwg