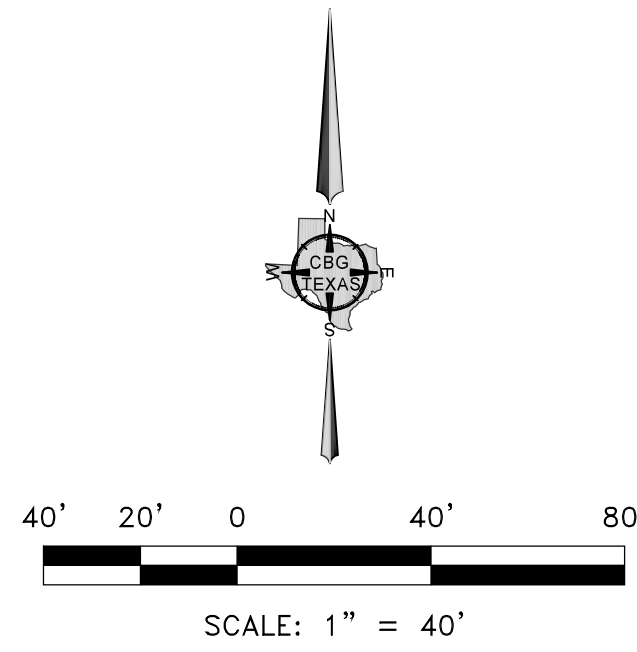


VICINITY MAP  
NOT TO SCALE



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Winhavir, LP is the owner of a 20,800 square foot tract of land situated in the James A. Sylvester Survey, Abstract Number 1383, City of Dallas, Dallas County, Texas, same being Lots 1, 2, and a portion of Lot 3, Block 5/1010, Oak Lawn Place Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 131, Page 130, Deed Records, Dallas County, Texas, same being those tracts of land conveyed to Winhavir, LP, by Special Warranty Deeds recorded in Instrument Number 201200378216 and Instrument Number 201200373961, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for corner, said corner being at the intersection of the Northwest Right-of-Way line of Welborn Street (a variable width Right-of-Way) shown in Volume 131, Page 130, Deed Records, Dallas County, Texas, and the Northeast Right-of-Way line of Routh Street (a variable width Right-of-Way) shown in Volume 131, Page 130, Deed Records, Dallas County, Texas;

THENCE North 45 degrees 28 minutes 03 seconds West, along the Northeast Right-of-Way line of said Routh Street, a distance of 130.00 feet to a 1 inch iron pipe found for corner, said corner lying along the Northeast Right-of-Way line of said Routh Street, same lying along the Southeast Right-of-Way line of a 15 foot alley shown in Volume 131, Page 130, Deed Records, Dallas County, Texas;

THENCE North 44 degrees 31 minutes 57 seconds East, along the Southeast Right-of-Way line of said 15 foot alley, a distance of 160.00 feet to a 1 inch iron pipe found for corner, said corner lying along the Southeast Right-of-Way line of said 15 foot alley, same being the Northwest corner of a tract of land known as 2615 Welborn Townhomes, by deed recorded in Volume 79138, Page 1795, Deed Records, Dallas County, Texas;

THENCE South 45 degrees 28 minutes 03 seconds East, along the Southwest line of said 2615 Welborn Townhomes tract, a distance of 130.00 feet to a 1/2 inch iron pipe found for corner, said corner being the Southwest corner of said 2615 Welborn Townhomes tract, same lying along the Northwest Right-of-Way line of said Welborn Street;

THENCE South 44 degrees 31 minutes 57 seconds West, along the Northwest Right-of-Way line of said Welborn Street, a distance of 160.00 feet to the POINT OF BEGINNING and containing 20,800 square feet or 0.48 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, COG Dallas Homes III, LLC, does hereby adopt this plat, designating the herein described property as **WELBORN 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 hereon. The easements shown hereon 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 \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
COG Dallas Homes III, LLC (Owner)  
Josh Nichols (Agent)

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 Nichols 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryan Connally, 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 \_\_\_\_\_, 2024.

RELEASED FOR REVIEW 07/25/2024 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.

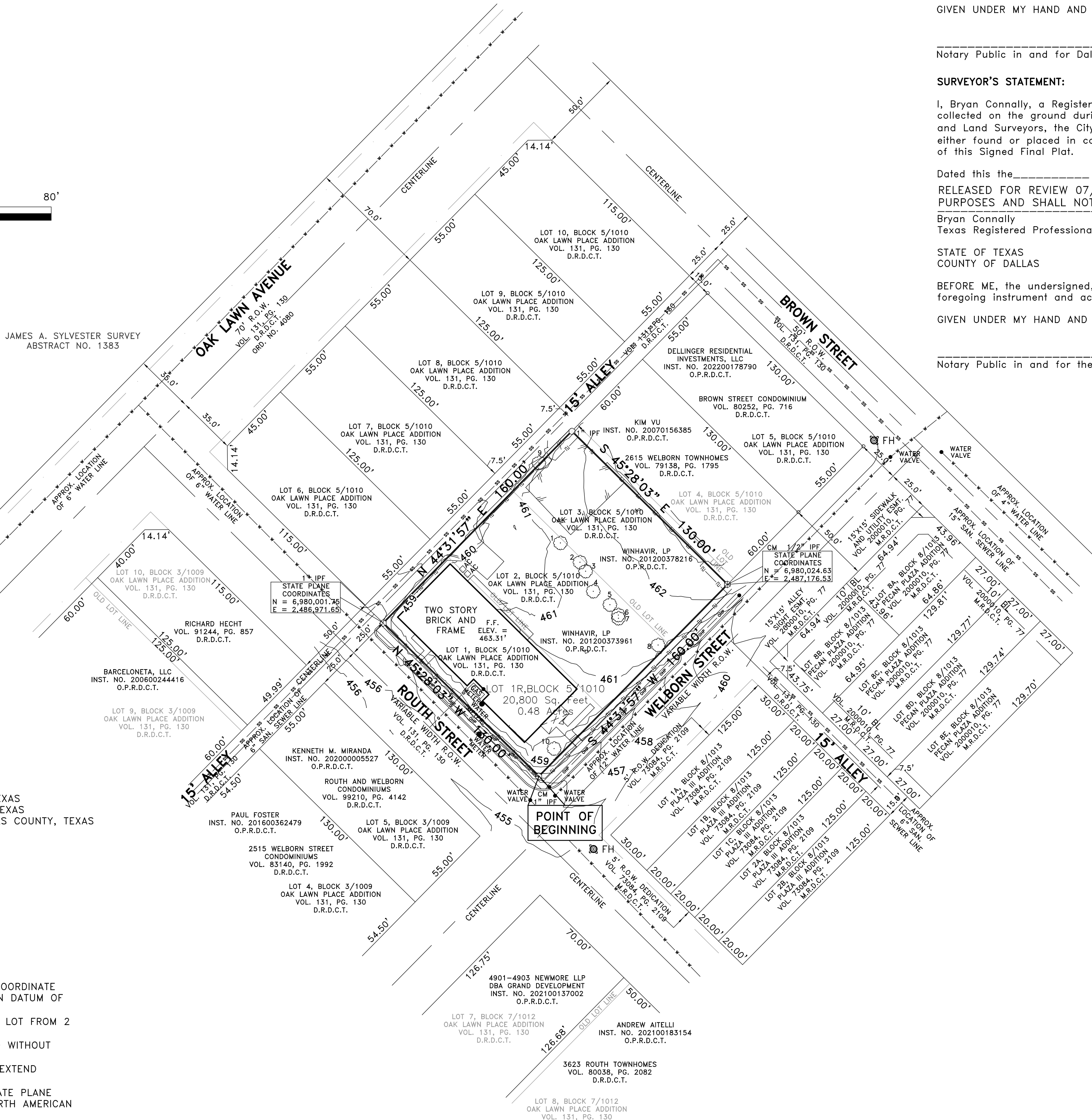
Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

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 Connally 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for the State of Texas



- LEGEND**  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. = INSTRUMENT NUMBER  
BL = BUILDING LINE  
VOL. = VOLUME  
PG. = PAGE  
ESMT. = EASEMENT  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
APPROX. = APPROXIMATE  
IPF = IRON PIPE FOUND

- GENERAL NOTES**  
1) BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.  
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 2 LOTS AND A PORTION OF A LOT.  
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.

#	Description
1	2-13" PECAN
2	11" CEDAR
3	9" DEAD TREE
4	36" PECAN
5	10" ELM
6	6" OAK
7	7" OAK
8	21" PECAN
9	19" PECAN
10	12" PECAN

**CERTIFICATE OF APPROVAL**  
I, Tony Shidid, 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

**PRELIMINARY PLAT**  
**WELBORN ADDITION**  
LOTS 1R, BLOCK 5/1010  
BEING A REPLAT OF LOTS 1, 2, AND A PORTION OF LOT 3, BLOCK 5/1010, OAK LAWN PLACE JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S234-169

OWNER: COG DALLAS HOMES III, LLC  
AGENT: JOSH NICHOLS  
3963 MAPLE AVENUE, STE 330  
DALLAS, TEXAS, 75219  
PHONE: 214-499-5506  
EMAIL: JNICHOLS@COASTOAKGROUP.COM

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