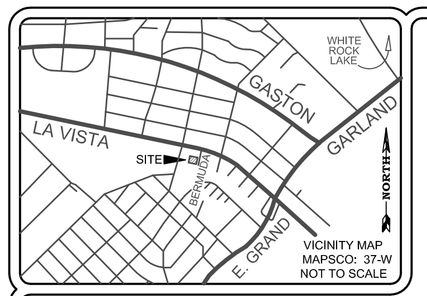

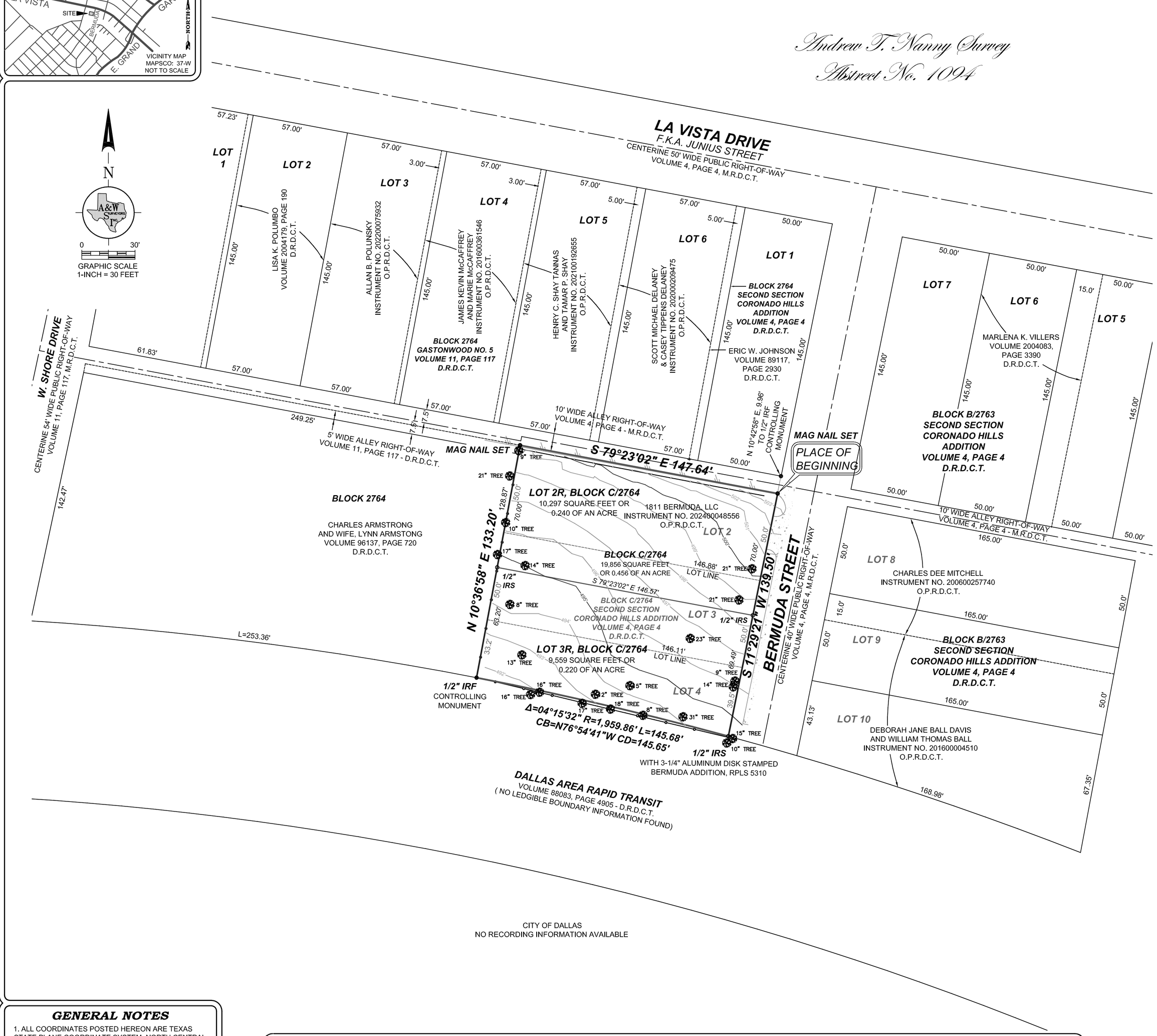

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS 1811 Bermuda, LLC is the sole owner of a tract of land located in the ANDREW T. NANNY SURVEY, Abstract No. 1094, Dallas, Dallas County, Texas, and being Lots 2, 3 and 4, Block C/2764, of Second Section of Coronado Hills, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 4, Page 4, Deed Records, Dallas County, Texas, and being the same tract of land described in General Warranty Deed with Vendor's Lien to 1811 Bermuda, LLC, recorded in Instrument No. 202400048556, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a Mag Nail set in asphalt pavment in the Easterly line of Bermuda Street, a 40' wide public right-of-way, at the Southerly line of a 10' wide alley right-of-way, same being the Northeast corner of said Lot 3;

THENCE South 11°29'21" West, along said Easterly line, a distance of 139.50' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "CORONADO MITCHELL, RPLS 5310" set in the Northerly line of a tract of land described in deed to Dallas Area Rapid Transit, recorded in Volume 88083, Page 4915, Deed Records, Dallas County, Texas, same being the Northeast corner of said Lot 4 and being at the beginning of a non-tangent curve to the left having a cenrtal angle of 04°15'32", and a radius of 1,959.86' and a chord bearing and distance of North 76°54'41" West, 145.65';

THENCE Westerly along said curve to the left and said Northerly line of said Dallas Area Rapid Transit tract, an arc distance of 145.68' to a 1/2" iron rod found at the Southeast corner of a tract of land described in deed to Charles Armstrong and wife, Lynn Armstrong, recorded in Volume 96137, Page 720, Deed Records, Dallas County, Texas, same being the Southwest corner of said Lot 4;

THENCE North 10°36'58" East, along the Easterly line of said Armstrong tract, a distance of 133.20' to a Mag Nail set in asphalt pavement in said Southerly line of 10' alley right-of-way, same being the Northwest corner of said Lot 2;

THENCE South 79°23'02" East, along said Southerly line, a distance of 147.64' to the PLACE OF BEGINNING and containing 19,856 square feet or 0.456 of an acre of land.

SURVEYOR'S CERTIFICATE

I, John S. Turner, 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 _____, 20___.

_____
John S. Turner
Texas Registered Professional Land Surveyor No. 5310

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 John S. Turner, 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 _____ 20___.

_____
Notary Public in and for the State of Texas:

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 1811 Bermuda, LLC, acting by and through their authorized agent, does hereby adopt this plat, designating the herein described property as ***BERMUDA 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 _____, 20___.

By:

_____
Andrew G. Strange
President

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 Andrew G. Strange, 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 the _____ day of _____, 20___.

_____
Notary Public in and for The State of Texas

PLACE COUNTY
RECORDING LABEL HERE

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

GENERAL NOTES

1. ALL COORDINATES POSTED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)

3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.

4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING DIVISION APPROVAL. 51A8.611

5. THE PURPOSE OF THIS PLAT IS TO COMBINE THREE PREVIOUSLY PLATTED LOTS INTO TWO PLATTED LOT.

6. NO STRUCTURES ON SUBJECT PROPERTY.

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	BOLLARD POST	UTILITY POLE	OHU	OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE	BUILDING LINE
1/2" IR SET	X-SET	CABLE BOX	SEPTIC COVER	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
5/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	BRICK	BOUNDARY
3/8" IR FOUND	1" IP FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE	HIGH BANK LINE
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	WOOD DECK	FEMA FLOOD LINE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.	FIRE HYDRANT		WOOD FENCE	CON. RET. WALL	BUILDING WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	LIGHT POLE	P. E. POOL EQUIP.	PIPE RAIL FENCE	STUC. RET. WALL	TILE	

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 1811 BERMUDA STREET ~

Owner: 1811 Bermuda, LLC
~ 5808 Scenic Bay Court, Arlington,TX 76013 ~
~ 760-429-5999 ~

Job No. 24-0188	Drawn by: 543	Date:3-28-24	Revised:

"A professional company operating in your best interest"

PRELIMINARY PLAT

BERMUDA ADDITION
LOTS 2R AND 3R, BLOCK C/2764

BEING LOTS 2, 3 AND 4 OF BLOCK C/2764
SECOND SECTION CORONADO HILLS ADDITION

ANDREW T. NANNY SURVEY, ABSTRACT NO. 1094
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-081
ENGINEERING NUMBER DP_-___