

LOCATION MAP NOT TO SCALE

LEGEND

EM	ELECTRIC METER
FCP	FENCE CORNER POST
FGP	FENCE GATE POST
FH	FIRE HYDRANT
GW	GUY WIRE
MB	MAILBOX
PP	POWER POLE
RCP	REINFORCED CONCRETE PIPE
SSMH	SANITARY SEWER MANHOLE
STMH	STORM SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
WM	WATER METER
WM	WATER VALVE
FIR	FOUND IRON ROD
SIR	SET IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
C.M.	CONTROL MONUMENT
O	NOT MONUMENTED (UNLESS NOTED)
W/ CAP	WITH YELLOW PLASTIC CAP STAMPED "HALFF"
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	OVERHEAD ELECTRIC LINE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TRAMMELL CROW COMPANY, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **CEDARDALE PARK ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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 _____ day of, _____, 2016.

TRAMMELL CROW COMPANY

By: _____
Name: _____
Title: _____

GENERAL NOTES

- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown herein are surface distances. Surface Adjustment Scale Factor: 1.000136506.
- Lot-to-lot drainage is not permitted without Engineering Division approval.
- The purpose of this plat is to create three lots from all of a platted lot and unplatted tracts of land.
- This property is Zoned PD _____ (Case No. Z156-354 per the City of Dallas, Texas).
- See plat for structures to be removed.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, The Trammell Crow Company is the owner of a 108.74 acre tract of land situated in the George Floyd Survey, Abstract No. 463 in the City of Dallas, Dallas County, Texas, and being part of City of Dallas Block Numbers 8310, and being all of Lot 1, Block B/8310 of the Esparza Addition, Phase A, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 20060008838 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being all of a tract of land described in deed to Santiago Esparza and wife, Irene Esparza as recorded in Instrument Number 201100014607, O.P.R.D.C.T., and being all of a 8.2 acre tract of land described in deed to J. Carmen Esparza as recorded in Instrument Number 201100133774, O.P.R.D.C.T., and being all of a 10.00 acre tract of land described in deed to Kelly Davis and Shirley Davis as recorded in Volume 98247, Page 2550 of the Deed Records of the Dallas County, Texas (D.R.D.C.T.), and being all of a 1.0 acre tract of land described in deed to Jose Carmen Esparza and wife, Maria Luisa Esparza, as recorded in Volume 2004083, Page 9013, D.R.D.C.T., and being all of a 17.158 acre tract of land described in deed to James D. Barry, Rufus Barry, Jr., and Edward W. Barry as recorded in Volume 87202, Page 1049, D.R.D.C.T., and being all of a remainder of a called 37.970 acre tract of land described in deed to Glenn Barry & Nathaniel Barry as recorded in Volume 2005002, Page 5107, D.R.D.C.T., and being all of a 17.00 acre tract of land described in deed to Gregory London Sr., and Mack Cumby, and Betty Garrett as recorded in Volume 2003004, Page 2675, D.R.D.C.T., and being all of a 20.00 acre tract of land described in deed to Santiago Rivera as recorded in Instrument Number 201500259806, (O.P.R.D.C.T.), and being all of a 16.311 acre tract of land described in deed to Joseph Taylor and Vivian as recorded in Volume 81246, Page 191, D.R.D.C.T., and being part of a called 110 acre tract of land described in easement deed to Lone Star Gas Company, as recoded in Volume 1330, Page 593, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod for the northerly northwest corner of Lot 1, Block B/8310 of said Esparza Addition, Phase A and the northerly northeast corner of Lot 1, Block A/8303 of Ridge South Dallas, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 20140009820, O.P.R.D.C.T., said point being on the south right-of-way line of Cedarale Road (a variable width right-of-way);

THENCE with the north line of Lot 1, Block B/8310 of said Esparza Addition, Phase A, said 8.2 acre tract, said 10.00 acre tract, said 17.158 acre tract, said 17.00 acre tract, said 20.00 acre tract, said 16.311 acre tract, and the south right-of-way line of said Cedarale Road, the following bearings and distances:

North 86 degrees 57 minutes 55 seconds East, a distance of 73.75 feet to a corner (not monumented), from which a 3/8-inch found iron rod bears South 20 degrees 01 minute 04 seconds West, a distance of 0.9 of a foot, said point being the beginning of a non-tangent circular curve to the left, having a radius of 1,186.28 feet, chord that bears North 79 degrees 46 minutes 17 seconds East, a distance of 418.79 feet;

Easterly, with said curve, through a central angle of 20 degrees 20 minutes 00 seconds, an arc distance of 420.99 feet to a corner (not monumented);

North 69 degrees 36 minutes 17 seconds East, a distance of 758.70 feet to a corner (not monumented);

North 69 degrees 33 minutes 17 seconds East, a distance of 715.75 feet to a 1/2-found iron pipe for the northeast corner of said 16.311 acre tract and the northwest corner of a tract of land described in deed to Kristina Mextega, as recorded in Instrument Number 201200278520, O.P.R.D.C.T.;

THENCE South 18 degree 58 minutes 58 seconds East, departing the south right-of-way line of said Cedarale Road and with the east line of said 16.311 acre tract and the west line of said Mextega tract, a distance of 210.04 feet to a 3/8-inch found iron rod for the southwest corner of said Mextega tract, the most westerly northwest corner of a called 16.311 acre tract of land described in deed to Fernando Martinez, as recorded in Instrument 200600331451, O.P.R.D.C.T., and an "ell" corner of said 16.311 acre tract;

THENCE South 24 degrees 42 minutes 13 seconds East, with the east line of said 16.311 acre tract and the west line of said Martinez tract, a distance of 1,233.01 feet to the northeast corner (not monumented) of said 16.311 acre tract and the southeast corner of said Martinez tract, said corner being on the meanders of the approximate centerline of Overton Branch;

THENCE with the south line of said 16.311 acre tract, said 20.00 acre tract, said remainder of 37.970 acre tract, and with the meanders of the approximate centerline of Overton Branch, the following bearings and distances:

South 01 degree 59 minutes 42 seconds East, a distance of 12.62 feet to a corner (not monumented);

South 15 degrees 56 minutes 06 seconds East, a distance of 95.38 feet to a corner (not monumented);

South 45 degrees 29 minutes 32 seconds West, a distance of 22.38 feet to a corner (not monumented);

South 51 degrees 20 minutes 20 seconds West, a distance of 158.00 feet to a corner (not monumented);

South 09 degrees 47 minutes 43 seconds West, a distance of 6.22 feet to a corner (not monumented);

South 10 degrees 29 minutes 29 seconds East, a distance of 118.91 feet to a corner (not monumented);

South 15 degrees 35 minutes 07 seconds West, a distance of 59.60 feet to a corner (not monumented);

South 47 degrees 50 minutes 00 seconds West, a distance of 52.59 feet to a corner (not monumented);

South 56 degrees 16 minutes 33 seconds West, a distance of 128.57 feet to a corner (not monumented);

South 62 degrees 24 minutes 28 seconds West, a distance of 107.50 feet to a corner (not monumented);

South 62 degrees 55 minutes 40 seconds West, a distance of 67.34 feet to a corner (not monumented);

South 66 degrees 12 minutes 46 seconds West, a distance of 71.23 feet to a corner (not monumented);

South 32 degrees 58 minutes 54 seconds West, a distance of 7.13 feet to a corner (not monumented);

South 09 degrees 56 minutes 39 seconds West, a distance of 103.60 feet to a corner (not monumented);

South 71 degrees 21 minutes 31 seconds West, a distance of 70.77 feet to a corner (not monumented);

South 88 degrees 49 minutes 41 seconds West, a distance of 60.73 feet to a corner (not monumented);

South 38 degrees 33 minutes 36 seconds West, a distance of 10.06 feet to a corner (not monumented);

South 30 degrees 39 minutes 04 seconds West, a distance of 54.70 feet to a corner (not monumented);

South 08 degrees 58 minutes 18 seconds West, a distance of 65.43 feet to a corner (not monumented);

South 04 degrees 43 minutes 19 seconds West, a distance of 69.12 feet to a corner (not monumented);

South 13 degrees 48 minutes 57 seconds West, a distance of 71.82 feet to a corner (not monumented);

South 23 degrees 39 minutes 17 seconds West, a distance of 87.32 feet to a corner (not monumented);

South 27 degrees 43 minutes 04 seconds West, a distance of 78.03 feet to a corner (not monumented);

South 17 degrees 06 minutes 13 seconds West, a distance of 29.84 feet to a corner (not monumented);

South 60 degrees 32 minutes 04 seconds West, a distance of 410.29 feet to a found 60d nail for corner;

North 32 degrees 32 minutes 41 seconds West, a distance of 270.71 feet to a 1/2-inch set iron rod with cap for corner;

South 70 degrees 46 minutes 53 seconds West, a distance of 648.49 feet to a 1/2-inch found iron rod for the southwest corner of said 37.970 acre tract, said corner being on the east line of Lot 2 of Charles Floyd Homestead Subdivision, an addition to the City of Dallas, as recorded in Volume 2, Page 42 of the Map Records of Dallas County, Texas;

THENCE North 30 degrees 58 minutes 25 seconds West, with the southwest line of said 37.970 acre tract, said 17.158 acre tract, said 8.2 acre tract, said Lot 1, Block B/8310 of the Esparza Addition, Phase A and the east line of Lot 1, Block A/8303 of said Ridge South Dallas, a distance of 1,784.45 feet to a found 60D nail for the southerly west corner of said Santiago Esparza and Irene Esparza and an "ell" corner of said Lot 1, Block A/8303 of said Ridge South Dallas;

THENCE North 69 degrees 49 minutes 45 seconds East, with the northwest line of said Santiago Esparza and Irene Esparza tract and the east line of Lot 1, Block A/8303 of said Ridge South Dallas, a distance of 384.75 feet to a 1/2-inch found iron rod for an "ell" corner of Lot 1, Block B/8310 of said Esparza Addition, Phase A and Lot 1, Block A/8303 of said Ridge South Dallas;

THENCE with the east line of Lot 1, Block A/8303 of said Ridge South Dallas and the west line of Lot 1, Block B/8310 of said Esparza Addition, the following bearings and distances:

North 22 degrees 48 minutes 04 seconds West, a distance of 228.55 feet to a corner (not monumented);

North 20 degrees 01 minute 04 seconds East, a distance of 236.83 feet to the POINT OF BEGINNING AND CONTAINING 108.74 acres (4,736,771 square feet) of land, more or less.

SURVEYOR'S STATEMENT:

I, Getsy J. Suthan, 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 Land Surveying, 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 _____, 2016

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Getsy J. Suthan
Texas Registered Professional Land Surveyor No. 6449
TBPLS Firm No. 10029600

STATE OF TEXAS
COUNTY OF DALLAS

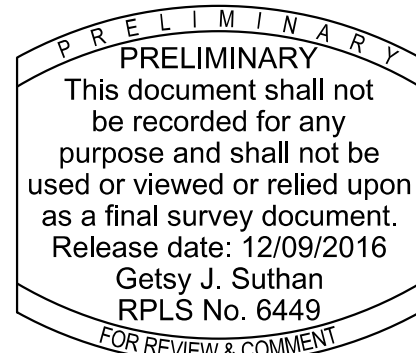
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Getsy J. Suthan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas

AREA TABLE		
LOT #	SQUARE FOOT	ACREAGE
LOT 1	2,202,142 SQ. FT.	50.55 AC.
LOT 2	2,439,145 SQ. FT.	56.00 AC.
LOT 3	95,484 SQ. FT.	2.19 AC.
TOTAL	4,736,771 SQ. FT.	108.74 AC.

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S 01°59'42" E	12.62'
L3	S 15°56'06" E	95.38'
L4	S 45°29'32" W	22.38'
L5	S 51°20'20" W	158.00'
L6	S 09°47'43" W	6.22'
L7	S 10°29'29" E	118.91'
L8	S 15°35'07" W	59.60'
L9	S 47°50'00" W	52.59'
L10	S 56°16'33" W	128.57'
L11	S 62°24'28" W	107.50'
L12	S 62°55'40" W	67.34'



PRELIMINARY PLAT CEDARDALE PARK ADDITION, LOTS 1, 2, AND 3, BLOCK A/8310

OF A

108.74 ACRE TRACT

BEING ALL OF LOT 1, BLOCK B/8310
OF ESPARZA ADDITION, PHASE A

AND

ALL OF A 1.0 ACRE, 8.2 ACRE, 10.00 ACRE,
17.158 ACRE, 17.00 ACRE, 16.311 ACRE,
20.00 ACRE, AND REMAINDER OF
37.917 ACRE TRACT

SITUATED IN THE

GEORGE FLOYD SURVEY, ABSTRACT NO. 463,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S167-081

FOR

TRAMMELL CROW COMPANY

BY



1201 NORTH BOWSER ROAD, RICHARDSON, TEXAS 75081 (214) 346-6200
TBPLS FIRM NO. 10029600

SCALE: 1"=100' AVO. 31676 DECEMBER, 2016