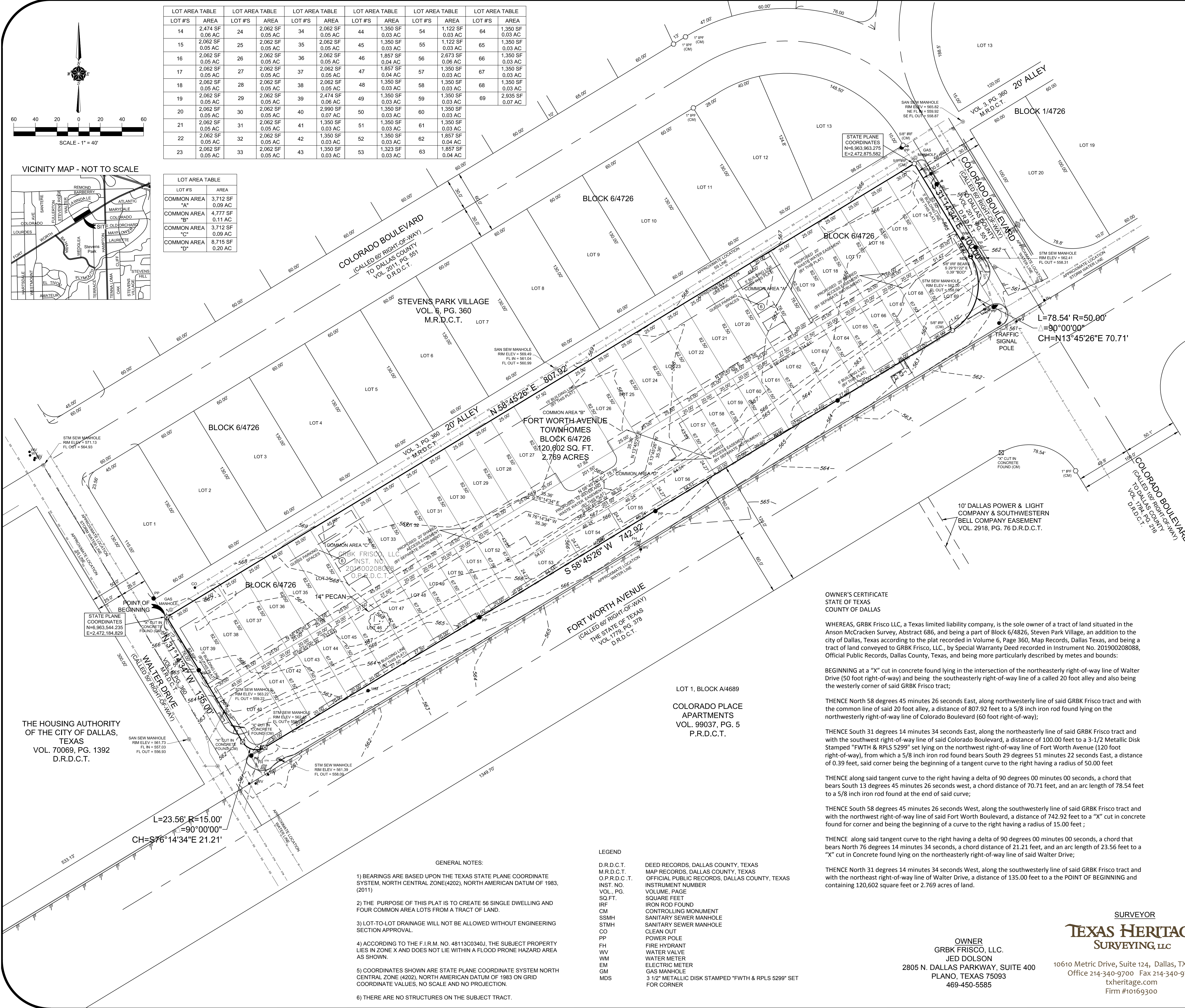
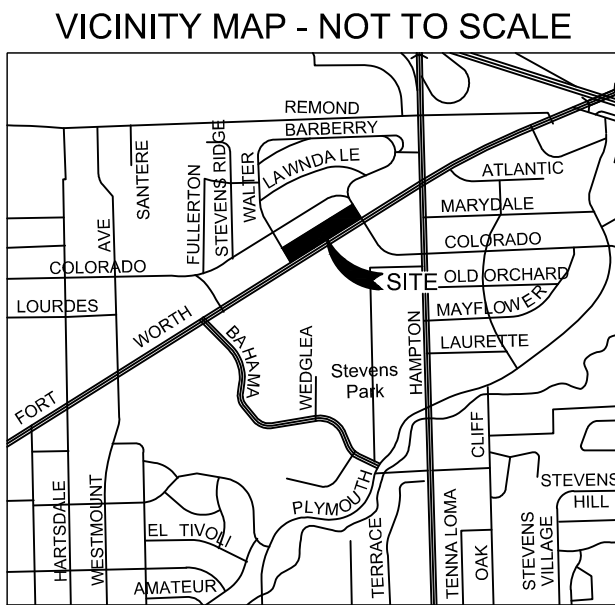


LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT #S	AREA	LOT #S	AREA	LOT #S	AREA	LOT #S	AREA	LOT #S	AREA	LOT #S	AREA
14	2,474 SF 0.06 AC	24	2,062 SF 0.05 AC	34	2,062 SF 0.05 AC	44	1,350 SF 0.03 AC	54	1,122 SF 0.03 AC	64	1,350 SF 0.03 AC
15	2,062 SF 0.05 AC	25	2,062 SF 0.05 AC	35	2,062 SF 0.05 AC	45	1,350 SF 0.03 AC	55	1,122 SF 0.03 AC	65	1,350 SF 0.03 AC
16	2,062 SF 0.05 AC	26	2,062 SF 0.05 AC	36	2,062 SF 0.05 AC	46	1,857 SF 0.04 AC	56	2,673 SF 0.06 AC	66	1,350 SF 0.03 AC
17	2,062 SF 0.05 AC	27	2,062 SF 0.05 AC	37	2,062 SF 0.05 AC	47	1,857 SF 0.04 AC	57	1,350 SF 0.03 AC	67	1,350 SF 0.03 AC
18	2,062 SF 0.05 AC	28	2,062 SF 0.05 AC	38	2,062 SF 0.05 AC	48	1,350 SF 0.03 AC	58	1,350 SF 0.03 AC	68	1,350 SF 0.03 AC
19	2,062 SF 0.05 AC	29	2,062 SF 0.05 AC	39	2,474 SF 0.06 AC	49	1,350 SF 0.03 AC	59	1,350 SF 0.03 AC	69	2,935 SF 0.07 AC
20	2,062 SF 0.05 AC	30	2,062 SF 0.05 AC	40	2,990 SF 0.07 AC	50	1,350 SF 0.03 AC	60	1,350 SF 0.03 AC		
21	2,062 SF 0.05 AC	31	2,062 SF 0.05 AC	41	1,350 SF 0.03 AC	51	1,350 SF 0.03 AC	61	1,350 SF 0.03 AC		
22	2,062 SF 0.05 AC	32	2,062 SF 0.05 AC	42	1,350 SF 0.03 AC	52	1,350 SF 0.03 AC	62	1,857 SF 0.04 AC		
23	2,062 SF 0.05 AC	33	2,062 SF 0.05 AC	43	1,350 SF 0.03 AC	53	1,323 SF 0.03 AC	63	1,857 SF 0.04 AC		

LOT AREA TABLE	
LOT #S	AREA
COMMON AREA "A"	3,712 SF 0.09 AC
COMMON AREA "B"	4,777 SF 0.11 AC
COMMON AREA "C"	3,712 SF 0.09 AC
COMMON AREA "D"	8,715 SF 0.20 AC



- GENERAL NOTES:
- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE(4202), NORTH AMERICAN DATUM OF 1983, (2011)
  - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 56 SINGLE DWELLING AND FOUR COMMON AREA LOTS FROM A TRACT OF LAND.
  - 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - 4) ACCORDING TO THE F.I.R.M. NO. 48113C0340J, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA AS SHOWN.
  - 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - 6) THERE ARE NO STRUCTURES ON THE SUBJECT TRACT.

- LEGEND
- |              |  |
|--------------|--|
| 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  |
| VOL., PG.    | VOLUME, PAGE   |
| SQ. FT.      | SQUARE FEET  |
| IRF          | IRON ROD FOUND   |
| CM           | CONTROLLING MONUMENT   |
| SSMH         | SANITARY SEWER MANHOLE   |
| STMH         | SANITARY SEWER MANHOLE   |
| CO           | CLEAN OUT  |
| PP           | POWER POLE   |
| FH           | FIRE HYDRANT   |
| WV           | WATER VALVE  |
| WM           | WATER METER  |
| EM           | ELECTRIC METER   |
| GM           | GAS MANHOLE  |
| MDS          | 3 1/2" METALLIC DISK STAMPED "FWTH & RPLS 5299" SET FOR CORNER |

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, GRBK Frisco LLC, a Texas limited liability company, is the sole owner of a tract of land situated in the Anson McCracken Survey, Abstract 686, and being a part of Block 6/4826, Steven Park Village, an addition to the city of Dallas, Texas according to the plat recorded in Volume 6, Page 360, Map Records, Dallas Texas, and being a tract of land conveyed to GRBK Frisco, LLC, by Special Warranty Deed recorded in Instrument No. 201900208088, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds:

BEGINNING at a "X" cut in concrete found lying in the intersection of the northeasterly right-of-way line of Walter Drive (50 foot right-of-way) and being the southeasterly right-of-way line of a called 20 foot alley and also being the westerly corner of said GRBK Frisco tract;

THENCE North 58 degrees 45 minutes 26 seconds East, along northwesterly line of said GRBK Frisco tract and with the common line of said 20 foot alley, a distance of 807.92 feet to a 5/8 inch iron rod found lying on the northwesterly right-of-way line of Colorado Boulevard (60 foot right-of-way);

THENCE South 31 degrees 14 minutes 34 seconds East, along the northeasterly line of said GRBK Frisco tract and with the southwest right-of-way line of said Colorado Boulevard, a distance of 100.00 feet to a 3-1/2 Metallic Disk Stamped "FWTH & RPLS 5299" set lying on the northwest right-of-way line of Fort Worth Avenue (120 foot right-of-way), from which a 5/8 inch iron rod found bears South 29 degrees 51 minutes 22 seconds East, a distance of 0.39 feet, said corner being the beginning of a tangent curve to the right having a radius of 50.00 feet

THENCE along said tangent curve to the right having a delta of 90 degrees 00 minutes 00 seconds, a chord that bears South 13 degrees 45 minutes 26 seconds west, a chord distance of 70.71 feet, and an arc length of 78.54 feet to a 5/8 inch iron rod found at the end of said curve;

THENCE South 58 degrees 45 minutes 26 seconds West, along the southwesterly line of said GRBK Frisco tract and with the northwest right-of-way line of said Fort Worth Boulevard, a distance of 742.92 feet to a "X" cut in concrete found for corner and being the beginning of a curve to the right having a radius of 15.00 feet;

THENCE along said tangent curve to the right having a delta of 90 degrees 00 minutes 00 seconds, a chord that bears North 76 degrees 14 minutes 34 seconds, a chord distance of 21.21 feet, and an arc length of 23.56 feet to a "X" cut in concrete found lying on the northeasterly right-of-way line of said Walter Drive;

THENCE North 31 degrees 14 minutes 34 seconds West, along the southwesterly line of said GRBK Frisco tract and with the northeast right-of-way line of Walter Drive, a distance of 135.00 feet to the POINT OF BEGINNING and containing 120,602 square feet or 2.769 acres of land.

OWNER  
GRBK FRISCO, LLC.  
JED DOLSON  
2805 N. DALLAS PARKWAY, SUITE 400  
PLANO, TEXAS 75093  
469-450-5585

SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GRBK Frisco LLC., a Texas limited partnership acting by and through it's duly authorized agent Jed Dolson, President does hereby adopt this plat, designating the herein described property as **FORT WORTH AVENUE TOWNHOMES** 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 the 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, Texas.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_, 2017.

Jed Dolson, President

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Jed Dolson, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_, 2017.

Notary Signature

SHARED ACCESS EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated with the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

Lloyd Denman, P.E. CFM  
Sustainable Development & Construction

SURVEYOR'S STATEMENT

I, Raul D. Reyes, 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 \_\_\_\_, 2017.

**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 (8/29/2017)

Raul D. Reyes  
Texas Registered Professional Land Surveyor No. 5390

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raul D. Reyes, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_, 2017.

Notary Signature

SHARED ACCESS DEVELOPMENT

**PRELIMINARY PLAT**  
**FORT WORTH AVENUE**  
**TOWNHOMES**  
**LOTS 14 THRU 69, BLOCK 6/4726**  
**AND COMMON AREAS A THRU D**  
2.769 ACRE TRACT  
BEING A REPLAT OF PART OF BLOCK 6/4726  
OF THE STEVENS PARK VILLAGE  
ANSON MCCracken SURVEY, ABSTRACT NO. 686  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S167-273

DATE: 06/01/17 / JOB # 1701269-1/ SCALE - 1" = 40' / JWR