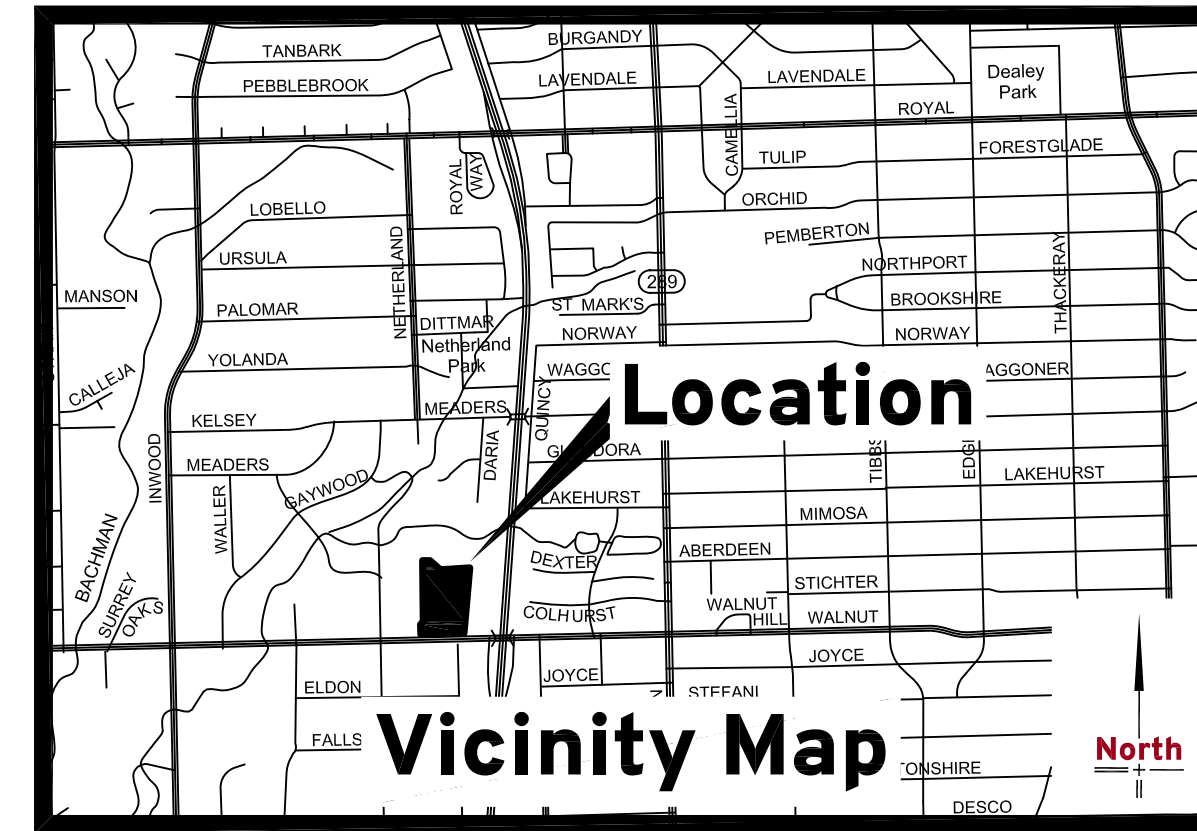


GENE & ROXANNE PHILLIPS
VOL. 92102, PG.3286 D.R.D.C.T.

LOT IF, BLOCK 5516, CRESPI ESTATES
INSTRUMENT NO. 2019000146878 O.P.R.D.C.T.



LEGEND:

O.P.R.D.C.T.	=	Official Public Records of Dallas County, Texas
D.R.D.C.T.	=	Deed Records of Dallas County, Texas
M.R.D.C.T.	=	Map Records of Dallas County, Texas
SF	=	Square Feet
R.O.W.	=	Right-of-Way
No.	=	Number
Esmt.	=	Easement
Vol., Pg.	=	Volume, Page
P.D.E.	=	Private Drainage Easement
W.W.E.	=	Water/Wastewater Easement
D.P.L.	=	Dallas Power & Light
S.W.B.T.	=	Southwestern Bell Telephone
A -	=	Abstract

Monument Legend

■	=	steel rod with 3" aluminum cap stamped "CRESPI RPLS 5665" set
○	=	1/2" capped steel rod stamped "MILLER 5665" set
●	=	found monument per description

- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE A SHARED ACCESS DEVELOPMENT OF FOUR LOTS FROM 4 CURRENTLY PLATTED LOTS.
 2. BASIS OF BEARINGS IS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
 3. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 4. ADJOINING PARCELS DIMENSIONS ARE BASED ON RECORD DATA.
 5. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OR 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 6. PORTIONS OF THIS PLAT MAY BE AFFECTED BY EASEMENTS LISTED IN VOLUME 2766, PAGE 111, D.R.T.C.T. (EXACT LOCATION OF EASEMENTS CANNOT BE ASCERTAINED FROM RECORDED DOCUMENT).

SHARED ACCESS EASEMENT STATEMENT:

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction 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 within 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., C.F.M.
CHIEF ENGINEER OF DEPARTMENT OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION

SURVEYOR'S STATEMENT:

I, Jason B. Rawlings, 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 from 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 monuments shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) and (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2019.

PRELIMINARY
This document shall not be recorded for any purpose.

Jason B. Rawlings
Texas Registered Professional Land Surveyor No. 5665

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Jason B. Rawlings, 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 purposes and considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 2019.

Notary Public, State of Texas



OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

Being a tract of land out of the Charles G. Newton Survey, Abstract No. 1091 and situated in the City of Dallas, Dallas County, Texas, said tract being all of Lots 1B, 1C, 1D and 1E, Block 5516 of Crespi Estates, an addition to the City of Dallas, Texas according to the plat thereof recorded as Instrument No. 201900146878 in the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at 1/2 inch "MILLER 5665" capped steel rod found for southeast corner of said Lot 1E, said rod being in the northerly right-of-way line of Walnut Hill Lane;

Thence South 88 degrees 06 minutes 56 seconds West with the southerly boundary line of said Block 5516 and with said right-of-way line a distance of 450.52 feet to a 1/2 inch "MILLER 5665" capped steel rod found;

Thence South 88 degrees 22 minutes 13 seconds West continuing with said southerly boundary line and said right-of-way line a distance of 7.50 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the most southerly southwest corner of said Lot 1D;

Thence North 01 degrees 48 minutes 36 seconds West with the westerly boundary line of said Lot 1D a distance of 104.19 feet to a 1/2 inch "MILLER 5665" capped steel rod found for an angle point therein;

Thence North 44 degrees 46 minutes 18 seconds East continuing with said westerly boundary line a distance of 40.59 feet to a 1/2 inch "MILLER 5665" capped steel rod found for an angle point therein;

Thence North 00 degrees 28 minutes 47 seconds West continuing with said westerly boundary line a distance of 646.29 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the northwest corner of said Lot 1D;

Thence EAST with the northerly boundary line of said Lot 1D a distance of 79.09 feet to a 1/2 inch "MILLER 5665" capped steel rod found for an angle point therein;

Thence South 48 degrees 26 minutes 08 seconds East continuing with said northerly boundary line a distance of 145.01 feet to a 1/2 inch "MILLER 5665" capped steel rod found for an angle point therein;

Thence North 86 degrees 13 minutes 39 seconds East continuing with said northerly boundary line, passing at 148.58 feet a 1/2 inch "MILLER 5665" capped steel rod found for the northwest corner of said Lot 1E and continuing with the northerly boundary line thereof a total distance of 311.65 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the northeast corner of said Lot 1E;

Thence South 05 degrees 02 minutes 11 seconds West with the easterly boundary line of said Lot 1E a distance of 691.16 feet to the point of beginning and containing 7.623 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MM Crespi Estates, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **CRESPI ESTATES** an addition to the City of Dallas, Dallas County, Texas. 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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 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).

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 the ____ day of _____, 20____.

MM Crespi Estates, LLC
A Texas limited liability company

By: MM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

OWNER:
MM CRESPI ESTATES, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
CONTACT: MEHRDAD MOAYEDI

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Mehrdad Moayedi, 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 purposes and considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 2019.

Notary Public, State of Texas

SURVEYOR:
MILLER SURVEYING, INC.
430 MID CITIES BLVD.
HURST, TEXAS 76054
CONTACT: JASON RAWLINGS
817-577-1052

ENGINEER/APPLICANT:
ION DESIGN GROUP, INC.
7075 TWIN HILLS AVENUE, SUITE 350
DALLAS, TX 75231
CONTACT: BRYAN KLEIN
214-370-3470

PRELIMINARY PLAT
CRESPI ESTATES
LOTS IB-R, IC-R, ID-R AND IE-R, BLOCK 5516
A SHARED ACCESS DEVELOPMENT
BEING 7.623 ACRES OUT OF THE DAVE GALLOWAY SURVEY A-523 & CHARLES NEWTON SURVEY A-1091
AND BEING A REVISION OF LOTS IB THRU IE, BLOCK 5516, CRESPI ESTATES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NO. 201900146878 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

SURVEYED MAY 2020

Case No. S190-133

Job No. 18001 - Plot File 18001 SAE Plat 50

