


LOT SUMMARY TABLE			LOT SUMMARY TABLE		
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
LOT 1	15360	0.35	LOT 13	7500	0.17
LOT 2	7501	0.17	LOT 14	7500	0.17
LOT 3	7501	0.17	LOT 15	7500	0.17
LOT 4	7501	0.17	LOT 16	7500	0.17
LOT 5	7501	0.17	LOT 17	7500	0.17
LOT 6	7501	0.17	LOT 18	7500	0.17
LOT 7	7501	0.17	LOT 19	7500	0.17
LOT 8	7501	0.17	LOT 20	7500	0.17
LOT 9	7501	0.17	LOT 21	7502	0.17
LOT 10	7501	0.17	LOT 22	7616	0.17
LOT 11	7559	0.17	LOT 23	9310	0.21
LOT 12	7832	0.18			

Curve Table				
Curve #	Delta	Radius	Length	Chord
C1	5°45'35"	400.00'	40.21'	S85°30'34"W-40.19'
C2	6°33'41"	400.00'	45.81'	S85°54'37"W-45.78'
C3	242°24'08"	50.00'	211.54'	S40°56'42"E-85.54'
C4	28°33'02"	50.00'	24.92'	N68°12'52"W-24.66'
C5	90°00'00"	40.00'	62.83'	S45°48'32"E-56.57'
C6	90°00'00"	40.00'	62.83'	N44°11'28"E-56.57'

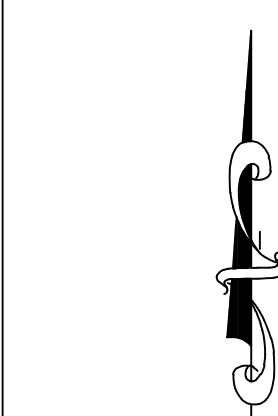
Line Table		
Line #	Direction	Length
L1	S88°23'22"W	42.63'
L2	S00°48'32"E	12.00'
L3	S46°12'09"E	7.02'
L4	S43°47'51"W	7.12'
L5	N89°11'28"E	7.81'
L6	N01°12'55"W	37.43'
L7	N00°48'32"W	140.05'
L8	N35°24'37"E	24.20'
L9	S37°20'09"E	24.11'

PRELIMINARY PLAT
DALVIEW ESTATES
LOTS 1-23, BLOCK 1/6682
BEING 5.106 ACRES
OUT OF THE
JOEL ROBERTS SURVEY,
ABSTRACT NUMBER 1224
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S190-139
ENGINEERING FILE NUMBER 311T-

**O'NEAL
SURVEYING
COMPANY**

P.O. BOX 361
ATHENS, TX 75751
(903) 708-2891
TBP&S FIRM # 10194132
WWW.ONEALSURVEYING.COM

DRAWN BY DCO	CHECKED BY DCO	SCALE 1:40	DATE 5/5/2020	PROJECT NO. 20003.00	SHEET NO. 1 OF 2
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0' 20' 40' 80'
SCALE 1" = 40'

LEGEND OF SYMBOLS AND ABBREVIATIONS
● MONUMENT (AS NOTED)
○ POINT FOR CORNER
— POINT OF BEGINNING
— IRON ROD FOUND
— 1/2" IRON ROD CAPPED WITH 3-1/4" ALUMINUM
— DISC STAMPED "DALVIEW RPLS 6570" SET
— CONTROLLING MONUMENT
— VOLUME
— PG.
— VAR.
— (XXX.X)
— A.S.E.

FKA INST. NO.
M.R.D.C.T.
D.R.D.C.T.
O.P.R.D.C.T.
ESMT.
AC.
SQ. FT.
R.O.W.
B.T.P.

FORMERLY KNOWN AS
INSTRUMENT NUMBER
MAP RECORDS, DALLAS COUNTY, TEXAS
DEED RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
EASEMENT
ACRE
SQUARE FOOT
RIGHT-OF-WAY
BY THIS PLAT

ENGINEER
ENGINEERING CONCEPTS AND DESIGN
1600 N. COLLINS BLVD., STE. 3300
RICHARDSON, TX 75080
PHONE: 903-647-6751

OWNER:
DALVIEW INVESTMENTS LLC
5909 LUTHER LANE, STE. 800
DALLAS, TX 75225

- GENERAL NOTES:
- THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 - THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 - THE PURPOSE OF THIS PLAT IS TO CREATE 23 LOTS
 - ALL STRUCTURES AND BUILDINGS ON SITE TO BE REMOVED

OWNER’S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS JERRY D. PITTMAN IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JOEL ROBERTS SURVEY, ABSTRACT NO. 1224, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF TRACT 6 AND A PORTION OF TRACT 7, BLOCK 1/6682, DALVIEW ACRES, AN ADDITION TO THE CITY OF DALLAS BY PLAT THEREOF RECORDED IN VOLUME 4, PAGE 97, MAP RECORDS, DALLAS COUNTY, TEXAS (M.R.D.C.T.) AS CONVEYED TO JERRY D. PITMAN BY WARRANTY DEED WITH VENDOR’S LIEN RECORDED IN VOLUME 98230, PAGE 4307, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2"IRON ROD FOUND IN THE WEST LINE OF N. MASTERS DRIVE (100’ RIGHT–OF–WAY) AT THE SOUTHEAST CORNER OF LOT 2B, BLOCK 1A/6682, LAKE JUNE / MASTERS RETAIL NO. 2 ADDITION, AN ADDITION TO THE CITY OF DALLAS BY PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 20080295779, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), SAME BEING THE NORTHEAST CORNER OF THE ABOVE–MENTIONED PITMAN TRACT;

THENCE SOUTH 00 DEGREES 47 MINUTES 40 SECONDS EAST, WITH THE WEST LINE OF N. MASTERS DRIVE, A DISTANCE OF 355.49 FEET TO A 1/2"IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID PITMAN TRACT, SAME BEING THE NORTHEAST CORNER OF THE ROBERT HENSLEY AND ROSE WELL HENSLEY TRACT RECORDED IN VOLUME 87227, PAGE 2323, (D.R.D.C.T.);

THENCE SOUTH 89 DEGREES 11 MINUTES 28 SECONDS WEST, LEAVING THE WEST LINE OF N. MASTERS DRIVE, A DISTANCE OF 625.67 FEET TO A 1/2"IRON ROD CAPPED WITH 3–1/4"ALUMINUM DISC STAMPED "DALVIEW RPLS 6570"SET IN THE EAST LINE OF A 25’ DEDICATION FOR LUFKIN STREET AS SHOWN ON DALVIEW ACRES PLAT RECORDED IN VOLUME 72114, PAGE 2327, (D.R.D.C.T.) AT THE SOUTHWEST CORNER OF SAID PITMAN TRACT AND THE NORTHWEST CORNER OF THE ABOVE–MENTIONED HENSLEY TRACT, FROM WHICH A 1/2"IRON ROD WITH CAP STAMPED "RPLS 4888"FOUND IN THE WEST LINE OF SAID HENSLEY TRACT AT THE NORTHEAST CORNER OF HERITAGE SQUARE IV PHASE 3, AN ADDITION TO THE CITY OF DALLAS BY PLAT THEREOF RECORDED IN VOLUME 87236, PAGE 4554, (D.R.D.C.T.) BEARS SOUTH 00 DEGREES 47 MINUTES 40 SECONDS EAST, A DISTANCE OF 72.58 FEET;

THENCE NORTH 00 DEGREES 47 MINUTES 40 SECONDS WEST, WITH THE EAST LINE OF THE ABOVE–MENTIONED 25’ DEDICATION FOR LUFKIN STREET AND THE EAST LINE OF THE JUAN GERARDO ESPINOZA TRACT RECORDED IN INSTRUMENT NUMBER 201900228247, (O.P.R.D.C.T.), A DISTANCE OF 355.49 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF A 15’ WIDE ALLEY AS SHOWN IN LEE FAULK SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS BY PLAT THEREOF RECORDED IN VOLUME 85072, PAGE 4177, (D.R.D.C.T.), AND BEING AT THE NORTHWEST CORNER OF SAID PITTMAN TRACT AND THE NORTHEAST CORNER OF THE JUST MENTIONED ESPINOZA TRACT, FROM WHICH A 1/2"IRON ROD WITH CAP STAMPED "RHODES SURVEYING"FOUND BEARS SOUTH 41 DEGREES 47 MINUTES 58 SECONDS EAST, A DISTANCE OF 1.34 FEET, AND ALSO FROM WHICH AN AXLE FOUND AT THE NORTHWEST CORNER OF SAID ESPINOZA TRACT BEARS SOUTH 89 DEGREES 26 MINUTES 58 SECONDS WEST, A DISTANCE OF 364.18 FEET;

THENCE NORTH 89 DEGREES 11 MINUTES 28 SECONDS EAST WITH THE SOUTH LINE OF SAID 15’ WIDE ALLEY, AT A DISTANCE OF 269.89 FEET PASS A 1/2"IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE ABOVE–MENTIONED LEE FAULK SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF THE ABOVE–MENTIONED LOT 2B, BLOCK 1A/6682, AND CONTINUING FOR A TOTAL DISTANCE OF 625.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.106 ACRES (222,419 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER’S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT DALVIEW INVESTMENTS LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, <NAME>, <TITLE>, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **DALVIEW ESTATES**, 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 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).

NOTWITHSTANDING THE GENERAL EASEMENT LANGUAGE RECITED ABOVE, THE DETENTION AREA EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND MAY NOT BE USED IN A MANNER INCONSISTENT WITH THE DETENTION AREA 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 _____ DAY OF _____, 2020.

DALVIEW INVESTMENTS LLC

BY: _____
TITLE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR’S STATEMENT

I, DANIEL CHASE O’NEAL, 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 _____, 2020.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

DANIEL CHASE O’NEAL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL CHASE O’NEAL, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DETENTION AREA EASEMENT STATEMENT


THE PROPOSED DETENTION AREA ALONG BLOCK 1/6682 WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS DETENTION AREAS TO THE LINE AND GRADE SHOWN ON THE PLANS AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DETENTION AREAS IN BLOCK 1/6682. THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DETENTION AREAS OR FOR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG, INTO OR OUT OF SAID DETENTION AREAS, OR FOR THE CONTROL OF EROSION.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN–OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE DESIGNATED DETENTION AREAS, AS HEREINAFTER DEFINED IN BLOCK 1/6682, UNLESS APPROVED BY THE CHIEF ENGINEER OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF DALLAS TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISIONS, THEN IN SUCH AN EVENT, THE CITY OF DALLAS SHALL HAVE THE RIGHT TO ENTER UPON THE DETENTION AREAS AT ANY POINT, OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS AND THE CITY OF DALLAS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR.

THE DETENTION AREA IN BLOCK 1/6682, AS IN THE CASE OF ALL DETENTION AREAS, IS SUBJECT TO STORM WATER OVERFLOW TO AN EXTENT, WHICH CANNOT BE CLEARLY DEFINED. THE CITY OF DALLAS SHALL NOT BE HELD LIABLE FOR ANY DAMAGE OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES WITHIN THE DETENTION AREAS OR THE SUBDIVISION STORM DRAINAGE SYSTEM.

THE DETENTION AREAS SERVING THE PLAT ARE SHOWN BY THE DETENTION AREA EASEMENT LINE AS SHOWN ON THE PLAT.

PRELIMINARY PLAT
DALVIEW ESTATES
LOTS 1-23, BLOCK 1/6682
BEING 5.106 ACRES
OUT OF THE
JOEL ROBERTS SURVEY,
ABSTRACT NUMBER 1224
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S -
ENGINEERING FILE NUMBER 311T-

	O'NEAL SURVEYING COMPANY		P.O. BOX 361 ATHENS, TX 75751 (903) 708-2891 TBPLS FIRM # 10194132 WWW.ONEALSURVEYING.COM		
	DRAWN BY DCO	CHECKED BY DCO	SCALE 1:40	DATE 5/5/2020	PROJECT NO. 20003.00
				SHEET NO. 2 OF 2	