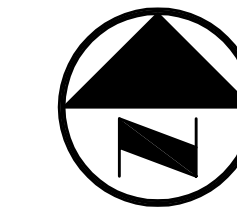


VICINITY MAP
(NOT TO SCALE)



GRAPHIC SCALE IN FEET
1" = 40'

LEGEND

- B BOLLARD
- CM CLEANOUT
- EMD ELECTRIC METER
- FD FIRE HYDRANT
- FP FLAG POLE
- GAS UG GAS MARKER
- GAS M MANHOLE
- GM GAS METER
- GT GREASE TRAP
- GUY GUY ANCHOR
- LS LIGHT STANDARD
- MH MANHOLE (TYPE UNKNOWN)
- PP POWER POLE
- MP METAL UTILITY POLE
- PP W/ LIGHT
- PP W/ GUY ANCHOR
- PP W/ CROSS ARM (LENGTH IN FEET)
- SIGN TRAFFIC SIGN
- SS SAN. SEWER MANHOLE
- SS UG SAN. SEWER MARKER
- TEL TELEPHONE BOX
- TEL UG TELEPHONE MARKER
- TSCC TRAFFIC SIGNAL CONTROL
- TSP TRAFFIC SIGNAL POLE
- TS TRAFFIC SENSOR
- SB SUPPORT BEAM
- STM STORM SEWER MANHOLE
- TEL TELEPHONE MANHOLE
- WM WATER METER
- WV WATER VAULT
- WVW WATER VALVE
- 3-INCH ALUMINUM DISK
- W/PACHECO KOCH STAMP SET
- (C.M.) CONTROLLING MONUMENT
- XF CUT IN CONCRETE FOUND
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- LIMITS OF FLOOD ZONE
- FENCE
- OVERHEAD UTILITY LINE
- UNDERGROUND GAS LINE
- STORM DRAIN LINE
- WATER LINE
- EXIST CONTOUR
- SANITARY SEWER LINE
- DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.)
- MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.)
- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.)

AREA TABLE					AREA TABLE					AREA TABLE					AREA TABLE					
LOT	GROSS SF	GROSS ACRES	NET SF	NET ACRES	LOT	GROSS SF	GROSS ACRES	NET SF	NET ACRES	LOT	GROSS SF	GROSS ACRES	NET SF	NET ACRES	LOT	GROSS SF	GROSS ACRES	NET SF	NET ACRES	
COMMON AREA A	1,092	0.025	1,092	0.025	LOT 17	2,513	0.058	2,142	0.049	LOT 40	2,831	0.065	2,160	0.050	LOT 63	2,212	0.051	1,829	0.042	
COMMON AREA B	1,110	0.025	1,110	0.025	LOT 18	1,913	0.044	1,581	0.036	LOT 41	2,834	0.065	2,163	0.050	LOT 64	2,212	0.051	1,829	0.042	
COMMON AREA C	10,294	0.236	10,294	0.236	LOT 19	1,913	0.044	1,581	0.036	LOT 42	2,837	0.065	2,166	0.050	LOT 65	3,358	0.077	1,798	0.041	
COMMON AREA D	10,501	0.241	10,501	0.241	LOT 20	1,987	0.046	1,643	0.038	LOT 43	3,203	0.074	2,569	0.059	LOT 66	2,212	0.051	1,917	0.044	
COMMON AREA E	7,744	0.178	5,797	0.133	LOT 21	2,166	0.050	1,821	0.042	LOT 44	3,189	0.073	2,548	0.058	LOT 67	2,212	0.051	1,918	0.044	
COMMON AREA F	57,383	1.317	57,383	1.317	LOT 22	2,087	0.048	1,755	0.040	LOT 45	3,486	0.080	3,266	0.075	LOT 68	2,212	0.051	1,918	0.044	
COMMON AREA G	1,190	0.027	1,190	0.027	LOT 23	2,089	0.048	1,758	0.040	LOT 46	3,904	0.090	3,684	0.085	LOT 69	3,300	0.076	1,984	0.046	
LOT 1	2,512	0.058	2,142	0.049	LOT 24	2,749	0.063	2,378	0.055	LOT 47	4,960	0.114	4,235	0.097	LOT 70	3,492	0.080	1,798	0.041	
LOT 2	1,913	0.044	1,581	0.036	LOT 25	3,516	0.081	2,624	0.060	LOT 48	4,003	0.092	3,383	0.078	LOT 71	2,212	0.051	1,829	0.042	
LOT 3	1,913	0.044	1,581	0.036	LOT 26	2,566	0.059	1,917	0.044	LOT 49	3,730	0.086	3,097	0.071	LOT 72	2,212	0.051	1,829	0.042	
LOT 4	1,987	0.046	1,643	0.038	LOT 27	2,567	0.059	1,917	0.044	LOT 50	3,485	0.080	2,858	0.066	LOT 73	2,288	0.053	1,890	0.043	
LOT 5	1,987	0.046	1,643	0.038	LOT 28	2,566	0.059	1,917	0.044	LOT 51	3,240	0.074	2,582	0.059	LOT 74	2,213	0.051	1,890	0.043	
LOT 6	1,913	0.044	1,581	0.036	LOT 29	2,567	0.059	1,917	0.044	LOT 52	3,111	0.071	2,440	0.056	LOT 75	2,288	0.053	1,829	0.042	
LOT 7	1,913	0.044	1,581	0.036	LOT 30	2,392	0.055	1,787	0.041	LOT 53	3,111	0.071	2,440	0.056	LOT 76	2,213	0.051	1,829	0.042	
LOT 8	2,512	0.058	2,142	0.049	LOT 31	3,024	0.069	2,331	0.054	LOT 54	3,135	0.072	2,464	0.057	LOT 77	2,213	0.051	1,829	0.042	
LOT 9	2,513	0.058	2,142	0.049	LOT 32	2,958	0.068	2,288	0.053	LOT 55	3,488	0.080	2,817	0.065	LOT 78	2,213	0.051	1,829	0.042	
LOT 10	1,912	0.044	1,581	0.036	LOT 33	2,959	0.068	2,288	0.053	LOT 56	3,960	0.091	3,285	0.075	LOT 79	2,213	0.051	1,829	0.042	
LOT 11	1,913	0.044	1,581	0.036	LOT 34	2,958	0.068	2,288	0.053	LOT 57	5,035	0.116	4,456	0.102	LOT 80	2,175	0.050	1,798	0.041	
LOT 12	1,987	0.046	1,643	0.038	LOT 35	2,958	0.068	2,287	0.053	LOT 58	4,734	0.109	4,092	0.094	LOT 81	4,801	0.110	3,999	0.092	
LOT 13	1,988	0.046	1,643	0.038	LOT 36	2,959	0.068	2,288	0.053	LOT 59	2,212	0.051	2,015	0.046	LOT 82	5,963	0.137	5,191	0.119	
LOT 14	1,913	0.044	1,581	0.036	LOT 37	3,083	0.071	2,424	0.056	LOT 60	2,438	0.056	1,829	0.042	LOT X	8,335	0.191	8,335	0.191	
LOT 15	1,913	0.044	1,581	0.036	LOT 38	3,022	0.069	2,361	0.054	LOT 61	2,404	0.055	1,981	0.045						
LOT 16	2,513	0.058	2,142	0.049	LOT 39	2,871	0.066	2,216	0.051	LOT 62	2,288	0.053	1,890	0.043						

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	090°00'00"	22.00'	34.56'	22.00'	S 23°36'57" W	31.11'
C2	004°13'55"	198.00'	14.62'	7.32'	S 19°16'06" E	14.62'
C3	007°52'27"	198.00'	27.21'	13.63'	S 13°12'55" E	27.19'
C4	000°23'38"	198.00'	1.36'	0.68'	S 9°04'52" E	1.36'
C5	001°51'27"	498.00'	16.14'	8.07'	S 7°57'20" E	16.14'
C6	003°22'50"	498.00'	29.38'	14.70'	S 5°20'11" E	29.38'
C7	002°45'43"	498.00'	24.01'	12.01'	S 2°15'55" E	24.00'
C8	012°30'00"	176.00'	38.40'	19.28'	S 15°08'03" E	38.32'
C9	008°20'02"	198.00'	28.80'	14.43'	N 76°56'56" E	28.77'
C10	007°43'46"	198.00'	26.71'	13.38'	N 68°55'02" E	26.69'
C11	007°53'01"	198.00'	27.24'	13.64'	N 61°06'59" E	27.22'
C12	007°48'24"	198.00'	26.98'	13.51'	N 53°15'56" E	26.96'
C13	002°38'41"	198.00'	9.14'	4.57'	N 48°02'24" E	9.14'
C14	013°50'42"	98.00'	23.68'	11.90'	S 39°47'43" W	23.62'
C15	015°19'09"	98.00'	26.20'	13.18'	N 25°12'47" E	26.12'
C16	005°29'52"	476.00'	45.67'	22.85'	N 3°37'59" W	45.66'
C17	090°00'00"	25.00'	39.27'	25.00'	S 44°06'57" W	35.36'
C18	051°24'19"	36.00'	32.30'	17.33'	N 31°08'44" W	31.23'
C19	004°33'31"	36.00'	2.86'	1.43'	N 3°09'48" W	2.86'
C20	016°36'06"	14.00'	4.06'	2.04'	N 9°11'06" W	4.04'
C21	047°36'07"	76.00'	63.14'	33.52'	N 22°55'00" E	61.34'
C22	045°29'51"	58.00'	46.06'	24.32'	N 68°08'08" W	44.86'
C23	018°25'45"	120.00'	38.60'	19.47'	N 8°19'49" E	38.43'
C24	034°23'53"	176.00'	105.66'	54.48'	N 63°55'00" E	104.08'
C25	002°38'33"	884.37'	40.79'	20.40'	S 8°14'48" E	40.78'

SEE SHEET 3 OF 4 FOR TREE LIST AND GENERAL NOTES

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR MEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 5/10/19.

PRELIMINARY PLAT
2603 WEST DAVIS SHARED ACCESS DEVELOPMENT
LOTS 1-82, LOT X AND COMMON AREAS A - G
CITY BLOCK BLOCK 5943
BEING A REPLAT OF BLOCK A/5943, PLYMOUTH ROCK VILLAGE AND PART OF LOT 1, BLOCK C/5938 DISD 257/LOUISE KAHN ELEMENTARY SCHOOL ADDITION AND BEING OUT OF THE ANSON MCCrackEN SURVEY, ABSTRACT NO. 868, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY FILE PLAN NO. S189-211

SHEET 1 OF 4

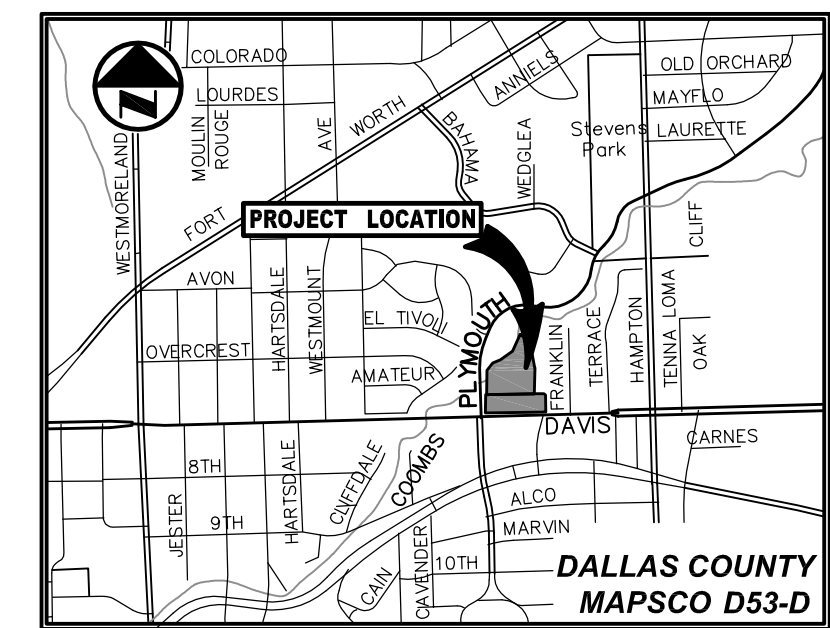
Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10088000	
DRAWN BY AMY	CHECKED BY JEC	SCALE 1"=40'	DATE APRIL 2019
			JOB NUMBER 1745-18.288

SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JONATHAN E. COOPER

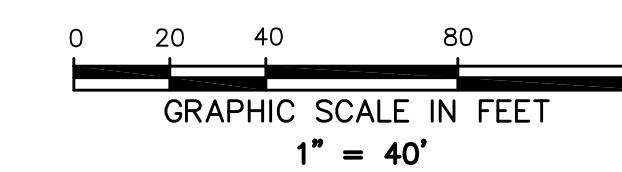
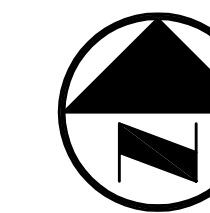
OWNER:
CND-WEST DAVIS II, LLC.
3301 NORTH I-35
CARROLLTON, TX 75007
PH: 817-739-1912
CONTACT: TJ MOORE

SPHILIPS 5:38 PM
K:\DWG-1745-18.288\DWG\SURVEY C3D\1745-18.288PP.DWG

PRELIMINARY PLAT - 2603 WEST DAVIS



VICINITY MAP
(NOT TO SCALE)



LEGEND

B	BOLLARD	WM	WATER METER
EM	ELECTRIC METER	WV	WATER VALVE
PH	FIRE HYDRANT	ADS	3-INCH ALUMINUM DISK
FP	FLAG POLE	(C.M.)	CONTROLLING MONUMENT
GAS	UG GAS MARKER	XF	"+" CUT IN CONCRETE FOUND
GM	GAS METER	---	PROPERTY LINE
GT	GREASE TRAP	---	EASEMENT LINE
GA	GUY ANCHOR	---	SETBACK LINE
LS	LIGHT STANDARD	---	LIMITS OF FLOOD ZONE
MH	MANHOLE (TYPE UNKNOWN)	---	FENCE
PP	POWER POLE	---	OVERHEAD UTILITY LINE
MP	METAL UTILITY POLE	---	UNDERGROUND GAS LINE
PP	PP W/ GUY ANCHOR	---	STORM DRAIN LINE
PP	PP W/ CROSS ARM (LENGTH IN FEET)	---	WATER LINE
PP	PP W/ CROSS ARM (LENGTH IN FEET)	---	SANITARY SEWER LINE
SS	SAN. SEWER MANHOLE	---	EXIST CONTOUR
SS	UG SAN. SEWER MARKER	---	DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.)
TEL	TELEPHONE BOX	---	MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.)
TEL	UG TELEPHONE MARKER	---	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.)
TS	TRAFFIC SIGNAL POLE		
TS	TRAFFIC SIGNAL		
SB	SUPPORT BEAM		
STM	STORM SEWER MANHOLE		
TEL	TELEPHONE MANHOLE		

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 5/10/19.

SEE SHEET 1 OF 4 FOR LOT AREA TABLE

PRELIMINARY PLAT

2603 WEST DAVIS SHARED ACCESS DEVELOPMENT LOTS 1-82, LOT X AND COMMON AREAS A - g CITY BLOCK BLOCK 5943

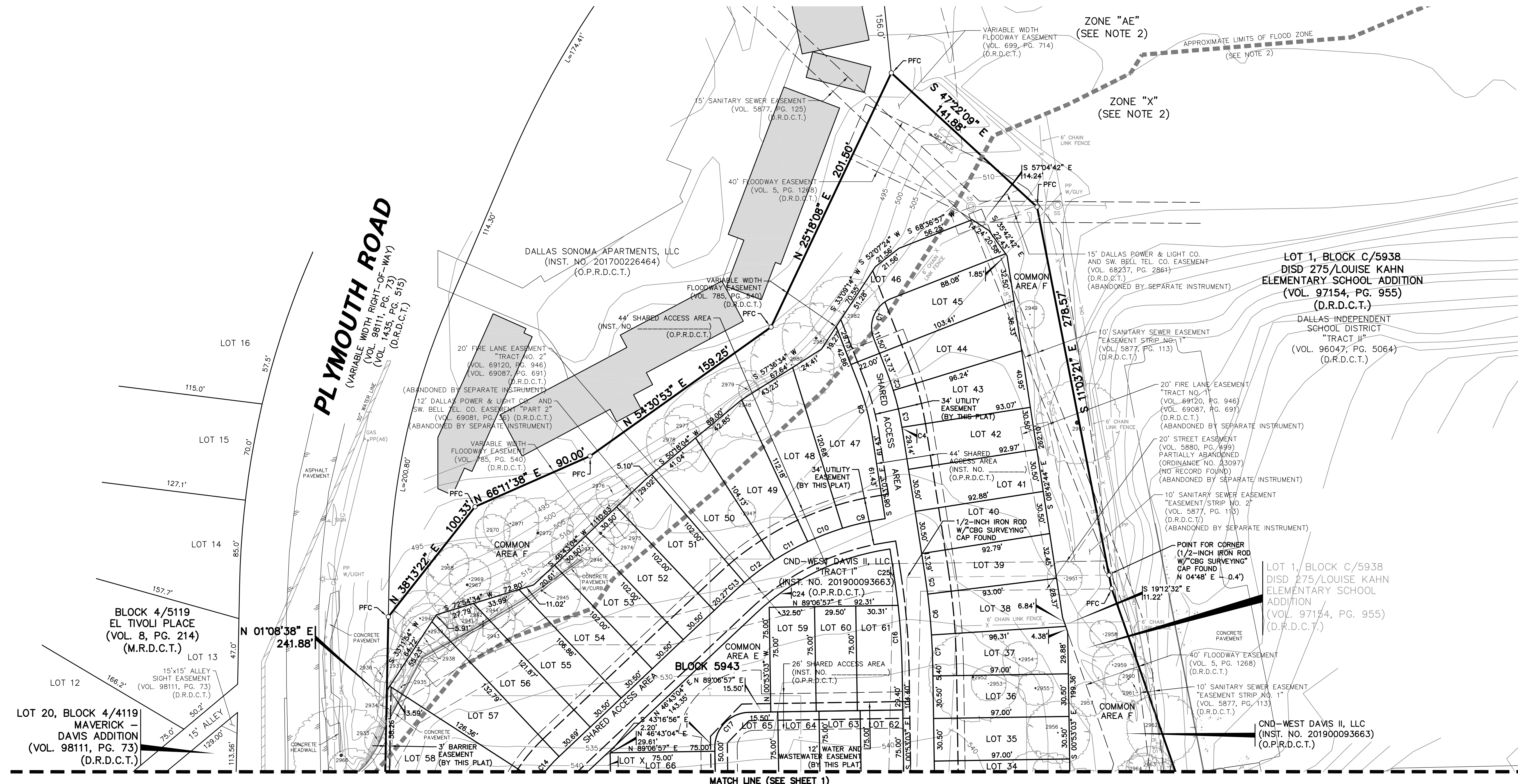
BEING A REPLAT OF BLOCK A/5943, PLYMOUTH ROCK VILLAGE AND PART OF LOT 1, BLOCK C/5938 DISD 257/LOUISE KAHN ELEMENTARY SCHOOL ADDITION AND BEING OUT OF THE ANSON MCCracken SURVEY, ABSTRACT NO. 868, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY FILE PLAN NO. S189-211

SHEET 2 OF 4

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10088000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
AMY	JEC	1"=40'	APRIL 2019	1745-18.288



MATCH LINE (SEE SHEET 1)

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0365K, Community-Panel No. 480171 0365 K, Map Revised: July 7 2014, 2014. All of the subject property is shown to be located in Zone "X" and Zone "AE" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
 Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
 Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.
- Lot to lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to create eighty-three (83) lots, seven (7) common areas and one (1) shared access area from two (2) platted lots and one (1) unplatted tract.
- No structures exist on the subject property.
- Coordinates shown hereon are based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), on grid values, no scale and no projection.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	090°00'00"	22.00'	34.56'	22.00'	S 23°36'57" W	31.11'
C2	004°13'55"	198.00'	14.62'	7.32'	S 19°16'06" E	14.62'
C3	007°52'27"	198.00'	27.21'	13.63'	S 13°12'55" E	27.19'
C4	000°23'38"	198.00'	1.36'	0.68'	S 9°04'52" E	1.36'
C5	001°51'27"	498.00'	16.14'	8.07'	S 7°57'20" E	16.14'
C6	003°22'50"	498.00'	29.38'	14.70'	S 5°20'11" E	29.38'
C7	002°45'43"	498.00'	24.01'	12.01'	S 2°15'55" E	24.00'
C8	012°30'00"	176.00'	38.40'	19.28'	S 15°08'03" E	38.32'
C9	008°20'02"	198.00'	28.80'	14.43'	N 76°56'56" E	28.77'
C10	007°43'46"	198.00'	26.71'	13.38'	N 68°55'02" E	26.69'
C11	007°53'01"	198.00'	27.24'	13.64'	N 61°06'39" E	27.22'
C12	007°48'24"	198.00'	26.98'	13.51'	N 53°15'56" E	26.96'
C13	002°38'41"	198.00'	9.14'	4.57'	N 48°02'24" E	9.14'
C14	013°50'42"	98.00'	23.68'	11.90'	S 39°47'43" W	23.62'
C15	015°19'09"	98.00'	26.20'	13.18'	N 25°12'47" E	26.12'
C16	005°29'52"	476.00'	45.67'	22.85'	N 3°37'59" W	45.66'
C17	090°00'00"	25.00'	39.27'	25.00'	S 44°06'57" W	35.36'
C18	051°24'19"	36.00'	32.30'	17.33'	N 31°08'44" W	31.23'
C19	004°33'31"	36.00'	2.86'	1.43'	N 3°09'48" W	2.86'
C20	016°36'06"	14.00'	4.06'	2.04'	N 9°11'06" W	4.04'
C21	047°36'07"	76.00'	63.14'	33.52'	N 22°55'00" E	61.34'
C22	045°29'51"	58.00'	46.06'	24.32'	N 68°08'08" W	44.86'
C23	018°25'45"	120.00'	38.60'	19.47'	N 8°19'49" E	38.43'
C24	034°23'53"	176.00'	105.66'	54.48'	N 63°55'00" E	104.08'
C25	002°38'33"	884.37'	40.79'	20.40'	S 8°14'48" E	40.78'

SURVEYOR / ENGINEER:
 PACHECO KOCH CONSULTING ENGINEERS
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TEXAS 75231
 PH: 972-235-3031
 CONTACT: JONATHAN E. COOPER

OWNER:
 CND - WEST DAVIS II, LLC.
 3301 NORTH I-35
 CARROLLTON, TX 75007
 PH: 817-739-1912
 CONTACT: TJ MOORE

SPHILLIPS 3:30 PM
 K:\DWG-17\1745-18.288\DWG\SURVEY_C3D_2019\1745-18.288P.DWG

PRELIMINARY PLAT - 2603 WEST DAVIS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, CND-West Davis II, LLC is the owner of a 8.684 acre tract of land situated in the Anson McCracken Survey, Abstract No. 868, Dallas County, Texas; part of Block 5943, official block numbers of the City of Dallas, Texas; said tract being all of Block A/5943 and part of a 20-foot alley, Plymouth Rock Village, an addition to the City of Dallas, Texas according to the plat recorded in Volume 38, Page 199 of the Map Records of Dallas County, Texas; said tract also being part of Lot 1, Block C/5938, DISD 275/Louise Kahn Elementary School Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 97154, Page 955 of the Deed Records of Dallas County, Texas; said tract being all of that tract of land described in Deed Without Warranty to CND-West Davis II, LLC recorded in Instrument No. 201900935663 and all of those tracts of land described as Tract I and Tract II in Special Warranty Deed to CND-West Davis II, LLC recorded in Instrument No. 201900935664, both of the Official Public Records of Dallas County, Texas; said 8.684 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "DC&A SURVEYING" cap found at the intersection of the north right-of-way line of West Davis Street (a 100-foot right-of-way) and the east right-of-way line of Plymouth Road (a 100-foot right-of-way);

THENCE, in a northeasterly direction, along the said east line of Plymouth Road, the following three (3) calls:

North 01 degrees, 03 minutes, 57 seconds East, along the said east line of Plymouth Road, a distance of 220.84 feet to a point for corner; said point being in the north line of said 20-foot alley;

North 89 degrees, 06 minutes, 57 seconds East, along the said north line of said 20-foot alley, a distance of 8.59 feet to a point for corner;

North 01 degrees, 08 minutes, 38 seconds East, along the said east line of Plymouth Road, a distance of 241.88 feet to a point for corner; said point being the south corner of that certain tract of land in Special Warranty Deed with Vendor's Lien to Dallas Sonoma Apartments, LLC recorded in Instrument No. 201700226464 of said Official Public Records;

THENCE, in a northeasterly direction, departing the said east line of Plymouth Road and along the southeast line of said Dallas Sonoma Apartments, LLC tract, the following four (4) calls:

North 38 degrees, 13 minutes, 22 seconds East, a distance of 100.33 feet to an angle point;

North 66 degrees, 11 minutes, 38 seconds East, a distance of 90.00 feet to an angle point;

North 54 degrees, 30 minutes, 53 seconds East, a distance of 159.25 feet to an angle point;

North 25 degrees, 18 minutes, 08 seconds East, a distance of 201.50 feet to an angle point in the west line of said Lot 1;

THENCE, in a southeasterly direction, along the west line of said Lot 1, the following two (2) calls:

South 47 degrees, 22 minutes, 09 seconds East, a distance of 141.88 feet to an angle point;

South 11 degrees, 03 minutes, 21 seconds East, at a distance of 268.79 feet to a reentrant corner of said Lot 1; from said point a 1/2-inch iron rod with "CBG SURVEYING" cap found bears North 04 degrees, 48 minutes East, a distance of 0.4 feet, continuing over and across said Lot 1, in all a total distance of 278.57 feet to an angle point;

THENCE, in a southerly direction, over and across said Lot 1 and over and across said 20-foot alley, the following two (2) calls:

South 19 degrees, 12 minutes, 32 seconds East, a distance of 250.43 feet to a point for corner;

South 01 degrees, 07 minutes, 03 seconds East, passing at a distance of 17.10 feet to a point for corner in the south line of a 20-foot alley and a south line of said Lot 1; continuing over and across said 20-foot alley, in all a total distance of 36.98 feet to a point for corner; said point being in a south line of said 20-foot alley;

THENCE, North 89 degrees, 06 minutes, 57 seconds East, along a south line of said 20-foot alley, a distance of 14.37 feet to a "+" cut in concrete found for corner; said point being the north corner of a 15-foot by 15-foot corner-clip of said 20-foot alley;

THENCE, South 46 degrees, 00 minutes, 03 seconds East, a distance of 21.26 feet to a "+" cut in concrete found for corner; said point being the south corner of a 15-foot by 15-foot corner-clip in the west line of said 20-foot alley;

THENCE, South 01 degrees, 07 minutes, 03 seconds East, along the said west line of said 20-foot alley, a distance of 185.00 feet to a 1/2-inch iron rod with "DC&A SURVEYING" cap found at the intersection of the said north line of West Davis Street and the said west line of said 20-foot alley;

THENCE, South 89 degrees, 06 minutes, 57 seconds West, along the said north line of West Davis Street, a distance of 652.00 feet to the POINT OF BEGINNING;

CONTAINING: 378,269 square feet or 8.684 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Jonathan E. Cooper, 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 May, 2019.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 5/10/19.

Jonathan E. Cooper
Registered Professional Land Surveyor
No. 5369

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CND-West Davis II, LLC., a Delaware limited liability company, acting by and through its duly authorized agent, Ken McDonald, does hereby adopt this plat, designating the herein described property as 2603 WEST DAVIS, 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. 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 systems 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 _____, 2019.

Ken McDonald

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ken McDonald, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0365K, Community-Panel No. 480171 0365 K, Map Revised: July 7 2014, 2014. All of the subject property is shown to be located in Zone "X" and Zone "AE" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.
3. Lot to lot drainage will not be allowed without engineering section approval.
4. The purpose of this plat is to create eighty-three (83) lots, seven (7) common areas and one (1) shared access area from two (2) platted lots and one (1) unplatted tract.
5. All structures on the subject property are to be demolished.
6. Coordinates shown hereon area based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), on grid values, no scale and no projection.

SHARED ACCESS OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CND-West Davis II, LLC., a Delaware limited liability company, acting by and through its duly authorized agent, Ken McDonald, does hereby adopt this plat, designating the herein described property as 2603 WEST DAVIS, 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 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 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.

WITNESS my hand at _____, Texas, this the _____ day of _____, 2019.

CND-West Davis II, LLC.,
a Delaware Limited Liability Company

By: _____
Ken McDonald

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Ken McDonald 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas

SHARED ACCESS AREA 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 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.

Elias K. Sassoon, P.E.
Chief Engineer of Department of Development Services

PRELIMINARY PLAT

2603 WEST DAVIS
SHARED ACCESS DEVELOPMENT
LOTS 1-82, LOT X AND
COMMON AREAS A - G
CITY BLOCK BLOCK 5943
BEING A REPLAT OF BLOCK A/5943,
PLYMOUTH ROCK VILLAGE
AND PART OF LOT 1, BLOCK C/5938
DISD 257/LOUISE KAHN
ELEMENTARY SCHOOL ADDITION
AND BEING OUT OF THE
ANSON MCCrackEN SURVEY, ABSTRACT NO. 868,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY FILE PLAN NO. S189-211

SHEET 3 OF 4

Pacheco Koch logo and contact information: 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-1008000

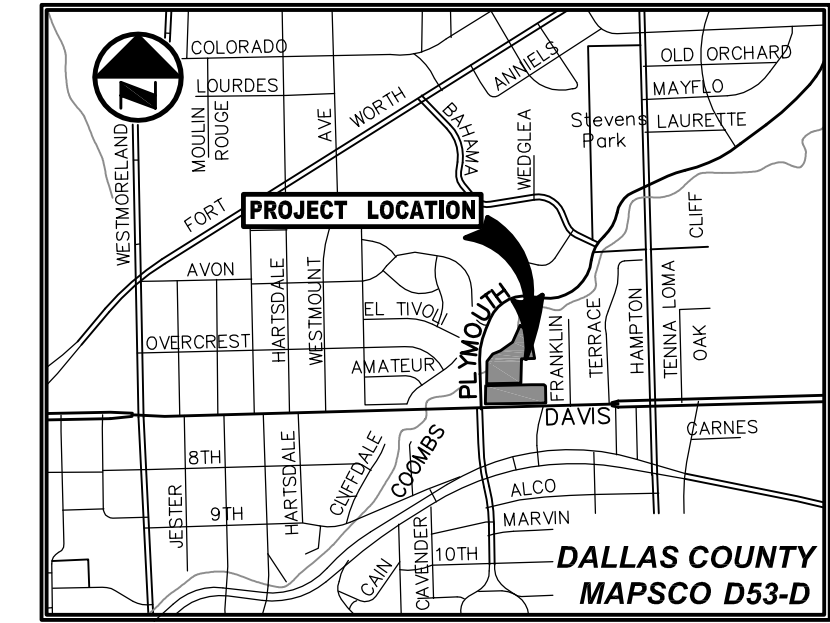
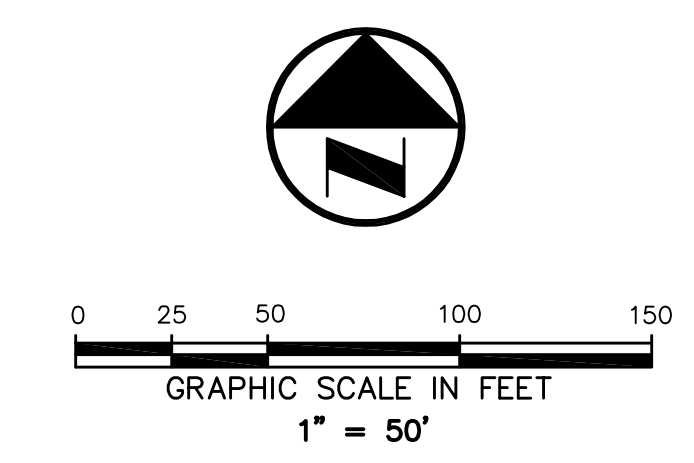
SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JONATHAN E. COOPER

OWNER:
CND-WEST DAVIS II, LLC.
3301 NORTH L-35
CARROLLTON, TX 75007
PH: 817-739-1912
CONTACT: TJ MOORE

Table with 5 columns: DRAWN BY, CHECKED BY, SCALE, DATE, JOB NUMBER. Values: AMY, JEC, 1"=40', APRIL 2019, 1745-18.288

SPHILIPS 3:40 PM
K:\DWG-17\1745-18.288\DWG\SURVEY_C3D_2019\1745-18.288P.DWG

PRELIMINARY PLAT - 2603 WEST DAVIS



VICINITY MAP
(NOT TO SCALE)

LEGEND

B	BOLLARD	WM	WATER METER
CO	CLEANOUT	WV	WATER VAULT
EM	ELECTRIC METER	3"	3-INCH ALUMINUM DISK
FH	FIRE HYDRANT	W/F	W/FASHECO KOCH" STAMP SET
FP	FLAG POLE	(C.M.)	CONTROLLING MONUMENT
GAS	UG GAS MARKER	XF	"4" CUT IN CONCRETE FOUND
GM	GAS MANHOLE	---	PROPERTY LINE
GT	GREASE TRAP	---	EASEMENT LINE
HA	HIGH ANCHOR	---	SEBACK LINE
LS	LIGHT STANDARD	---	LIMITS OF FLOOD ZONE
MA	MANHOLE (TYPE UNKNOWN)	---	FENCE
MP	POLE	---	OVERHEAD UTILITY LINE
MP	METAL UTILITY POLE	---	UNDERGROUND GAS LINE
PP	PP W/ LIGHT	---	STORM DRAIN LINE
PP	PP W/ GUY ANCHOR	---	WATER LINE
PP	PP W/ CROSS ARM (LENGTH IN FEET)	---	SANITARY SEWER LINE
PP(1)	PP W/ TRAFFIC SIGN	---	EXIST' CONTOUR
SS	UG SAN. SEWER MARKER	(D.R.D.C.T.)	DEED RECORDS OF DALLAS COUNTY, TEXAS
SS	UG SAN. SEWER MARKER	(M.R.D.C.T.)	MAP RECORDS OF DALLAS COUNTY, TEXAS
TEL	TELEPHONE BOX	(O.P.R.D.C.T.)	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
TEL	UG TELEPHONE MARKER		
TS	TRAFFIC SIGNAL CONTROL		
TSP	TRAFFIC SIGNAL POLE		
TS	TRAFFIC SENSOR		
SB	SUPPORT BEAM		
STM	STORM SEWER MANHOLE		
TM	TELEPHONE MANHOLE		

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0365K, Community-Panel No. 480171 0365 K, Map Revised: July 7 2014, 2014. All of the subject property is shown to be located in Zone "X" and Zone "AE" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.
- Lot to lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to create eighty-three (83) lots, seven (7) common areas and one (1) shared access area from two (2) platted lots and one (1) unplatted tract.
- All structures on the subject property are to be demolished.
- Coordinates shown hereon are based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), on grid values, no scale and no projection.

SHARED ACCESS AREA EXHIBIT
2603 WEST DAVIS
SHARED ACCESS DEVELOPMENT
LOTS 1-82, LOT X AND
COMMON AREAS A - G
CITY BLOCK BLOCK 5943

BEING A REPLAT OF BLOCK A/5943,
PLYMOUTH ROCK VILLAGE
AND PART OF LOT 1, BLOCK C/5938
DISD 257/LOUISE KAHN
ELEMENTARY SCHOOL ADDITION
AND BEING OUT OF THE
ANSON MCCrackEN SURVEY, ABSTRACT NO. 868,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

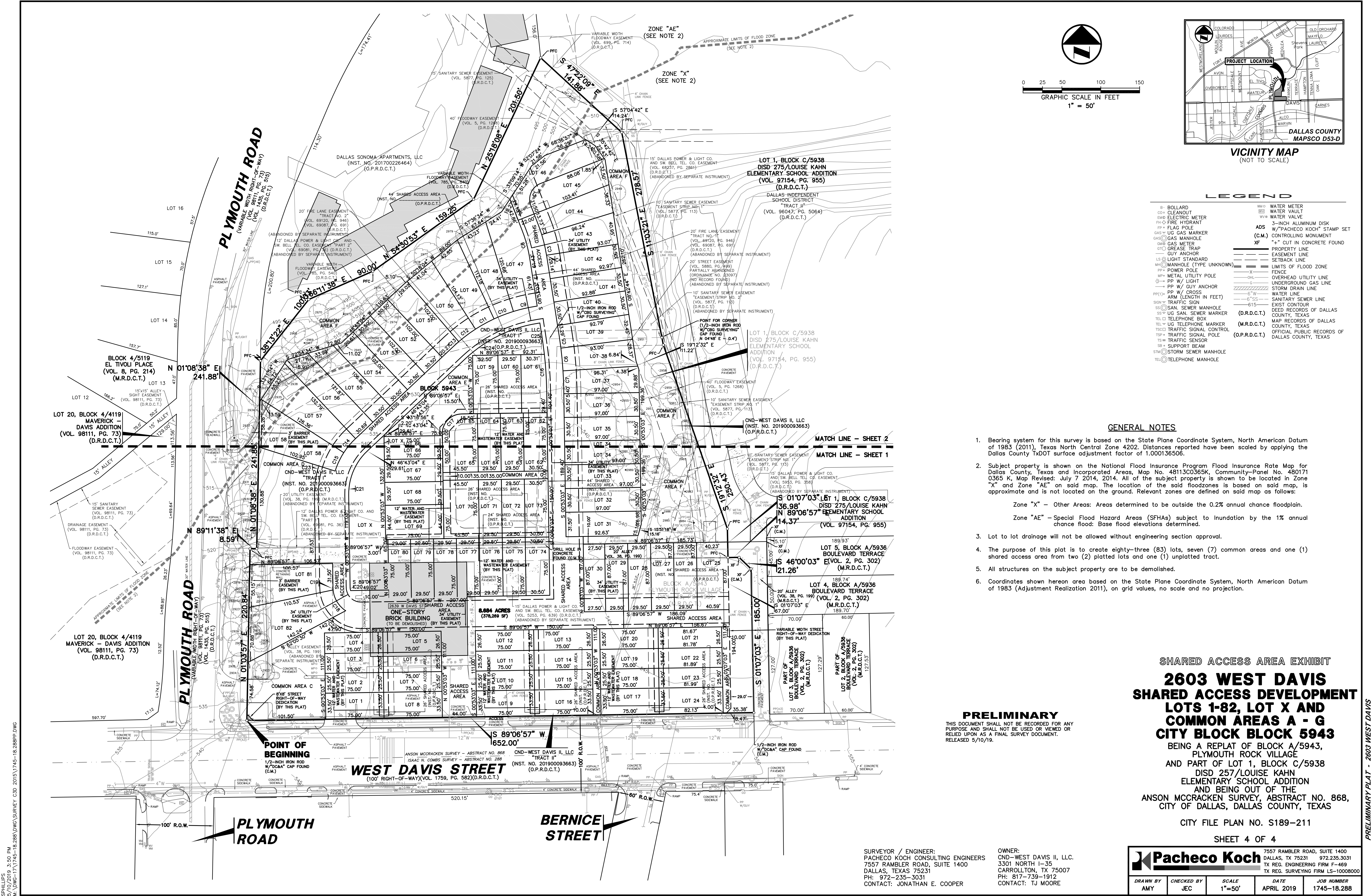
CITY FILE PLAN NO. S189-211
SHEET 4 OF 4

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 5/10/19.

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031
		TX REG. ENGINEERING FIRM F-469
		TX REG. SURVEYING FIRM LS-1008000
DRAWN BY	CHECKED BY	SCALE
AMY	JEC	1"=50'
DATE	JOB NUMBER	
APRIL 2019	1745-18.288	

SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JONATHAN E. COOPER

OWNER:
CND - WEST DAVIS II, LLC.
3301 NORTH I-35
CARROLLTON, TX 75007
PH: 817-739-1912
CONTACT: TJ MOORE



SPHILIPS 3:40 PM
 K:\DWG-17\1745-18.288\DWG\SURVEY.C3D.2019\1745-18.288PP.DWG

PRELIMINARY PLAT - 2603 WEST DAVIS