


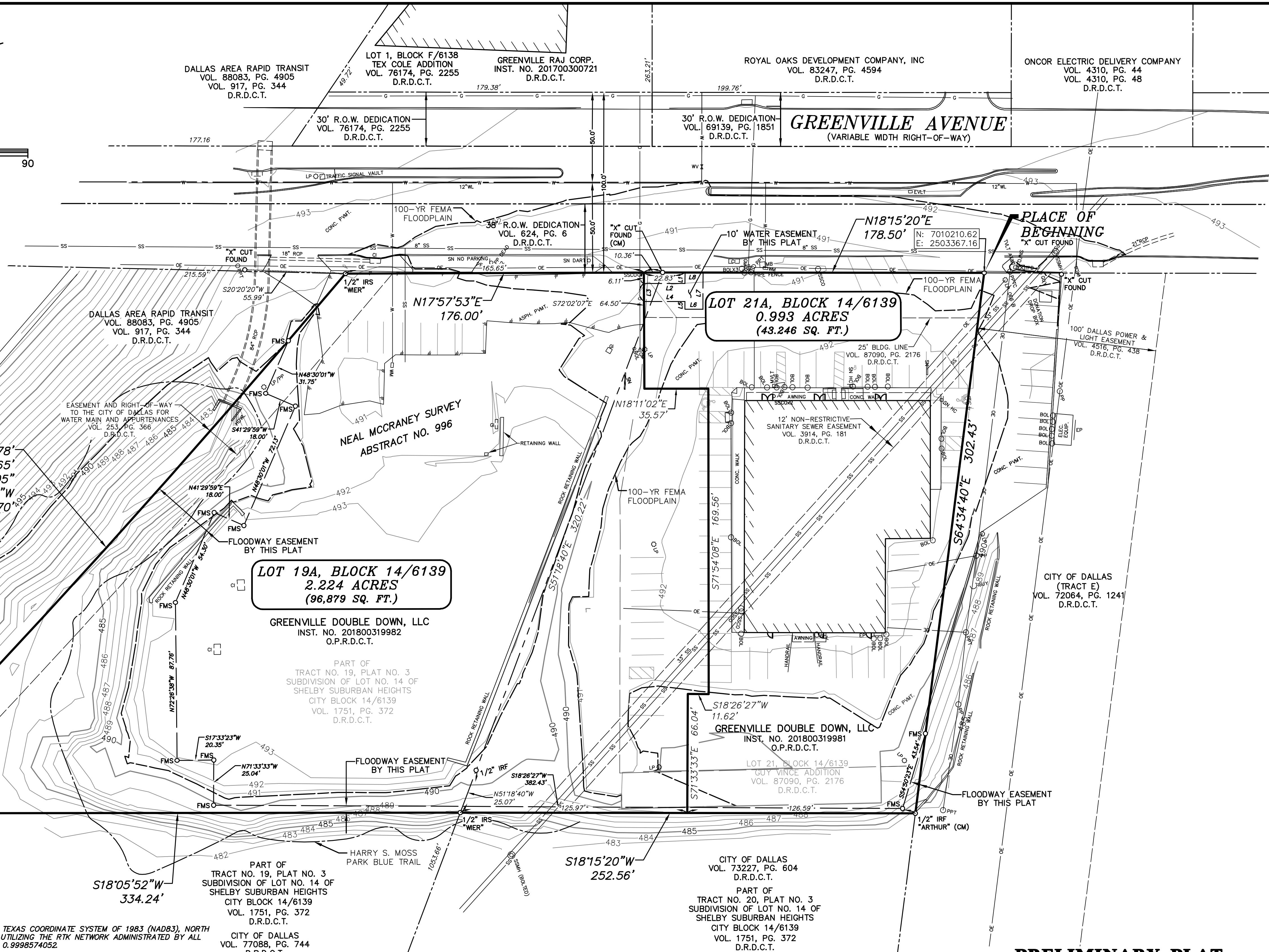
* L E G E N D *

CI	CURB INLET
CM	CONTROLLING MONUMENT
COL	SUPPORT COLUMN
EB	ELECTRIC BOX
ECL	ELECTRIC MANHOLE
IRF	IRON ROD FOUND
LP- 	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPCT	POWER POLE W/TRANSFORMER & CONDUIT
SN "0"	SIGN
TMH D	TELEPHONE MANHOLE
TSP	TRAFFIC SIGNAL POLE
WM Q	WATER METER
WV-W	WATER VALVE
WVL-T	WATER VAULT
-OE-	OVERHEAD ELECTRIC LINE
-FO-	FIBER OPTIC LINE
-G-	GAS LINE
-SS-	SANITARY SEWER LINE
-UE-	UNDERGROUND ELECTRIC LINE
-W-	WATER LINE
D.R.O.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
"WER"	"WER & ASSOC INC"
FMS	FLOODWAY MARKER SET

LINE	BEARING	DIST
L1	N71°47'17"W	6.14'
L2	S18°12'43"W	22.80'
L3	S72°02'07"E	10.00'
L4	S18°12'43"W	22.76'
L5	N71°47'17"W	4.25'
L6	S18°12'43"W	10.00'
L7	N71°47'17"W	20.39'
L8	N18°15'20"E	10.00'

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE 4202, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY ALL TERRA CENTRAL, INC., WITH A COMBINED SCALE FACTOR OF 0.9998574052.
2. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PORTIONS OF THE EXISTING LOTS.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF DALLAS DEVELOPMENT CODE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE FLOODPLAIN (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM) MAP NO. 4813C00195K, MAP REVISED STATE JULY 7, 2014, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "AE," DEFINED AS BEING "AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT" BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE CONCENTRATED CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
6. LOT TO LOT DRAINAGE WILL NOT BE PERMITTED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
7. ALL EXISTING BUILDINGS ON THE SUBJECT TRACT TO REMAIN.
8. MINIMUM FILL ON-SITE = 492.96 FEET. MINIMUM FINISHED FLOOR ELEVATIONS FOR EXISTING BUILDING = 491.90 FEET. MINIMUM FINISHED FLOOR ELEVATIONS FOR FUTURE STRUCTURES = 493.96 FEET.
9. FILL PERMIT APPROVED PER FILL PERMIT No. 18-09.
10. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
11. ALL 1/2" IRON ROD WITH CAP STAMPED "MER & ASSOC INC" SHOWN HEREON AS FOUND WERE SET IN PREVIOUS SURVEYS.



PRELIMINARY
FOR REVIEW PURPOSES ONLY

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

**PRELIMINARY PLAT
GREENVILLE DOUBLE-DOWN**

LOTS 19A & 21A, BLOCK 14/6139
BEING A REPLAT OF A PART OF TRACT NO. 19, PLAT NO. 3,
SUBDIVISION OF LOT NO. 14, SHELBY SUBURBAN HEIGHTS,
AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN VOL. 1751, PG. 372,
D.R.D.C.T. AND OF LOT 21, BLOCK 14/6139, GUY VINCE ADDITION,
AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN VOL. 87090, PG. 2176,
D.R.D.C.T., LOCATED IN THE NEAL MCCRANEY SURVEY,
ABSTRACT NO. 996, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-251

WIA PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 2

DATE: 7/3/2019
W.A. No. 18096

OWNERS CERTIFICATE

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS GREENVILLE DOUBLE DOWN, LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE OWNER OF TWO TRACTS OF LAND, LOCATED IN THE NEAL MCCRANEY SURVEY, ABSTRACT NO. 996, DALLAS COUNTY, TEXAS, ACCORDING TO THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NUMBER 201800319982, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.) AND THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NUMBER 201800319981, O.P.R.D.C.T., BEING A PART OF TRACT NO. 19, PLAT NO. 3, SUBDIVISION OF LOT NO. 14 OF SHELBY SUBURBAN HEIGHTS, BLOCK 14/6139, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1751, PAGE 372, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), BEING ALL OF LOT 21, BLOCK 14/6139, GUY VINCE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 87090, PAGE 2176, D.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN THE EAST RIGHT-OF-WAY LINE OF GREENVILLE AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY), RECORDED IN VOLUME 624, PAGE 6, D.R.D.C.T., SAID "X" CUT BEING THE NORTH CORNER OF SAID LOT 21 AND THE WEST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT E IN A DEED TO CITY OF DALLAS RECORDED IN VOLUME 72064, PAGE 1241, D.R.D.C.T.;

THENCE S 64°34'40" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID GREENVILLE AVENUE AND ALONG THE NORTHEAST LINE OF SAID LOT 21 AND THE SOUTHWEST LINE OF SAID CITY OF DALLAS TRACT RECORDED IN VOLUME 72064, PAGE 1241, D.R.D.C.T., 302.43 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "ARTHUR", SAID IRON ROD BEING THE EAST CORNER OF SAID LOT 21 AND THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CITY OF DALLAS RECORDED IN VOLUME 73227, PAGE 604, D.R.D.C.T.;

THENCE S 18°15'20" W, DEPARTING THE SOUTHWEST LINE OF SAID CITY OF DALLAS TRACT RECORDED IN VOLUME 72064, PAGE 1241, D.R.D.C.T., AND ALONG THE SOUTHEAST LINE OF SAID LOT 21, AND THE NORTHWEST LINE OF SAID CITY OF DALLAS TRACT RECORDED IN VOLUME 73227, PAGE 604, D.R.D.C.T., 252.56 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE EAST CORNER OF SAID GREENVILLE DOUBLE DOWN TRACT RECORDED IN INSTRUMENT NUMBER 201800319982, THE WEST CORNER OF SAID CITY OF DALLAS TRACT RECORDED IN VOLUME 73227, PAGE 604, D.R.D.C.T. AND THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CITY OF DALLAS RECORDED IN VOLUME 77088, PAGE 744, D.R.D.C.T., FROM WHICH A 1/2" IRON ROD FOUND BEARS N 51°18'40" W, 25.07 FEET;

THENCE S 18°05'52" W, ALONG THE SOUTHEAST LINE OF SAID GREENVILLE DOUBLE DOWN TRACT RECORDED IN INSTRUMENT NUMBER 201800319982 AND THE NORTHWEST LINE OF SAID CITY OF DALLAS TRACT RECORDED IN VOLUME 77088, PAGE 744, D.R.D.C.T., 334.24 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO DALLAS AREA RAPID TRANSIT (D.A.R.T.) RECORDED IN VOLUME 88083, PAGE 4905, D.R.D.C.T., FIRST DESCRIBED IN VOLUME 917, PAGE 344, D.R.D.C.T., AND IN THE SOUTHWEST LINE OF SAID TRACT 19, SAID IRON ROD BEING THE WEST CORNER OF SAID CITY OF DALLAS TRACT RECORDED IN VOLUME 77088, PAGE 744, D.R.D.C.T., THE SOUTH CORNER OF SAID GREENVILLE DOUBLE DOWN TRACT RECORDED IN INSTRUMENT NUMBER 201800319982, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 403.78 FEET ALONG THE SOUTHWEST LINE OF SAID TRACT 19, THE SOUTHWEST LINE OF SAID GREENVILLE DOUBLE DOWN TRACT RECORDED IN INSTRUMENT NUMBER 201800319982, THE NORTHEAST LINE OF SAID D.A.R.T. TRACT, AND ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5879.65 FEET, A DELTA ANGLE OF 03°56'05", AND A CHORD BEARING OF N 29°45'47" W, 403.70 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE WEST CORNER OF SAID GREENVILLE DOUBLE DOWN TRACT RECORDED IN INSTRUMENT NUMBER 201800319982, THE NORTH CORNER OF SAID D.A.R.T. TRACT, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID GREENVILLE AVENUE, FROM WHICH AN "X" CUT FOUND BEARS S 20°20'20" W, 55.99 FEET;

THENCE N 17°57'53" E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID GREENVILLE AVENUE, THE NORTHWEST LINE OF SAID GREENVILLE DOUBLE DOWN TRACT RECORDED IN INSTRUMENT NUMBER 201800319982, 178.00 FEET TO AN "X" CUT FOUND BEING THE NORTH CORNER OF SAID GREENVILLE DOUBLE DOWN TRACT RECORDED IN INSTRUMENT NUMBER 201800319982 AND THE WEST CORNER OF SAID LOT 21;

THENCE N 18°15'20" E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID GREENVILLE AVENUE AND THE NORTHWEST LINE OF SAID LOT 21, A DISTANCE OF 178.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.217 ACRES (140,125 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S STATEMENT

I, AARON L. STRINGFELLOW, 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 _____, 2019

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON JULY 3, 2019. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED.

AARON L. STRINGFELLOW
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6373
EMAIL: AaronL5@wierassociates.com

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S DEDICATION

STATE OF TEXAS)(
COUNTY OF DALLAS)(

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT GREENVILLE DOUBLE DOWN, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS: LOTS 19A & 21A IN CITY BLOCK 14/6139, GREENVILLE DOUBLE DOWN. AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AND DO HEREBY DEDICATE, IN FEE SIMPLE AND TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON AND DO FURTHER DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED. ALL EASEMENTS DEDICATED BY THIS PLAT SHALL BE OPEN TO, WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES USING OR DESIRING TO USE THE SAME FOR THE PURPOSES DEDICATED. NO BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS ANY EASEMENT DEDICATED BY THIS PLAT. ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE: (1) THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION OR EFFICIENCY OF SUCH UTILITY; AND (2) THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SUCH EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO, ENLARGING, OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THE MAINTENANCE OF PAVING ON UTILITY EASEMENTS AND FIRE LANES IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

IN WITNESS THEREFORE, I HAVE HEREUNTO SET MY HAND THIS THE ____ DAY OF _____, 2019.

GREENVILLE DOUBLE DOWN, LLC

SIGNATURE: _____
NAME: STACY STANDRIDGE
TITLE: 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 APPEARED STACY STANDRIDGE, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

LIEN HOLDER'S SUBORDINATION AGREEMENT

THE LIEN HOLDER OR MORTGAGEE CONCURS WITH THE OWNER'S CERTIFICATE AND AGREES TO SUBORDINATE ITS INTERESTS TO THE PROVISIONS OF THE OWNER'S DEDICATION.

LIEN HOLDER: GREAT SOUTHERN BANK

BY: _____
NAME: TIMOTHY C. YOUNG
TITLE: VICE 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 APPEARED TIMOTHY C. YOUNG, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FLOODWAY EASEMENT STATEMENT

THE EXISTING WATER COURSES, CREEK OR CREEKS DESCRIBED AS FLOODWAY EASEMENT TRAVERSING ALONG BLOCK 14/6139 WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES IN BLOCK 14/6139. THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID WATERCOURSES, CREEK OR CREEKS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION IN THE FLOODWAY EASEMENT.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE FLOODWAY EASEMENTS, AS HEREINAFTER DEFINED IN BLOCK 14/6139, UNLESS APPROVED BY THE CHIEF ENGINEER OF DEVELOPMENT SERVICES; 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 SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF DALLAS SHALL HAVE THE RIGHT TO ENTER UPON THE FLOODWAY EASEMENT 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 NATURAL DRAINAGE CHANNELS AND WATERCOURSES THROUGH BLOCK 14/6139, AS IN THE CASE OF ALL NATURAL CHANNELS ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY OF DALLAS SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES WITHIN THE FLOODWAY EASEMENT.

THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT IS SHOWN BY THE FLOODWAY EASEMENT LINE AS SHOWN ON THE PLAT.

FLOODWAY MARKER MONUMENTS SHALL BE INSTALLED, DELINEATING THE PROPOSED FLOODWAY EASEMENT LINE, PRIOR TO FILING OF PLAT, ALONG ALL REAR OR SIDE LOT LINES THAT ARE ADJACENT TO THE CREEK AS PER CITY OF DALLAS DRAWING 424-109. THE SURVEYOR SHALL PROVIDE SIGNED AND SEALED DOCUMENTATION THAT THE FLOODWAY MARKER MONUMENTS HAVE BEEN INSTALLED PRIOR TO FILING THE FINAL PLAT.

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PRELIMINARY PLAT
GREENVILLE DOUBLE-DOWN

LOTS 19A & 21A, BLOCK 14/6139
BEING A REPLAT OF A PART OF TRACT NO. 19, PLAT NO. 3, SUBDIVISION OF LOT NO. 14, SHELBY SUBURBAN HEIGHTS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOL. 1751, PG. 372, D.R.D.C.T. AND OF LOT 21, BLOCK 14/6139, GUY VINCE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOL. 87090, PG. 2176, D.R.D.C.T., LOCATED IN THE NEAL MCCRANEY SURVEY, ABSTRACT NO. 996, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-251

WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

OWNER
GREENVILLE DOUBLE DOWN, LLC
15640 QUORUM DR
ADDISON, TX 75001
CONTACT: TOMMY CROWELL
PH: (214) 363-1998
EMAIL: TC@STANDRIDGE-CO.COM

ENGINEER / SURVEYOR
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2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: AARON L. STRINGFELLOW, R.P.L.S.
PH: (817) 467-7700
FAX: (817) 467-7713