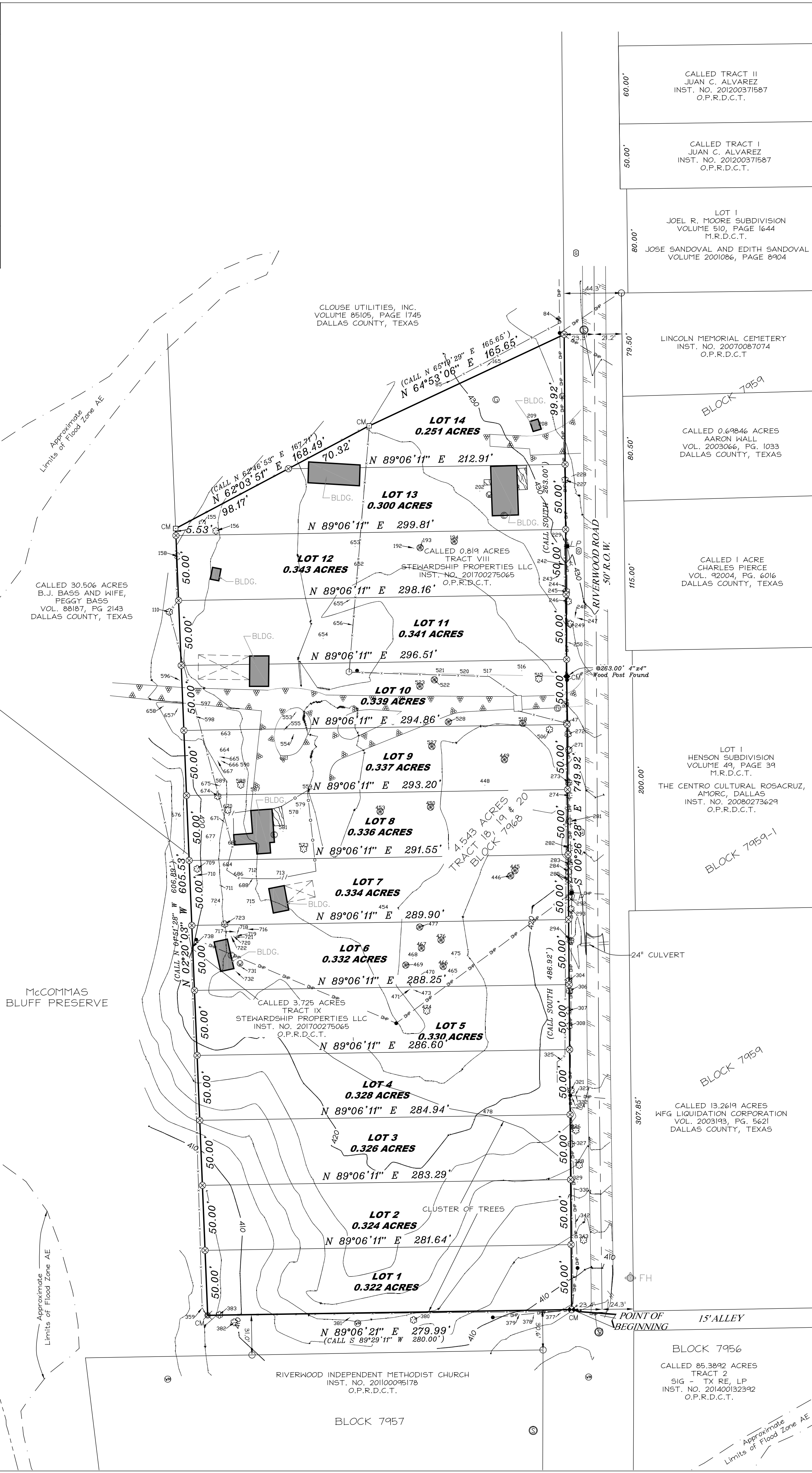


- NOTES:
- Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
 - Lot to lot drainage is not permitted without city of Dallas paving and drainage engineering section approval.
 - The purpose of this plat is to create a 14 Lot subdivision from a 4.543 acre metes and bounds tract.
 - No easement record search was made by this office concerning this property.
 - The property is shown as being located within Zone X by Flood Insurance Rate Map No. 48113C0505J, dated August 23, 2001. It is shown as not being located in a special flood hazard area inundated by 100-year flood.
 - This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at the time of this survey.
 - Contour intervals = 2'
 - All existing structures will be removed.



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THENCE North 62 degrees 03 minutes 51 seconds East, with the North line of said 3.725 acre Tract IX and the South line of said Clouse Tract, a distance of 168.49 feet to a 12 inch wood post found at the Northerly Northeast corner of said 3.725 acre Tract IX and the Northwest corner of said 0.819 acre Tract VIII;

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SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

That I, Wayne Beets, II, 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.

This _____ day of _____, 2019.

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

Wayne Beets, II
Registered Professional Land Surveyor No. 6039

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COUNTY OF DALLAS

That I, Wayne Beets, II, 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.

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LEGEND

CM CONTROLLING MONUMENT	⊗ GAS METER
⊗ 60D NAIL FOUND	← GUY WIRE
⊗ RAILROAD SPIKE FOUND	L.P. LIGHT POLE
⊗ 1/2" IRON ROD FOUND	⊗ ELECTRIC METER
⊗ 1/2" IRON ROD SET (BY-LINE)	⊗ WATER METER
⊗ 5/8" IRON PIPE FOUND	⊗ GAS PIPELINE SIGN
⊗ PK NAIL FOUND	⊗ SANITARY SEWER MANHOLE
⊗ 12" WOOD POST FOUND	⊗ WATER VALVE
⊗ 4"x4" WOOD POST FOUND	⊗ FH FIRE HYDRANT
⊗ ASPHALT	• POWER POLE
⊗ GRAVEL	○ OAK TREE
⊗ WOOD FENCE	⊗ PECAN TREE
⊗ CHAINLINK FENCE	⊗ ELM TREE
⊗ BARB WIRE FENCE	⊗ CEDAR TREE
⊗ OVERHEAD ELECTRIC	⊗ HACK TREE
	x UNKNOWN TREE

OWNER/DEVELOPER - STEWARDSHIP PROPERTIES
CONTACT - ROBERT GARCIA
805 #5 RIVERWOOD ROAD, DALLAS, TX 75217
PHONE NUMBER: (214) 899-4595

PROJECT NAME:
PRELIMINARY PLAT OF THE STEWARDSHIP ADDITION
ADDRESS: 1111 & 1131 Riverwood Road, Dallas, TX 75217
ACREAGE: 4.543 ACRES
ZONING: R-7.5(A)
PREPARED: 7/3/2019
BY-LINE JOB NO: 2019-399
SCALE: 1" = 50'
TECHNICIAN: TTB

BY-LINE SURVEYING LLC
P.O. Box 834
Emon, TX 75440
Ph: (903) 473-5159
Firm No: 10194233
www.bylinesurveying.com

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