

6410 SOUTHWEST BLVD, STE. 127
FORT WORTH, TX 76109
(817) 534-1805
TBPES REG. NO. 10194220

SUBJECT
LAND ACRES
KCM ENGINEERING
1707 MARKING
DALLAS, TX 75019
(469) 899-0538
TBPES REG. NO. F-20921

DEVELOPER
LENNAR HOMES
STEP 100
AND WIFE, LILY DE MELLO
DUNCANVILLE, TX 75116

OWNER
IGNATIUS DE MELLO
1211 FLATIRON DR
DUNCANVILLE, TX 75116

SEAL OWNER
S.B. RUNYAN
SURVEY A-1199

CALLER 0.101 ACRES
BAURLEO GUEREA
AND WIFE,
VOL. 2001055, PG. 2107
D.R.D.C.T.

CALLER 20.0 ACRES
MR. JUANES PULIDO
DEBY DEED OF TRUST
VOL. 97101, PG. 1932
D.R.D.C.T.

CALLER 10.0 ACRES
MR. JUANES PULIDO
DEBY DEED OF TRUST
VOL. 97101, PG. 1932
D.R.D.C.T.

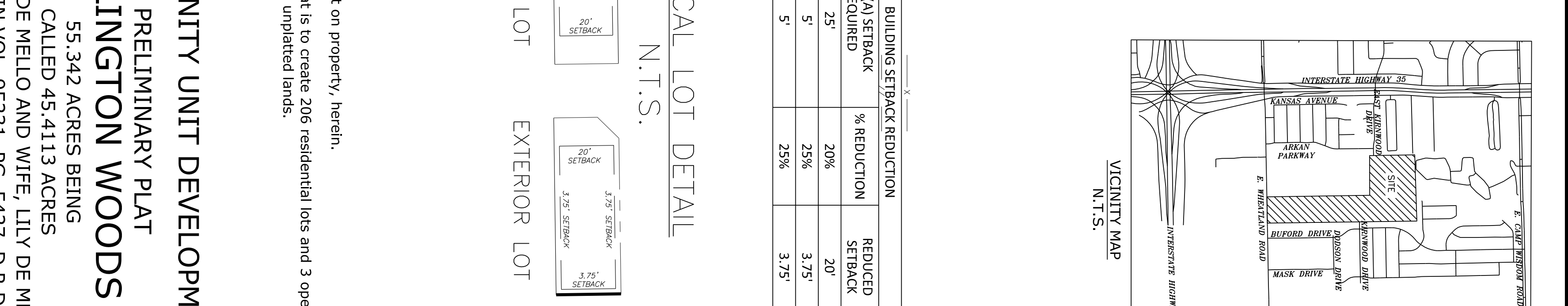
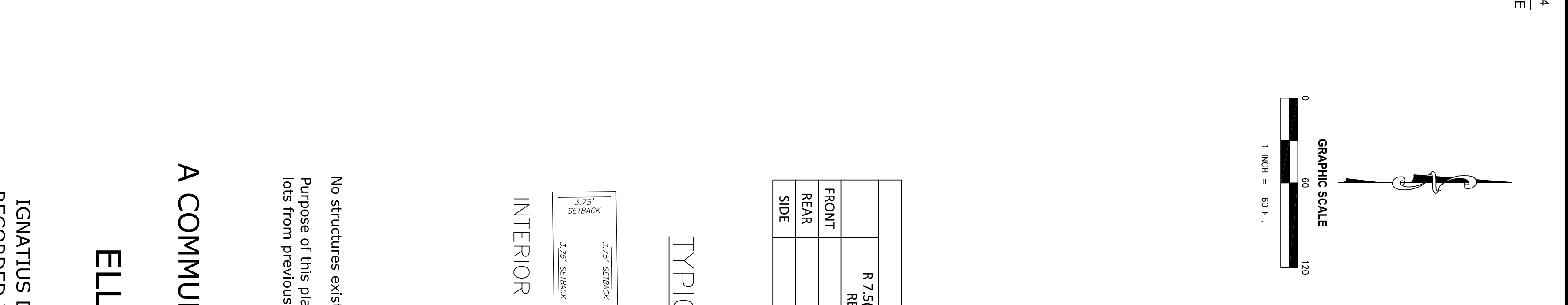
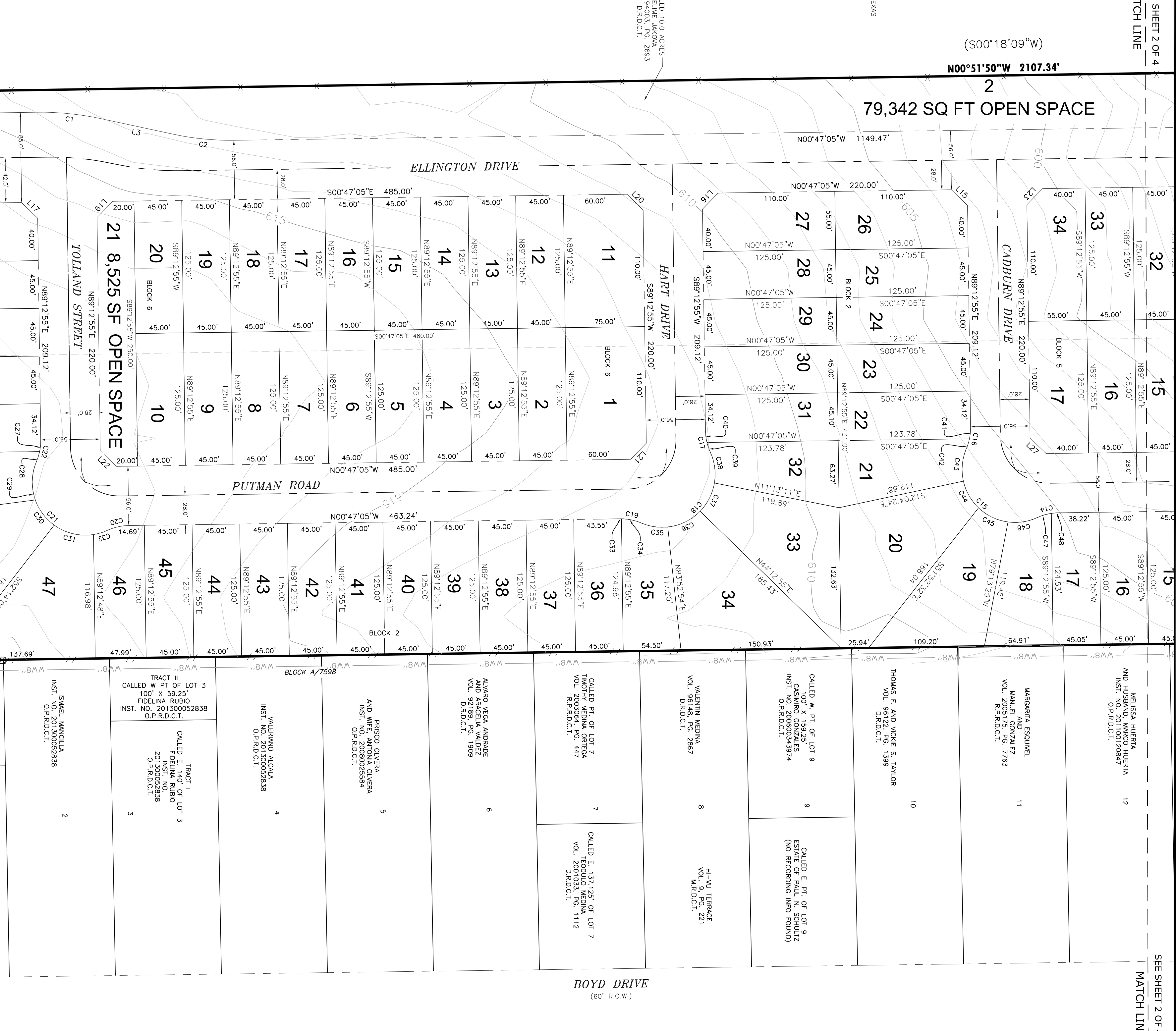
CALLER 1.100' OF LOT 1
ISMAEL AGUIRRE SANCHEZ
& MA DEL ROSARIO SANCHEZ
VOL. 97101, PG. 1932
D.R.D.C.T.

CALLER 1.100' OF LOT 1
JOSE LUIS JIMENEZ RAMIREZ
& MA DEL ROSARIO SANCHEZ
VOL. 97101, PG. 1932
D.R.D.C.T.

LINE TABLE table with columns: LINE, DIRECTION, LENGTH

CURVE TABLE table with columns: CURVE, LENGTH, RADII, CHORD BEARING, CHORD LENGTH

LEGEND / ABBREVIATIONS section listing symbols for easement line, building line, etc.



BUILDING SETBACK REDUCTION table showing front, rear, and side setbacks and required percentage reduction.

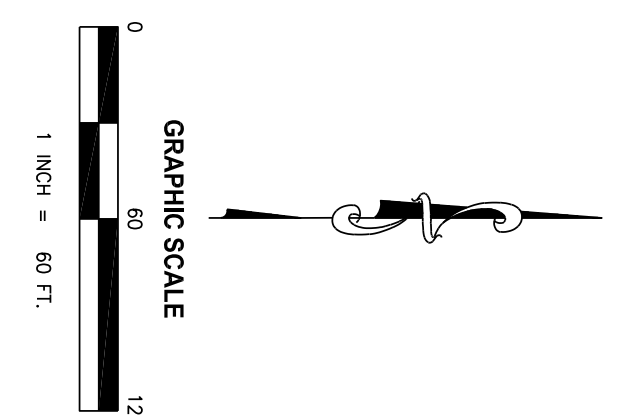
LANDPOINT INC. logo and contact information including address and phone number.

A COMMUNITY UNIT DEVELOPMENT
PRELIMINARY PLAT
ELLINGTON WOODS
55.342 ACRES BEING
CALLED 45.4113 ACRES
IGNATIUS DE MELLO AND WIFE, LILY DE MELLO
RECORDED IN VOL. 95231, PG. 5427, D.R.D.C.T.,
AND
CALLED 10.0 ACRES
SELIME JAKOVA
RECORDED IN VOL. 94003, PG. 2693, D.R.D.C.T.,
IN THE MORRIS FERRIS SURVEY, A-460
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S201-698
CITY ENGINEER FILE NO.
JULY 08, 2021

SEE SHEET 3 OF 4 MATCH LINE



MATCH LINE SEE SHEET 1 OF 4



LEGEND / ABBREVIATIONS

- ABSTRACT LINE
- ADJACENT LOT
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- BUILDING FOOTPRINT
- EASEMENT LINE
- DRIVE
- GROUND
- WIRE FENCE
- CHAINLINK FENCE
- WOOD FENCE
- IRON ROD FOUND
- IRON PIPE FOUND
- SANITARY MANHOLE
- BRICK/PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T.
- DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.T.C.T.
- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON PIPE FOUND

- GENERAL NOTES
1. The surveyor has not obstructed the site. This survey relies on the title search from the Public Map, Indemnities, LLC (NSI, NO. 20160003388, O.P.R.D.C.T.).
 2. The surveyor has not obstructed the site. This survey relies on the title search from the Public Map, Indemnities, LLC (NSI, NO. 20160003388, O.P.R.D.C.T.).
 3. Easements are based on MND 88 - Grid 18 and are referenced to Dallas Water Utilities (DWU) Benchmark 64-1-15 as described below.
 4. All 'CHS' are 5/8-inch iron rod with plastic cap stamped 'Landpoint' unless otherwise noted.
 5. This original work is protected under copyright laws. Title 17 United States Code Sections 101 and 102 consider 'copyright' to be the right of the author of the work. This work has been created, expressed or implied, to copy the survey except as is necessary in connection with the performance of the professional services of the surveyor. Any reproduction of this work without the express written permission of the surveyor is prohibited. The surveyor shall not be held liable for any errors or omissions in this work.

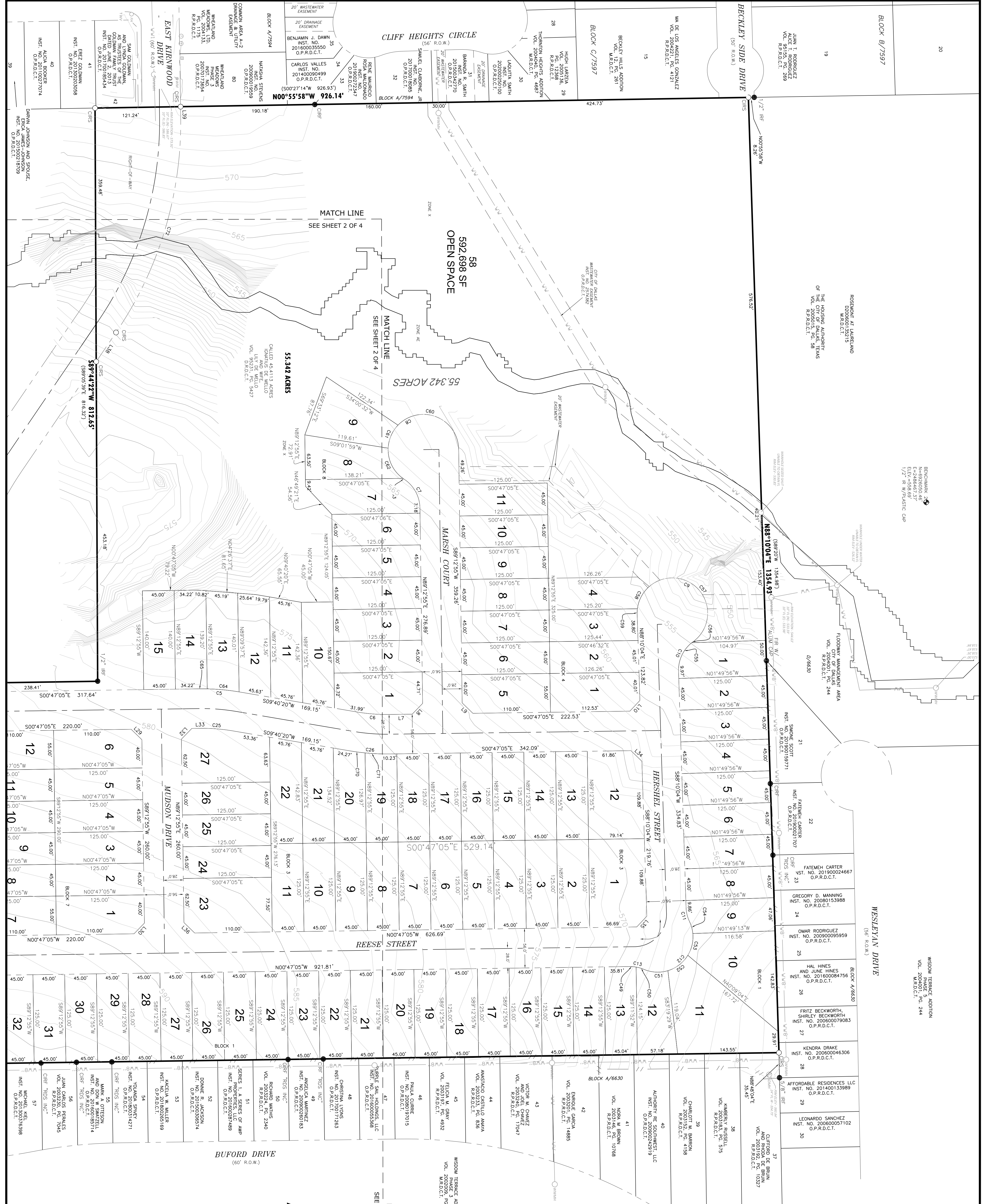
No structures exist on property, herein.
 Purpose of this plat is to create 206 residential lots and 3 open-space lots from previous unplatted lands.

A COMMUNITY UNIT DEVELOPMENT
PRELIMINARY PLAT
ELLINGTON WOODS

55.342 ACRES BEING
 CALLED 45.4113 ACRES
 IGNATIUS DE MELLO AND WIFE, LILY DE MELLO
 RECORDED IN VOL. 95231, PG. 5427, D.R.D.C.T.,
 AND
 CALLED 10.0 ACRES
 SELIME JAKOVA
 RECORDED IN VOL. 94003, PG. 2693, D.R.D.C.T.,
 IN THE MORRIS FERRIS SURVEY, A-460
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NUMBER S201-698
 CITY ENGINEER FILE NO.
 JULY 08, 2021

LANDPOINT
 INC.

6410 SOUTHWEST BLVD, STE 127
 DALLAS, TEXAS 75231
 (817) 554-1805
 www.landpoint.net
 TBPCLS REG. NO. 10784220
 SHEET 2 OF 4



LEGEND / ABBREVIATIONS

- ABSTRACT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- BUILDING LINE
- EXEMPT LINE
- GRAVEL
- WIRE FENCE
- CHAINLINK FENCE
- WOOD FENCE
- IRON ROD FOUND
- IRON PIPE FOUND
- CAPPED IRON ROD SET
- SANDWICH MANHOLE
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- DEED RECORDS, DALLAS COUNTY, TEXAS
- MAP RECORDS, DALLAS COUNTY, TEXAS
- M.P.C.T.
- IRON ROD FOUND
- IRON PIPE FOUND
- IRON PIPE FOUND
- IRON PIPE FOUND
- IRON PIPE FOUND
- IRON PIPE FOUND
- IRON PIPE FOUND
- IRON PIPE FOUND
- IRON PIPE FOUND

GRAPHIC SCALE

0 60 120

1 INCH = 40 FT.

MATCH LINE
SEE SHEET 2 OF 4

55.342 ACRES
592,698 SF
OPEN SPACE

55.342 ACRES
CALLED 45.4113 ACRES
LILY AND WIFE
IGNATIUS DE MELLO
VOL. 95231, PG. 5427
D.R.D.C.T.

PRELIMINARY PLAT
ELLINGTON WOODS
55.342 ACRES BEING
CALLED 45.4113 ACRES
IGNATIUS DE MELLO AND WIFE, LILY DE MELLO
RECORDED IN VOL. 95231, PG. 5427, D.R.D.C.T.,
AND
SELIME JAKOVA
CALLED 10.0 ACRES
RECORDED IN VOL. 94003, PG. 2693, D.R.D.C.T.,
IN THE MORRIS FERRIS SURVEY, A-460
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S201-698
JULY 08, 2021

LANDPOINT INC.
6410 SOUTHWEST BLVD, STE. 127
FORT WORTH, TX 76109
(817) 554-1805
www.landpointinc.com
TRPES: REC: VOL: 95231 PG: 5427
SHEET 3 OF 4

