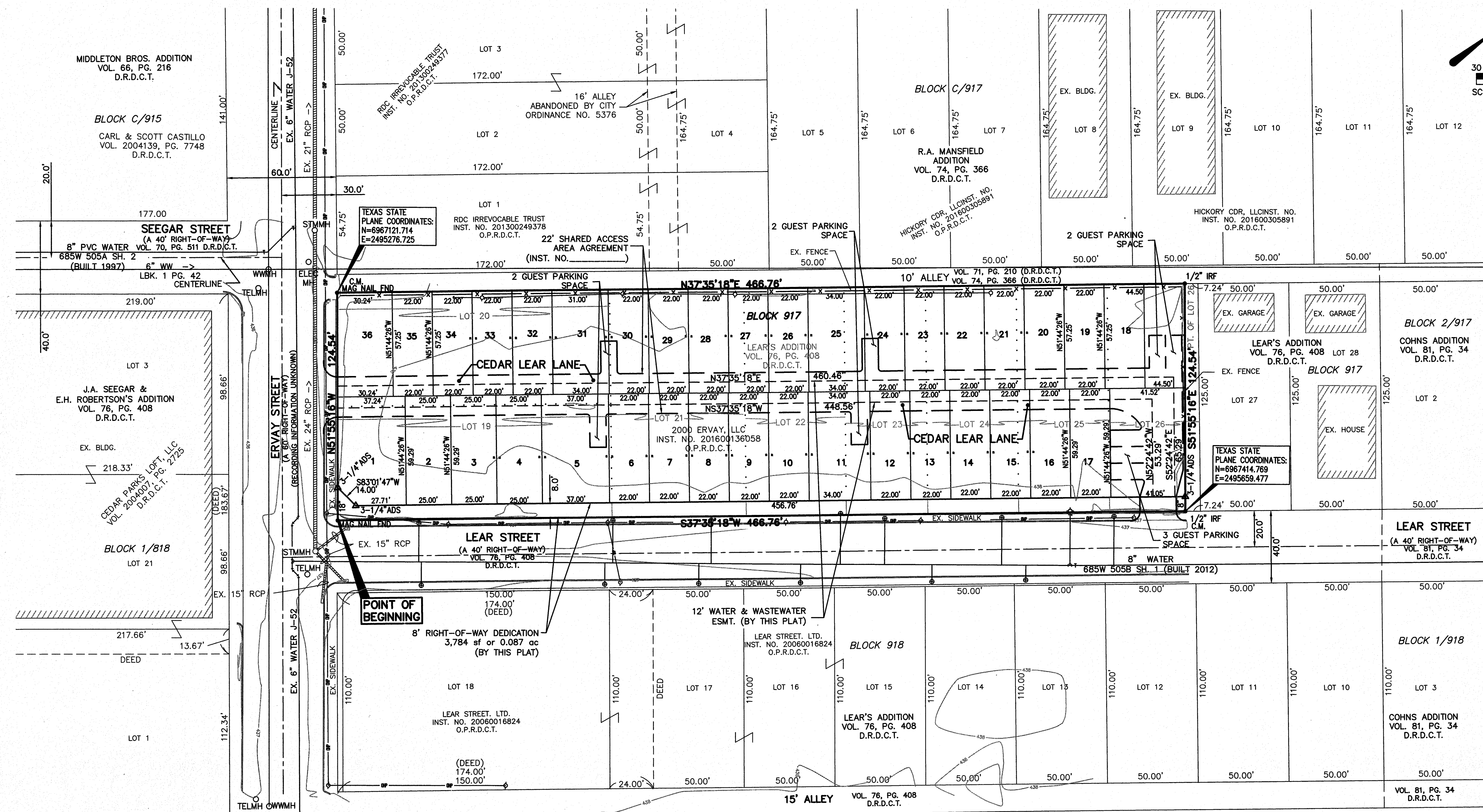


VICINITY MAP
MAPSCO: 45V
NOT TO SCALE



LOT AREAS			
LOT	BLOCK	AREA (sq. ft.)	AREA (ac.)
1	917	2173	0.050
2	917	1482	0.034
3	917	1482	0.034
4	917	1482	0.034
5	917	2194	0.050
6	917	1304	0.029
7	917	1304	0.029
8	917	1304	0.029
9	917	1304	0.029
10	917	1304	0.029
11	917	2016	0.046
12	917	1304	0.030
13	917	1304	0.030
14	917	1304	0.030
15	917	1304	0.030
16	917	1304	0.030
17	917	1304	0.030
18	917	1280	0.029
19	917	1280	0.029
20	917	1280	0.029
21	917	1280	0.029
22	917	1280	0.029
23	917	1280	0.029
24	917	1280	0.029
25	917	1774	0.041
26	917	1280	0.029
27	917	1280	0.029
28	917	1280	0.029
29	917	1280	0.029
30	917	1280	0.029
31	917	1775	0.041
32	917	1280	0.029
33	917	1280	0.029
34	917	1280	0.029
35	917	1280	0.029
36	917	1745	0.040

Shared Access Area Easement Statement

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction 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.

GENERAL NOTES:

- No lot-to-lot drainage will be permitted without Engineering Section approval.
- The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2011)
- The purpose of this plat is to establish 38 single family lots within a shared access area.
- No existing structures on property.
- Coordinates shown are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.

LEGEND	
—	Boundary Line
- - - -	Adjacent Lot/Right-of-way Line
- - - -	Ownership Line
- - - -	Existing Easement
PG.	Page
VOL.	Volume
Δ 3-1/4" ADS	3-1/4" Aluminum Disk Set Stamped, "THE CEDARS, 5867"
o IRF	Iron Rod Found
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
D.R.D.C.T.	Deed Records, Dallas County, Texas
FND	Found
INST. NO.	Instrument Number
-Z-	Land Hook
SF	Square Feet
AC	Acres

PRELIMINARY PLAT
THE CEDARS
Lot 1-36, Block 917
1.335 ACRES
A SHARED ACCESS DEVELOPMENT
BEING A REPLAT OF
Lots 19-25, and Part of Lot 26, Block 917
LEAR'S ADDITION
OUT OF THE
JOHN GRIGS SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-071

Lloyd Denman, P.E.
Chief Engineer of Department of Sustainable Development and Construction

OWNER:
2000 ERVAY, LLC
5706 MOCKINGBIRD LANE STE. #115-382
DALLAS, TEXAS 75206
CONTACT: MIKE SMITH
(972) 313-0733

DECEMBER 2016 SHEET 1 OF 2
VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2016-089