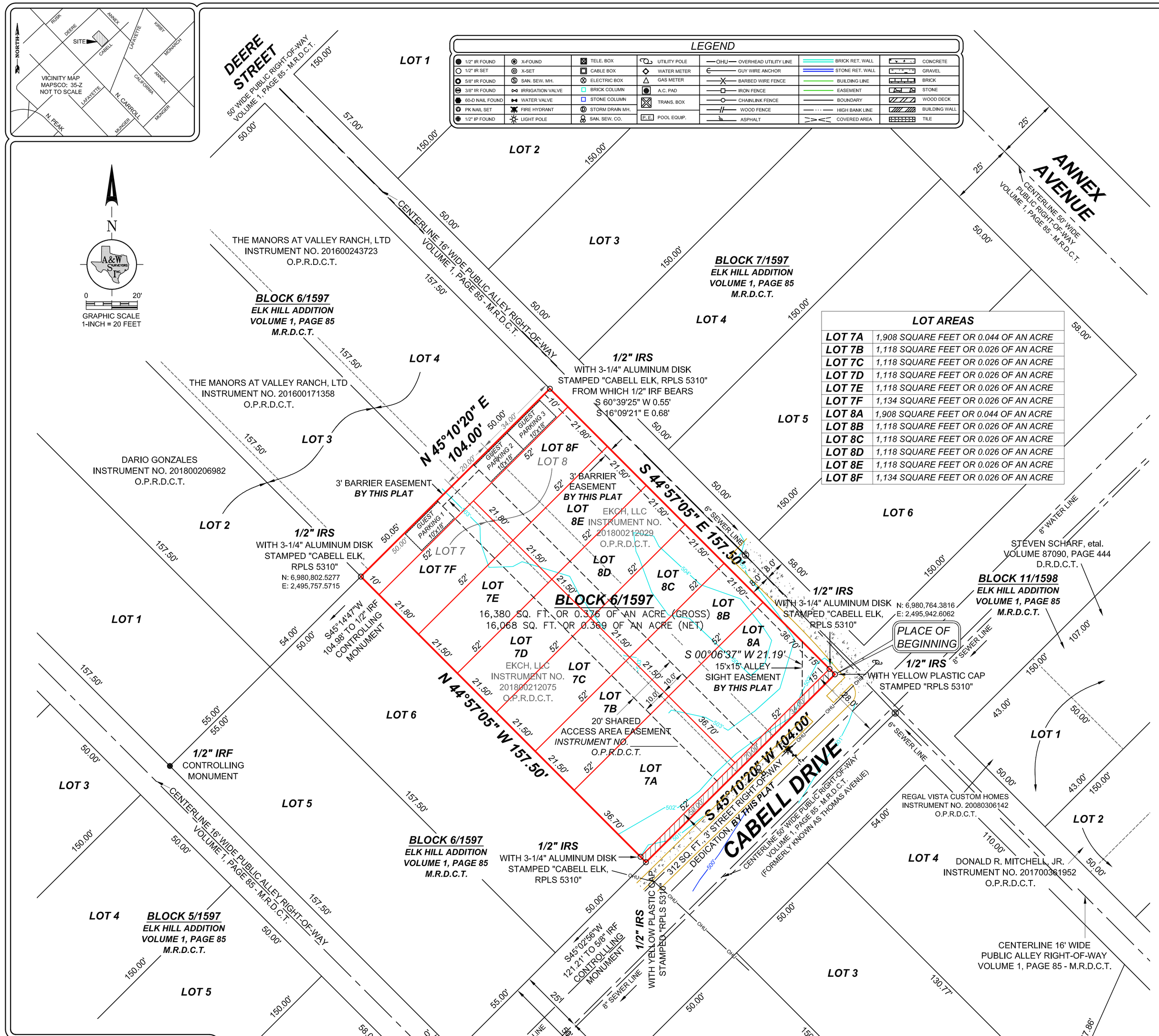


## LEGEND

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1/2" IR FOUND | X-FOUND | TELE. BOX | UTILITY POLE | OHU OVERHEAD UTILITY LINE | BRICK RET. WALL | CONCRETE |
| 1/2" IR SET | X-SET | CABLE BOX | WATER METER | GUY WIRE ANCHOR | STONE RET. WALL | GRAVEL |
| 5/8" IR FOUND | SAN. SEW. MH. | ELECTRIC BOX | GAS METER | BARBED WIRE FENCE | BUILDING LINE | BRICK |
| 3/8" IR FOUND | IRRIGATION VALVE | BRICK COLUMN | A.C. PAD | IRON FENCE | EASEMENT | STONE |
| 60-D NAIL FOUND | WATER VALVE | STONE COLUMN | TRANS. BOX | CHAINLINK FENCE | BOUNDARY | WOOD DECK |
| PK NAIL SET | FIRE HYDRANT | STORM DRAIN MH. | | WOOD FENCE | HIGH BANK LINE | BUILDING WALL |
| 1/2" IP FOUND | LIGHT POLE | SAN. SEW. CO. | P.E. POOL EQUIP. | ASPHALT | COVERED AREA | TILE |

## LOT AREAS

| | |
|---|---|
| LOT 7A | 1,908 SQUARE FEET OR 0.044 OF AN ACRE |
| LOT 7B | 1,118 SQUARE FEET OR 0.026 OF AN ACRE |
| LOT 7C | 1,118 SQUARE FEET OR 0.026 OF AN ACRE |
| LOT 7D | 1,118 SQUARE FEET OR 0.026 OF AN ACRE |
| LOT 7E | 1,118 SQUARE FEET OR 0.026 OF AN ACRE |
| LOT 7F | 1,134 SQUARE FEET OR 0.026 OF AN ACRE |
| LOT 8A | 1,908 SQUARE FEET OR 0.044 OF AN ACRE |
| LOT 8B | 1,118 SQUARE FEET OR 0.026 OF AN ACRE |
| LOT 8C | 1,118 SQUARE FEET OR 0.026 OF AN ACRE |
| LOT 8D | 1,118 SQUARE FEET OR 0.026 OF AN ACRE |
| LOT 8E | 1,118 SQUARE FEET OR 0.026 OF AN ACRE |
| LOT 8F | 1,134 SQUARE FEET OR 0.026 OF AN ACRE |

## GENERAL NOTES

1. ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310", EXCEPT AS NOTED.
2. ALL COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. BASIS OF BEARING DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO DEVELOP TWELVE (12) SHARED ACCESS LOTS FROM TWO PLATTED LOTS.
6. THERE ARE NO TREES ON SUBJECT PROPERTY.
7. ALL STRUCTURES HAVE BEEN REMOVED.

## OWNER'S CERTIFICATE

*STATE OF TEXAS*
*COUNTY OF DALLAS*

WHEREAS EKCH, LLC is the sole owner of two tracts of land located in the J. GRIGSBY SURVEY, Abstract No. 495, City of Dallas, Dallas County, Texas, and being Lot 7 and Lot 8, Block 6/1597, of Elk Hill Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 85, Map Records, Dallas County, Texas, Lot 7 and the Southwest portion of Lot 8 being described in General Warranty Deed to EKCH, LLC, recorded in Instrument No. 201800212075, Official Public Records, Dallas County, Texas, the Northeast portion of Lot 8 being described in General Warranty Deed to EKCH, LLC, recorded in Instrument No. 201800212029, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the Northwest line of Cabell Drive, a 50' wide public right-of-way, at the Southwest line of a 16' wide public alley right-of-way, same being the East corner of said Lot 8;

Thence South 45°10'20" West, along said Northwest line of Cabell Drive, a distance of 104.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the South common corner of Lot 6 of said Elk Hill Addition and said Lot 7;

Thence North 44°57'05" West, a distance of 157.50' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped CABELL ELK, RPLS 5310" set in the Southeast line of Lot 2 and that portion of Lot 3 of said Elk Hill Addition described in deed to Dario Gonzales, recorded In Instrument No. 201800206982, Official Public Records, Dallas County, Texas;

Thence North 45°10'20" East, a distance of 104.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped CABELL ELK, RPLS 5310" set in said Southwest line of said 16' alley right-of-way, at the North common corner of Lot 4 of said Elk Hill Addition and said Lot 8;

Thence South 44°57'05" East, along said Southwest line of alley, a distance of 157.50' to the PLACE OF BEGINNING and containing 16,380 square feet or 0.376 of an acre of land

## SURVEYOR'S CERTIFICATE

*STATE OF TEXAS*
*COUNTY OF DALLAS*

I, John S. Turner, 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

*PRELIMINARY, RELEASED 09-16-2019 FOR REVIEW PURPOSES ONLY.*
*THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.*

_____
John S. Turner
Texas Registered Professional Land Surveyor No. 5310

*STATE OF TEXAS*
*COUNTY OF DALLAS*

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared John S. Turner, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

_____
Notary Public in and for the State of Texas
My commission expires: _____

## OWNER'S DEDICATION

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That EKCH, LLC, acting by and through their authorized agent, Hamed Balazadah does hereby adopt this plat, designating the herein described property as ***CABELL ELK,*** 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 and upon 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 Dallas, Texas, this the ____day of _____, 2019 .

EKCH, LLC

_____
Hamed Balazadah
Manager

*STATE OF TEXAS*
*COUNTY OF DALLAS*

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Hamed Balazadah, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ 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 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.

LLOYD DENMAN, P.E.
CHIEF ENGINEER OF DEPARTMENT OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION

**SHARED ACCESS DEVELOPMENT**


A&W SURVEYORS, INC.
*Professional Land Surveyors*
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM


~ PROPERTY ADDRESS: 4527-4529 Cabell Drive ~

Owner: EKCH, LLC
~ 8140 Walnut Hill Lane, Ste. 505, Dallas, TX 75231 ~
~ 972-534-2100 ~

| Job No. 18-1654 | Drawn by: 543 | Date:09-16-2019 | Revised: |
|---|---|---|---|

"A professional company operating in your best interest"

***PRELIMINARY PLAT***

# CABELL ELK

***LOTS 7A THRU 7F AND 8A THRU 8F, BLOCK 6/1597***

BEING A REPLAT OF
LOT 7 AND LOT 8, BLOCK 6/1597, OF ELK HILL ADDITION
BEING OUT OF THE J. GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-318
CITY ENGINEERING PLAN FILE 311T____