

LOT TABLE			
LOT	BLOCK	SQ. FT.	ACRES
1A	B/3431	1792	0.041
1B	B/3431	1356	0.031
1C	B/3431	1356	0.031
1D	B/3431	1356	0.031
1E	B/3431	1609	0.037
2A	B/3431	1760	0.040
2B	B/3431	1384	0.032
2C	B/3431	1384	0.032
2D	B/3431	1384	0.032
2E	B/3431	1384	0.032
2F	B/3431	1669	0.038

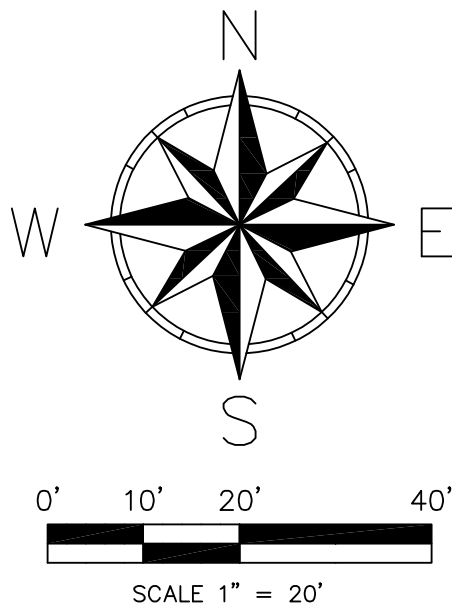
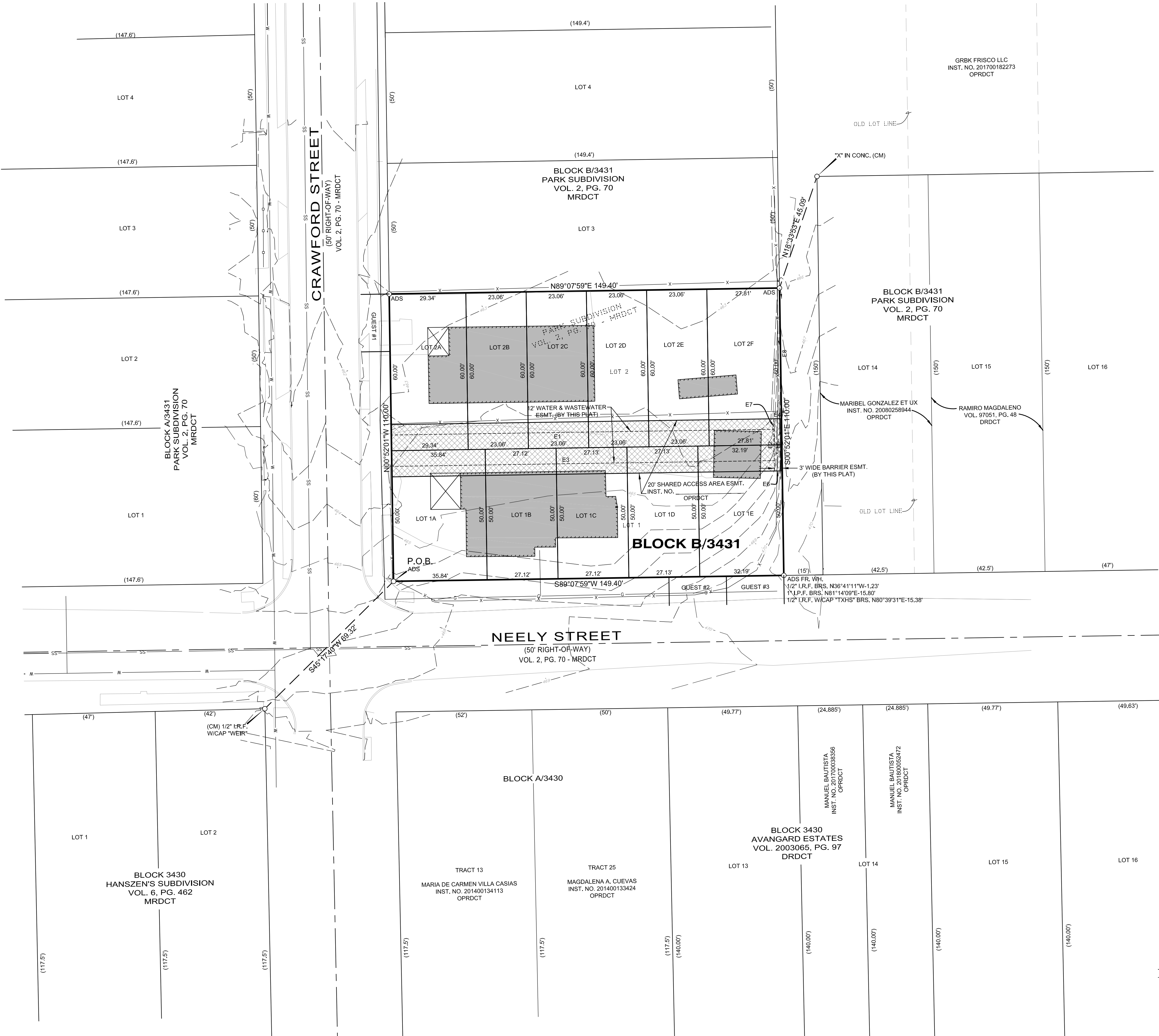
LEGEND

O	MONUMENT (AS NOTED)
ADS	1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC SET STAMPED "SAVANNAH RPLS 6570"
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(CM)	CONTROLLING MONUMENT
(XXXXX)	RECORD DISTANCE
VOL.	VOLUME
PG.	PAGE
INST. NO.	FORMERLY KNOWN AS INSTRUMENT NUMBER
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
ADDN	ADDITION
ESMT.	EASEMENT
VAR	VARIABLE
ELEC.	ELECTRIC
AC.	ACRES
SQ. FT.	SQUARE FEET
FND.	FOUND
(XXXXXX)	LIMITS OF SHARED ACCESS AREA EASEMENT
(XXXXXX)	EXISTING BUILDING (TO BE REMOVED)

OWNERSHIP TABLE		RECORDING INFORMATION
LOT BLOCK	OWNER	
1 B/3431	VICENTE A. CENDEJAS	VOL. 94161, PG. 2715 DRDCT
2 B/3431	HUMBERTO CARLOS ROJAS AND ROSA ELENA ROJAS	VOL. 91113, PG. 4571 DRDCT

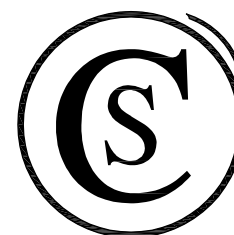
GENERAL NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 11 RESIDENTIAL LOTS.
4. ALL COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
5. ALL EXISTING BUILDINGS/STRUCTURES TO BE REMOVED
6. THIS DEVELOPMENT IS RESTRICTED TO SINGLE FAMILY DWELLINGS ONLY.
7. ACCORDING TO MAP NO. 48113C0340J, DATED AUGUST 23, 2001 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



LINE TABLE		
LINE	BEARING	LENGTH
E1	S89°07'59"W	146.40'
E2	N0°52'01"W	12.00'
E3	N89°07'59"E	146.40'
E4	N89°07'59"E	3.00'
E5	S0°52'01"E	20.00'
E6	S89°07'59"W	3.00'
E7	N0°52'01"W	20.00'

**PRELIMINARY PLAT
SAVANNAH AHC ADDITION
LOTS 1A THROUGH 1E AND
LOTS 2A THROUGH 2F
BLOCK B/3431
0.377 ACRES / 16,434 SQUARE FEET
BEING A REPLAT OF ALL OF
LOTS 1 & 2, BLOCK B/3431
PARK SUBDIVISION
ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S178-331
ENGINEERING PLAN NO. 311T-XXXX**



O'NEAL SURVEYING CO.
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DALLAS, TX 75204
(903) 708-2891
TBPLS FIRM # 10194132
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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, VICENTE A. CENDEJAS AND HUMBERTO CARLOS ROJAS AND ROSA ELENA ROJAS ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE ELIZABETH ROBERTSON SURVEY, ABSTRACT NUMBER 1211, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF LOTS 1 AND 2, BLOCK B/3431 OF PARK SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS BY PLAT THEREOF RECORDED IN VOLUME 2, PAGE 70, MAP RECORDS, DALLAS COUNTY, TEXAS (MRDCT) AS CONVEYED TO VICENTE A. CENDEJAS BY GENERAL WARRANTY DEED RECORDED IN VOLUME 94161, PAGE 2715, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT) AND TO HUMBERTO CARLOS ROJAS AND ROSA ELENA ROJAS BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 91113, PAGE 4571, (DRDCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH ALUMINUM DISC STAMPED "SAVANNAH AHC RPLS 6570" SET AT THE INTERSECTION OF THE NORTH LINE OF NEELY STREET (50' RIGHT-OF-WAY) AND THE EAST LINE OF CRAWFORD STREET (50' RIGHT-OF-WAY) AND BEING AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED LOT 1, BLOCK B/3431, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "WEIR" FOUND AT THE INTERSECTION OF THE SOUTH LINE OF NEELY STREET AND THE WEST LINE OF CRAWFORD STREET, AND BEING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 3430, HANSZEN'S SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS BY PLAT THEREOF RECORDED IN VOLUME 6, PAGE 462, (MRDCT) BEARS SOUTH 45 DEGREES 17 MINUTES 40 SECONDS WEST, A DISTANCE OF 69.32 FEET;

THENCE NORTH 00 DEGREES 52 MINUTES 01 SECONDS WEST, ALONG THE EAST LINE OF CRAWFORD STREET, A DISTANCE OF 110.00 FEET TO A 1/2" IRON ROD WITH ALUMINUM DISC STAMPED "SAVANNAH AHC RPLS 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED LOT 2, BLOCK B/3431, SAME BEING THE SOUTHWEST CORNER OF LOT 3, BLOCK B/3431 OF THE ABOVE DESCRIBED PARK SUBDIVISION;

THENCE NORTH 89 DEGREES 07 MINUTES 59 SECONDS EAST, A DISTANCE OF 149.40 FEET TO A 1/2" IRON ROD WITH ALUMINUM DISC STAMPED "SAVANNAH AHC RPLS 6570" SET IN THE WEST LINE OF THE GRBK FRISCO LLC TRACT AS DESCRIBED IN INSTRUMENT NUMBER 201700182273, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT) AT THE NORTHEAST CORNER OF SAID LOT 2, BLOCK B/3431 AND THE COMMON SOUTHEAST CORNER OF THE ABOVE MENTIONED LOT 3, BLOCK B/3431 AND BEING IN THE WEST LINE OF LOT 14, BLOCK B/3431 OF SAID PARK SUBDIVISION, FROM WHICH AN "X" FOUND CUT IN CONCRETE AT AN INTERIOR CORNER OF THE JUST MENTIONED GRBK FRISCO TRACT, SAME BEING THE NORTHWEST CORNER OF THE MARIBEL GONZALEZ ET UX TRACT AS DESCRIBED IN INSTRUMENT NUMBER 20080258944, (OPRDCT) BEARS NORTH 18 DEGREES 33 MINUTES 53 SECONDS EAST, A DISTANCE OF 45.09 FEET;

THENCE SOUTH 00 DEGREES 52 MINUTES 01 SECONDS EAST, A DISTANCE OF 110.00 FEET TO A 1/2" IRON ROD WITH ALUMINUM DISC STAMPED "SAVANNAH AHC RPLS 6570" SET IN THE NORTH LINE OF NEELY STREET AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK B/3431 AND THE SOUTHWEST CORNER OF SAID GRBK FRISCO TRACT, SAME BEING THE SOUTHWEST CORNER OF THE ABOVE MENTIONED LOT 14, BLOCK B/3431, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 36 DEGREES 41 MINUTES 11 SECONDS WEST, A DISTANCE OF 1.23 FEET, A 1" IRON PIPE FOUND BEARS NORTH 81 DEGREES 14 MINUTES 09 SECONDS EAST, A DISTANCE OF 15.80 FEET AND A 1/2" IRON ROD WITH CAP STAMPED "TXHS" FOUND BEARS NORTH 80 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF 15.38 FEET;

THENCE SOUTH 89 DEGREES 07 MINUTES 59 SECONDS WEST, ALONG THE NORTH LINE OF NEELY STREET AND THE COMMON SOUTH LINE OF SAID LOT 1, BLOCK B/3431, A DISTANCE OF 149.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.377 ACRES (16,434 SQUARE FEET) OF LAND, MORE OR LESS.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT <OWNER NAMES> DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS <ADDITION NAME> 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 THIS _____ DAY OF _____, 2018.

OWNER

NAME
TITLE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____
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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF _____

SURVEYOR'S STATEMENT

I, DANIEL CHASE O'NEAL, 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 _____, 2018.

"PRELIMINARY, THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE."

DANIEL CHASE O'NEAL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL CHASE O'NEAL,
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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF _____

SHARED ACCESS AREA EASEMENT STATEMENT

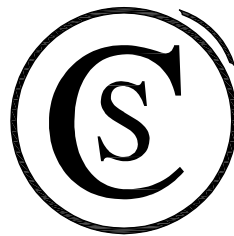
THIS PLAT IS APPROVED BY THE CHIEF ENGINEER OF THE DEPARTMENT OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION OF THE CITY OF DALLAS AND ACCEPTED BY THE OWNER, SUBJECT TO THE FOLLOWING CONDITIONS, WHICH SHALL BE BINDING UPON THE OWNER, HIS HEIRS, GRANTEES AND ASSIGNS:

THE SHARED ACCESS AREA AS DESIGNATED WITHIN THE LIMITS OF THIS ADDITION WILL BE MAINTAINED BY A HOMEOWNERS 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. CFM
CHIEF ENGINEER OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION

PRELIMINARY PLAT
SAVANNAH AHC ADDITION
LOTS 1A THROUGH 1E AND
LOTS 2A THROUGH 2F
BLOCK B/3431

0.377 ACRES / 16,434 SQUARE FEET
BEING A REPLAT OF ALL OF
LOTS 1 & 2, BLOCK B/3431
PARK SUBDIVISION
ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S178-331
ENGINEERING PLAN NO. 311T-XXXX



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3111 COLE AVE., STE. 103
DALLAS, TX 75204
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OWNER VICENTE A. CENDEJAS 700 N. CRAWFORD STREET DALLAS, TX 75203	ENGINEER URBAN STRUCTURE 8140 WALNUT HILL LANE, STE 905 DALLAS, TX 75204	DEVELOPER SAVANNAH DESIGN 15660 N. DALLAS PARKWAY, STE. 110 DALLAS, TX 75248
OWNER HUMBERTO CARLOS ROJAS AND ROSA ELENA ROJAS 706 N. CRAWFORD STREET DALLAS, TX 75203		