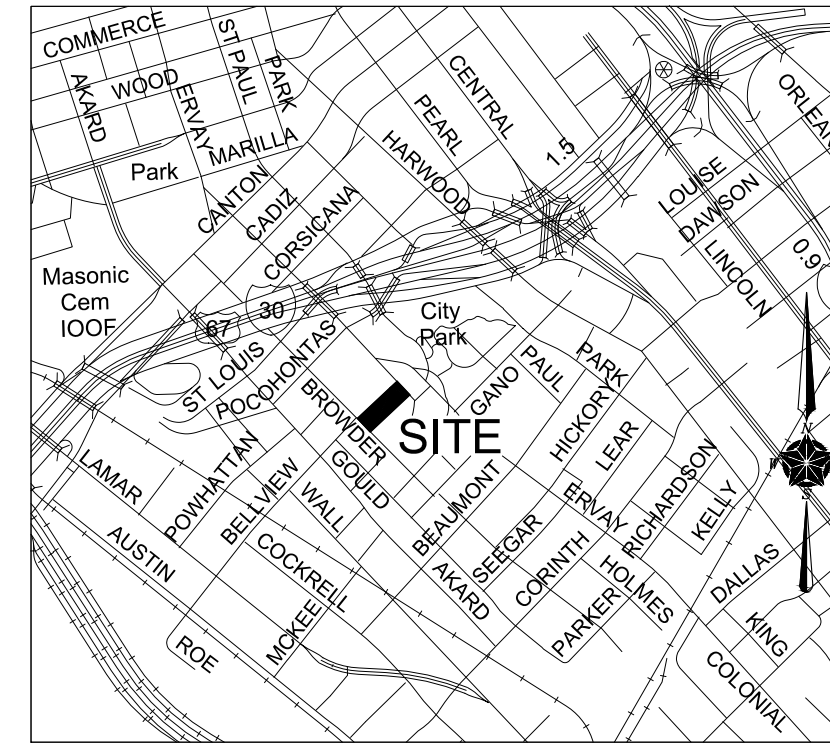


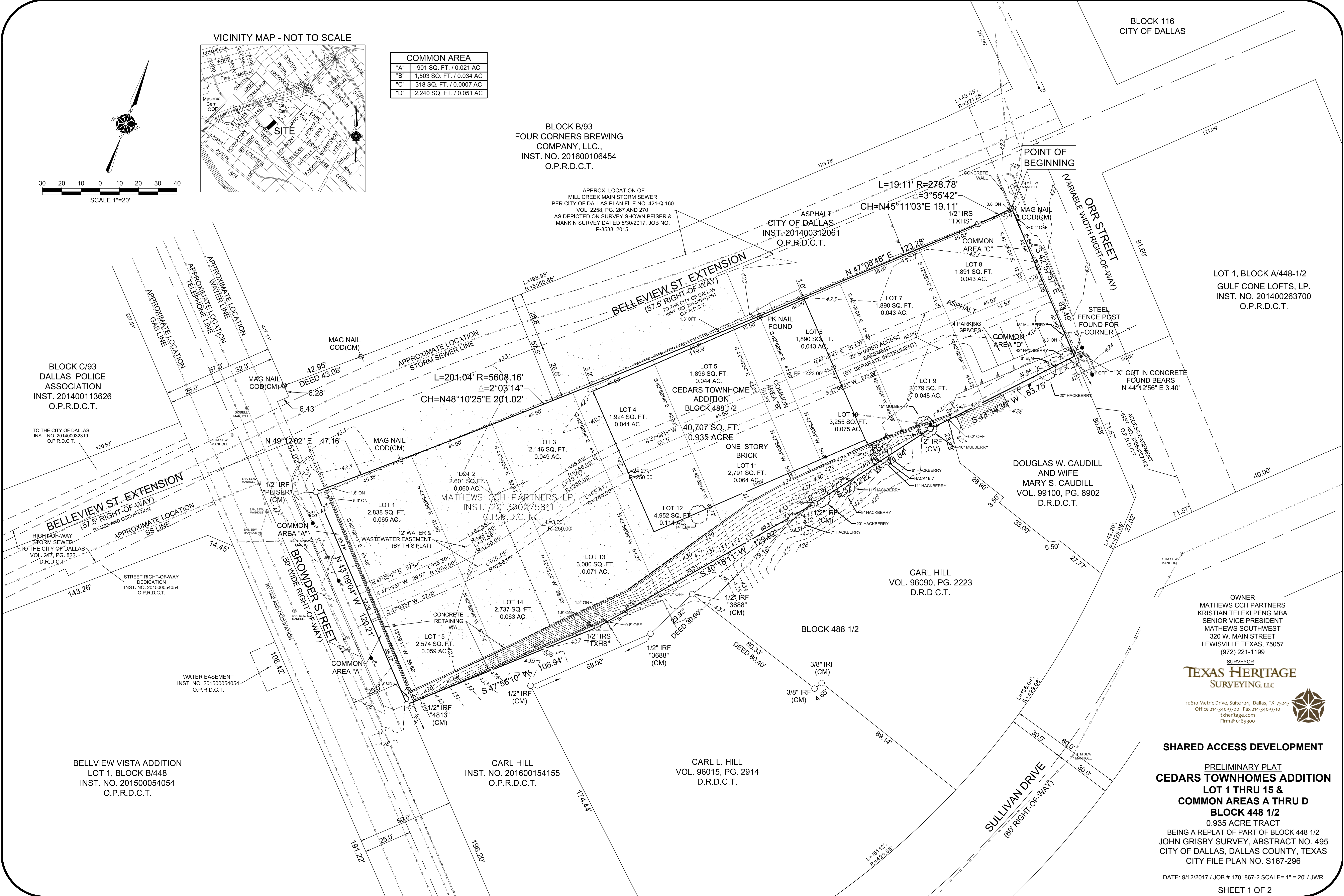
VICINITY MAP - NOT TO SCALE



COMMON AREA	
"A"	901 SQ. FT. / 0.021 AC
"B"	1,503 SQ. FT. / 0.034 AC
"C"	318 SQ. FT. / 0.007 AC
"D"	2,240 SQ. FT. / 0.051 AC

BLOCK B/93
FOUR CORNERS BREWING
COMPANY, LLC.,
INST. NO. 201600106454
O.P.R.D.C.T.

APPROX. LOCATION OF
MILL CREEK MAIN STORM SEWER
PER CITY OF DALLAS PLAN FILE NO. 421-Q 160
VOL. 2259, PG. 267 AND 270.
AS DEPICTED ON SURVEY SHOWN PEISER &
MANKIN SURVEY DATED 5/30/2017, JOB NO.
P-3538_2015.



BLOCK C/93
DALLAS POLICE
ASSOCIATION
INST. 201400113626
O.P.R.D.C.T.

TO THE CITY OF DALLAS
INST. NO. 201400032319
O.P.R.D.C.T.

BELLEVIEW ST. EXTENSION
(57.5' RIGHT-OF-WAY)
BY USE AND OCCUPATION
APPROXIMATE LOCATION
SS LINE

STREET RIGHT-OF-WAY
DEDICATION
INST. NO. 201500054054
O.P.R.D.C.T.

BELLVIEW VISTA ADDITION
LOT 1, BLOCK B/448
INST. NO. 201500054054
O.P.R.D.C.T.

MAG NAIL
COD(CM)

L=201.04' R=5608.16'
Δ=2°03'14"
CH=N48°10'25"E 201.02'

MATHEWS CCH PARTNERS LP,
INST. 201300075811
O.P.R.D.C.T.

CARL HILL
INST. NO. 201600154155
O.P.R.D.C.T.

BELLEVIEW ST. EXTENSION
(57.5' RIGHT-OF-WAY)
TO THE CITY OF DALLAS
INST. NO. 201400312061
O.P.R.D.C.T.

LOT 4
1,924 SQ. FT.
0.044 AC.

LOT 13
3,080 SQ. FT.
0.071 AC.

CARL L. HILL
VOL. 96015, PG. 2914
D.R.D.C.T.

ASPHALT
CITY OF DALLAS
INST. 201400312061
O.P.R.D.C.T.

LOT 5
1,896 SQ. FT.
0.044 AC.

LOT 12
4,952 SQ. FT.
0.114 AC.

BLOCK 488 1/2

CARL HILL
VOL. 96090, PG. 2223
D.R.D.C.T.

L=19.11' R=278.78'
CH=N45°11'03"E 19.11'
Δ=3°55'42"

LOT 7
1,890 SQ. FT.
0.043 AC.

LOT 10
3,255 SQ. FT.
0.075 AC.

DOUGLAS W. CAUDILL
AND WIFE
MARY S. CAUDILL
VOL. 99100, PG. 8902
D.R.D.C.T.

POINT OF
BEGINNING

(VARIABLE WIDTH RIGHT-OF-WAY)
ORR STREET

LOT 1, BLOCK A/448-1/2
GULF CONE LOFTS, LP.
INST. NO. 201400263700
O.P.R.D.C.T.

OWNER
MATHEWS CCH PARTNERS
KRISTIAN TELEKI PENG MBA
SENIOR VICE PRESIDENT
MATHEWS SOUTHWEST
320 W. MAIN STREET
LEWISVILLE TEXAS, 75057
(972) 221-1199

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #0169300



SHARED ACCESS DEVELOPMENT

PRELIMINARY PLAT
CEDARS TOWNHOMES ADDITION
LOT 1 THRU 15 &
COMMON AREAS A THRU D
BLOCK 488 1/2

0.935 ACRE TRACT
BEING A REPLAT OF PART OF BLOCK 488 1/2
JOHN GRISBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S167-296

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Mathews CCH Partners, L.P. a Texas limited partnership is the sole owner of a tract of land situated in the John Grisby Survey, Abstract 495, in the City of Dallas Block No. 448, Dallas County, Texas, and being a portion of tracts of land conveyed to Mathews CCH Partners, L.P. a Texas limited partnership by Special Warranty Deed recorded in Instrument No. 201300075811, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follow:

BEGINNING at a City of Dallas mag nail found lying on the southwesterly right-of-way line of Orr Street (variable width right-of-way) and the southeasterly right-of-way line of Belleview Street Extension (a 57.5 foot right-of-way);

THENCE South 42 degrees 57 minutes 57 seconds East, along the southwesterly right-of-way line of said Orr Street common with the northeasterly line of said Mathews CCH Partners tract, a distance of 83.49 feet to a steel fence post found for the easterly corner of said Mathews CCH Partners tract and being the northerly corner of a tract of land conveyed to Douglas W. Caudill and wife Mary S. Caudill, by cash Warranty Deed recorded in Volume 99100, Page 8902, Deed Records, Dallas County, Texas;

THENCE South 43 degrees 14 minutes 36 seconds West, continuing along the northwesterly line of said Caudill tract, passing at 73.75 feet to a point said point being the northerly corner of a tract of land conveyed to Carl Hill by Warranty Deed with vendor's Lien recorded in Volume 96090, Page 2223, Deed Records, Dallas County, Texas, and continuing along a total distance of 83.75 feet to a 2 inch iron rod found for corner;

THENCE South 37 degrees 12 minutes 22 seconds West, continuing along the northwesterly line of said Hill tract, common with the southeasterly line of Mathews CCH Partners tract, a distance of 71.64 feet to a 1/2 inch iron rod found at a northwesterly corner of said Hill tract (Vol. 96090, Pg. 2223), and being the northeasterly corner of a tract of land conveyed to Carl Hill by Instrument No. 201600154155, Official Public Records, Dallas County, Texas;

THENCE South 40 degrees 18 minutes 11 seconds West, along a southeasterly line of said Mathews CCH Partners tract, common with the a northwesterly line of said Hill tract (201600154155), Official Public Records, Dallas County, Texas, a distance of 129.92 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for an angle point;

THENCE South 47 degrees 56 minutes 10 seconds West, along a southeasterly line of said Mathews CCH Partners tract, and a northwesterly line of said Hill tract (201600154155), a distance of 106.94 feet to a 1/2 inch iron rod with cap stamped "4813" found lying in the northeasterly right-of-way line of Browder Street (a 50 foot right-of-way);

THENCE North 43 degrees 09 minutes 04 seconds West, along the southwesterly line of said Mathews CCH Partners tract, common with the northeasterly right-of-way line of said Browder Street, a distance of 120.21 feet to a 1/2 inch iron rod with cap stamped "PEISER" found lying on the southeasterly right-of-way line of said Belleview Street Extension;

THENCE along the southeasterly right-of-way line of said Belleview Street Extension as Follows:

North 49 degrees 12 minutes 02 seconds East, a distance of 47.16 feet to a City of Dallas mag nail found for corner said corner being the beginning of a tangent curve to the left, having a radius 5608.16 feet, a delta angle of 02 degrees 03 minutes 14 seconds, a chord that bears North 48 degrees 10 minutes 25 seconds East, 201.02 feet, along said tangent curve to the left, an arc length of 201.04 feet to a PK nail found for the end of said curve;

THENCE North 47 degrees 08 minutes 48 seconds East, along the southeasterly right-of-way line of said Belleview Street Extension, a distance of 123.28 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for corner and said corner being the beginning of a curve to the left having a radius of 278.78 feet;

THENCE along said tangent curve to the left having a delta angle of 03 degrees 55 minutes 42 seconds, a chord that bears North 45 degrees 11 minutes 03 seconds East, a chord distance of 19.11 feet and an arc length of 19.11 feet to the POINT OF BEGINNING and containing 40,708 square feet or 0.935 an acre of land.

SURVEYOR'S STATEMENT

I, Raul D. Reyes, 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 _____, 2017.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (9/12/2017)

Raul D. Reyes
Texas Registered Professional Land Surveyor No. 5390

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raul D. Reyes, 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 and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Signature

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Mathews CCH Partners, L.P. a Texas limited partnership acting by and through it's duly authorized agent Kristian Teleki, Senior Vice President, does hereby adopt this plat, designating the herein described property as **CEDARS TOWNHOMES ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. 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. 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 of 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 the utility).

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, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

Mathews CCH Partners, L.P. a Texas limited partnership

Kristian Teleki, Senior Vice President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Kristian Teleki, 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 and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Signature

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Development Services 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 with 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. CFM
Sustainable Development & Construction

GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, (2011) BASIS OF BEARING IS THE NORTHEAST RIGHT-OF-WAY LINE OF BROWDER STREET. (N 40°09'04" W)
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 15 SINGLE FAMILY "SHARED ACCESS" LOTS & 4 COMMON AREAS FROM ONE TRACT OF LAND.
- 3) LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) THE EXISTING STRUCTURES ON THE SITE ARE TO BE DEMOLISHED FOR NEW CONSTRUCTION.

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ.FT.	SQUARE FEET
AC.	ACRE
IRF	1/2" IRON ROD FOUND
IRS	1/2" IRON ROD SET FROM PREVIOUS SURVEY DATED 6/27/2017.
CM	CONTROLLING MONUMENT
ESMT.	EASEMENT
SAEA	SHARED ACCESS EASEMENT AREA.

- IRON ROD FOUND
- IRON ROD SET "TXHS"
- IRON PIPE FOUND
- "X" FOUND / SET
- PK NAIL FOUND

SHARED ACCESS DEVELOPMENT

PRELIMINARY PLAT
CEDARS TOWNHOMES ADDITION
LOT 1 THRU 15 &
COMMON AREAS A THRU D
BLOCK 448 1/2
0.935 ACRE TRACT
BEING A REPLAT OF PART OF BLOCK 448 1/2
JOHN GRISBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S167-296

DATE: 9/12/2017 / JOB # 1701867-2 SCALE= 1" = 20' / JWR

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300



OWNER
MATHEWS CCH PARTNERS
KRISTIAN TELEKI PENG MBA
SENIOR VICE PRESIDENT
MATHEWS SOUTHWEST
320 W. MAIN STREET
LEWISVILLE TEXAS, 75057
(972) 221-1199