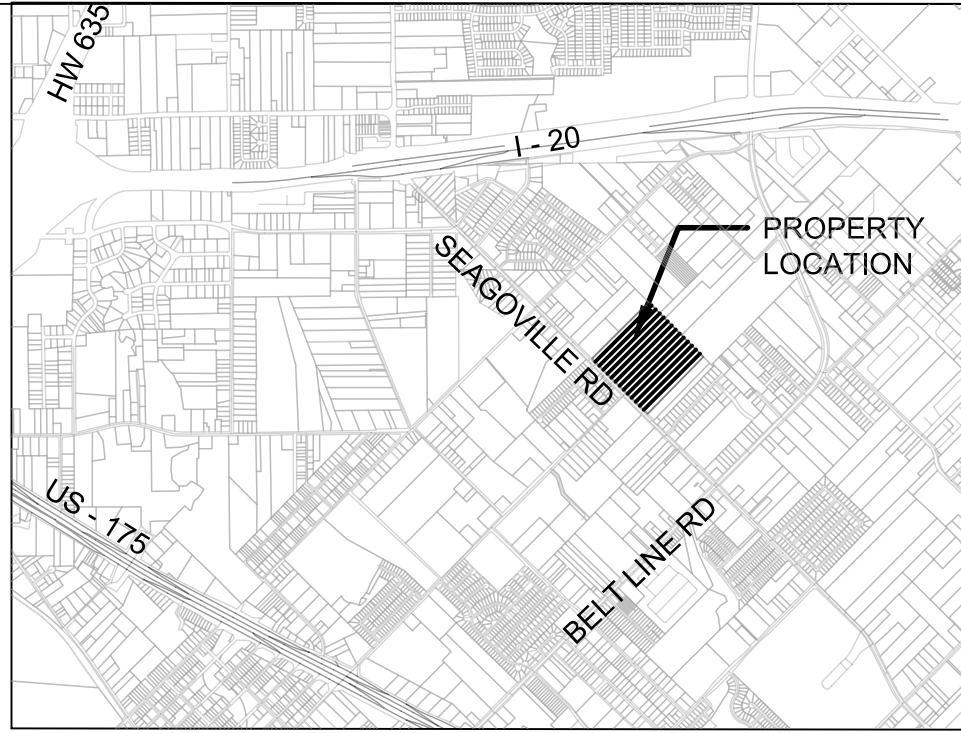
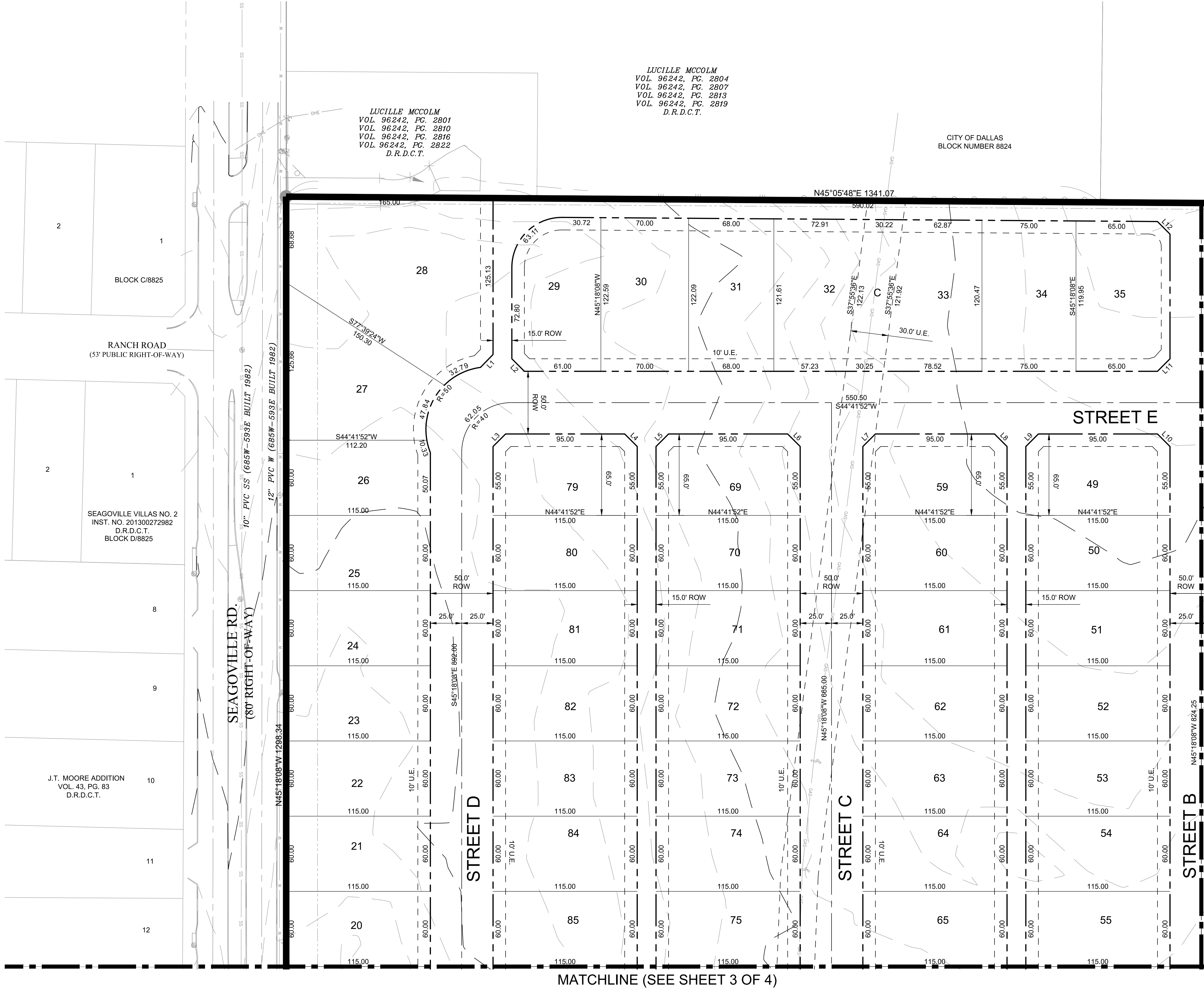
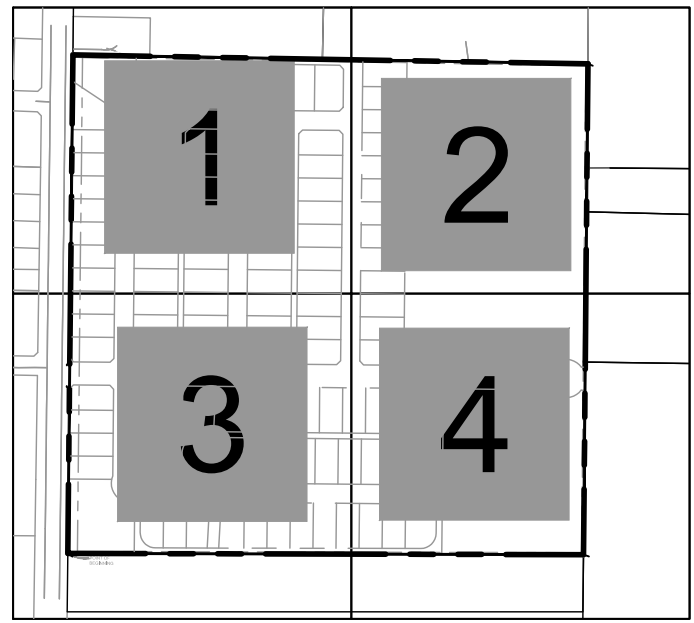


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VICINITY MAP  
NOT TO SCALE



KEY MAP  
NOT TO SCALE

- LEGEND:
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  - S.S.E. INDICATES A SANITARY SEWER EASEMENT
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THE PURPOSE OF THIS PLAT IS TO CREATE 112  
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## PRELIMINARY PLAT HIDDEN VALLEY ADDITION

LOT 1 TO LOT 112, BLOCK 8823&8824;  
COMMON AREA A TO G, BLOCK 8823&8824:  
A COMMUNITY UNITY DEVELOPMENT  
BEING 39.687 ACRES OF LAND  
SITUATED IN THE ROBERT KLEBERG  
LEAGUE SURVEY ABSTRACT NO. 716,  
BLOCK 8823 & 8824  
AN ADDITION TO THE CITY OF DALLAS,  
DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. \_\_\_\_\_

DEVELOPMENT YIELD	GROSS SITE AREA (ACRES): 39.687	TOTAL NUMBER LOTS: 119
RESIDENTIAL LOTS: NUMBER 112	TOTAL NUMBER OF DWELLING UNITS: 112	
ACREAGE: SINGLE FAMILY DETACHED (ACRES) 18.78	SINGLE FAMILY ATTACHED 0	TWO FAMILY 0
COMMERCIAL LOTS: NUMBER 0	PRIVATE OPEN SPACE LOTS: NUMBER 7	MULTIFAMILY 0
ACREAGE: COMMERCIAL LOTS 0.000	INDUSTRIAL LOTS 0	OPEN SPACE LOTS 13.18
		RIGHT-OF-WAY(ACRES) 7.73

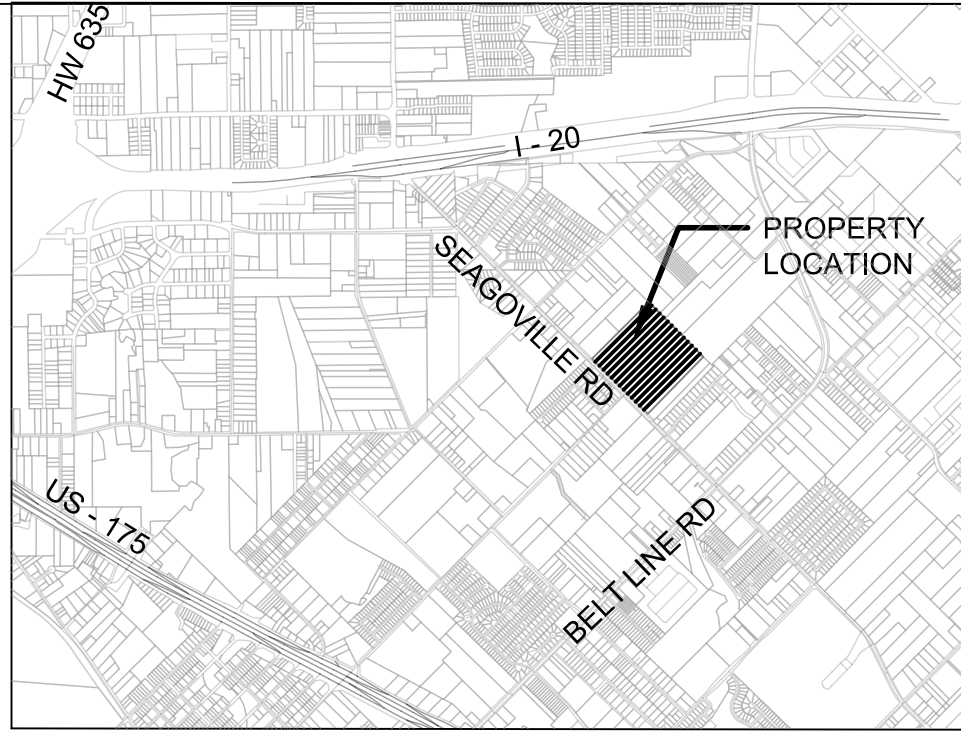
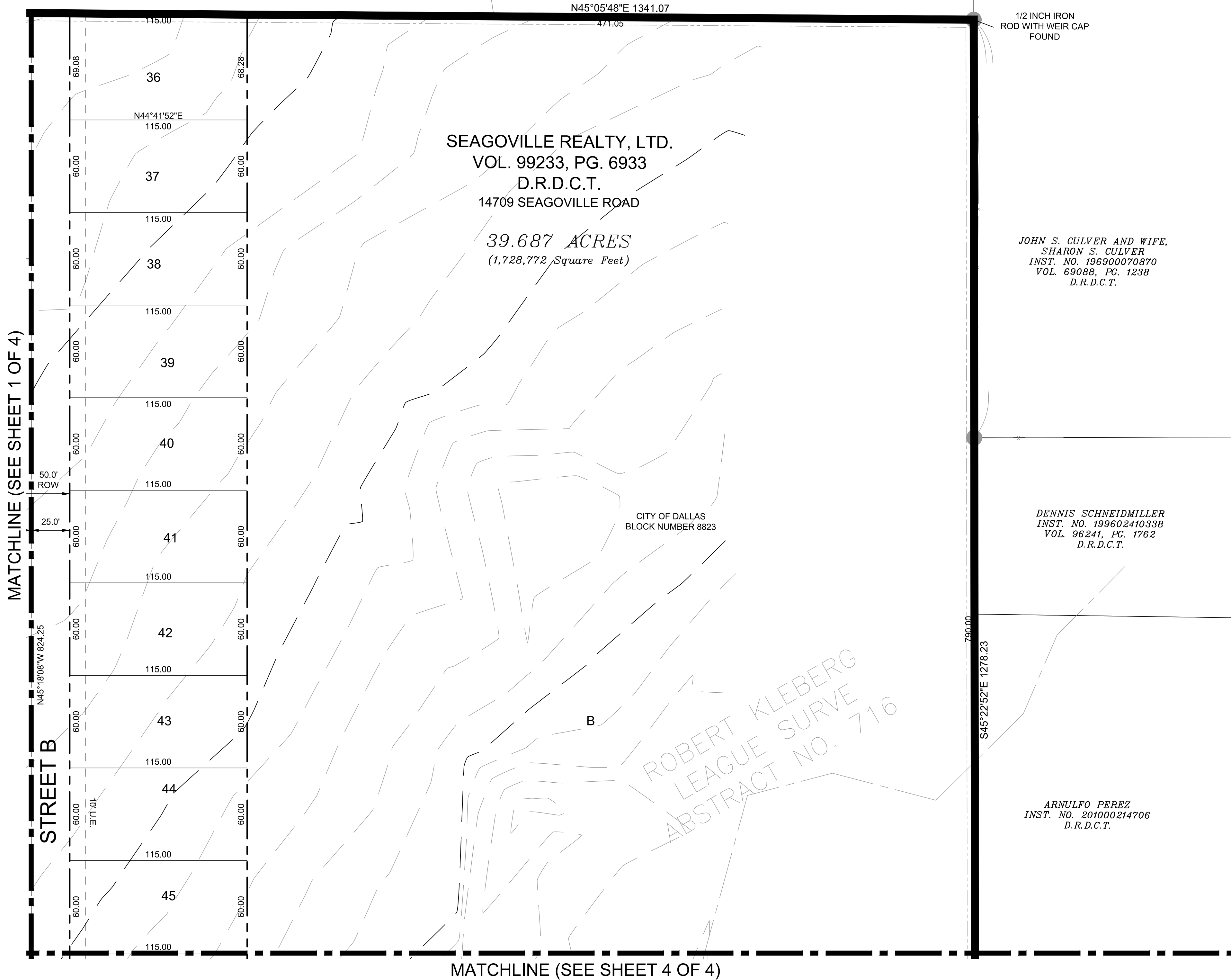
ENGINEER/SURVEYOR	OWNER	DEVELOPER
SHIELD ENGINEERING GROUP, PLLC 1600 WEST 7TH STREET, SUITE 200 FORT WORTH, TX 76102 817-810-6896	SEAGOVILLE REALTY, LTD. 9400 N CENTRAL EXPRESSWAY DALLAS, TX 75231 972-479-8899	SEAGOVILLE REALTY, LTD. 9400 N CENTRAL EXPRESSWAY DALLAS, TX 75231 972-479-8899

Shield Engineering Group, PLLC Civil Engineering & Land Surveying 1600 West 7th Street, Ste 200 Fort Worth, Texas 76102 817.810.0696	SHEET 1 OF 5 DATE: September 8, 2017 DRAWN: JBC CHECKED: RJH
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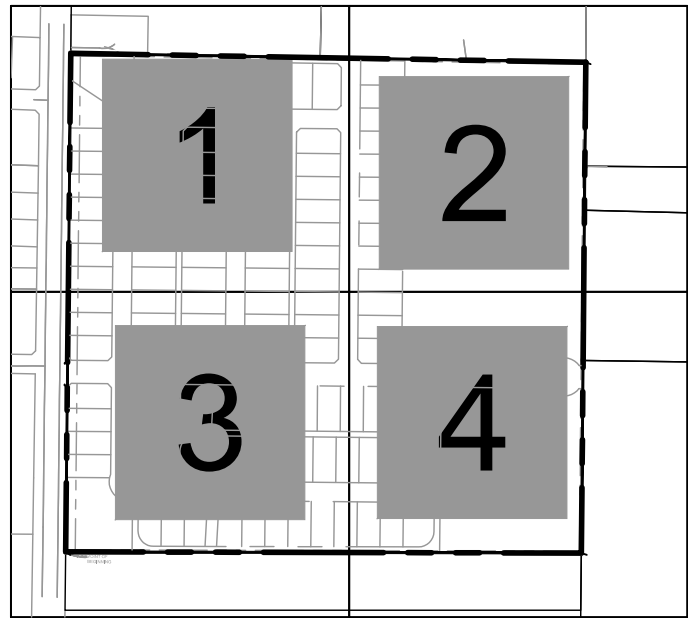


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RAYFORD W. LYBRAND ET AL.  
INST. NO. 200001108105  
VOL. 2000164, PG. 3449  
D.R.D.C.T.



VICINITY MAP  
NOT TO SCALE



KEY MAP  
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NOTES:

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2) ALL ALLEY RADIUS ARE 40FT  
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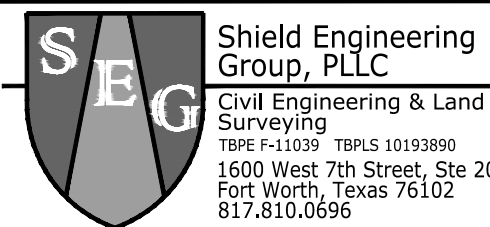
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COMMERCIAL LOTS: NUMBER 0	PRIVATE OPEN SPACE LOTS: NUMBER 7	
ACREAGE: COMMERCIAL LOTS 0.000	INDUSTRIAL LOTS 0	OPEN SPACE LOTS 13.18 RIGHT-OF-WAY(ACRES) 7.73

ENGINEER/SURVEYOR  
SHIELD ENGINEERING GROUP, PLLC  
1600 WEST 7TH STREET, SUITE 200  
FORT WORTH, TX 76102  
817-810-0696

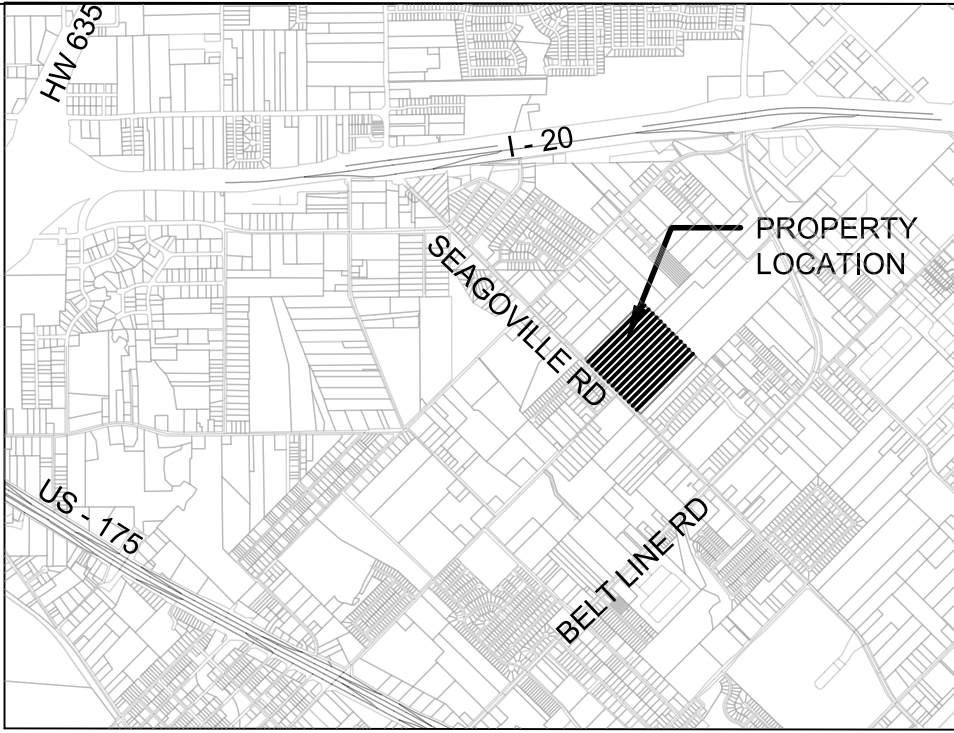
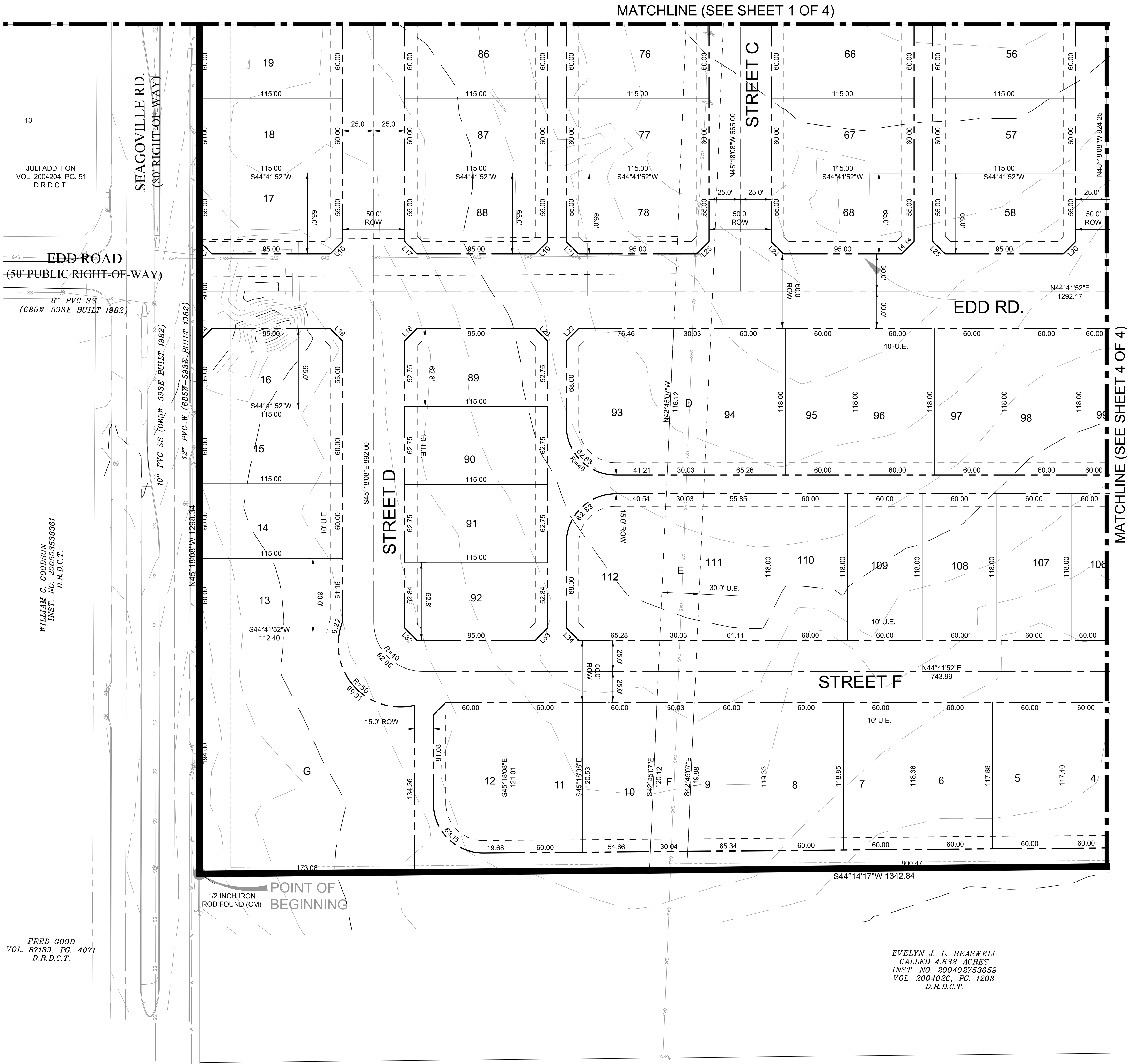
OWNER  
SEAGOVILLE REALTY, LTD.  
9400 N CENTRAL EXPRESSWAY  
DALLAS, TX 75231  
972-479-8899

DEVELOPER  
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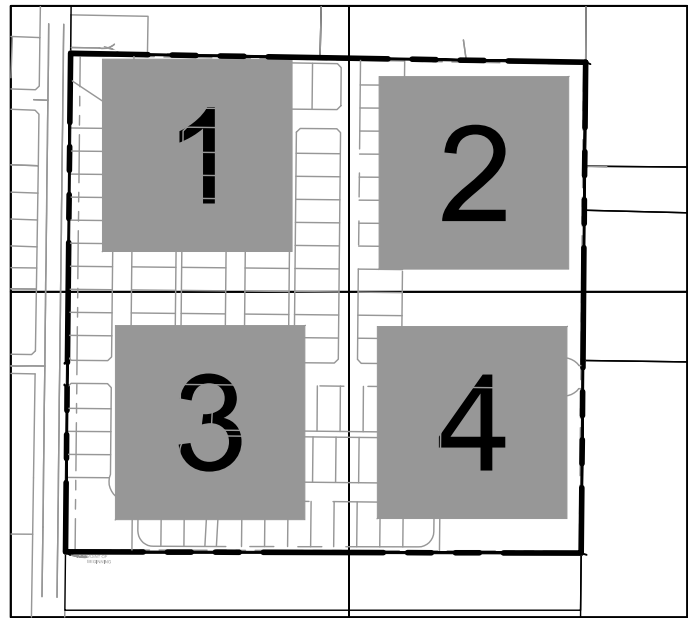


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DATE:  
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DRAWN:  
JBC  
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RJH

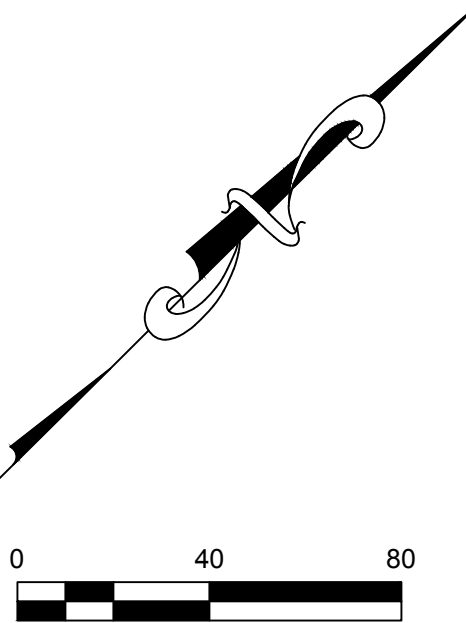




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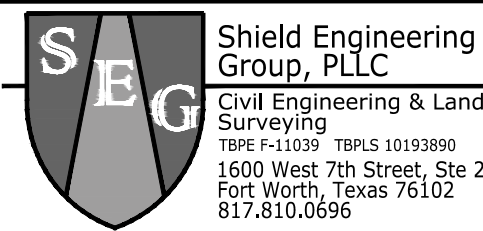
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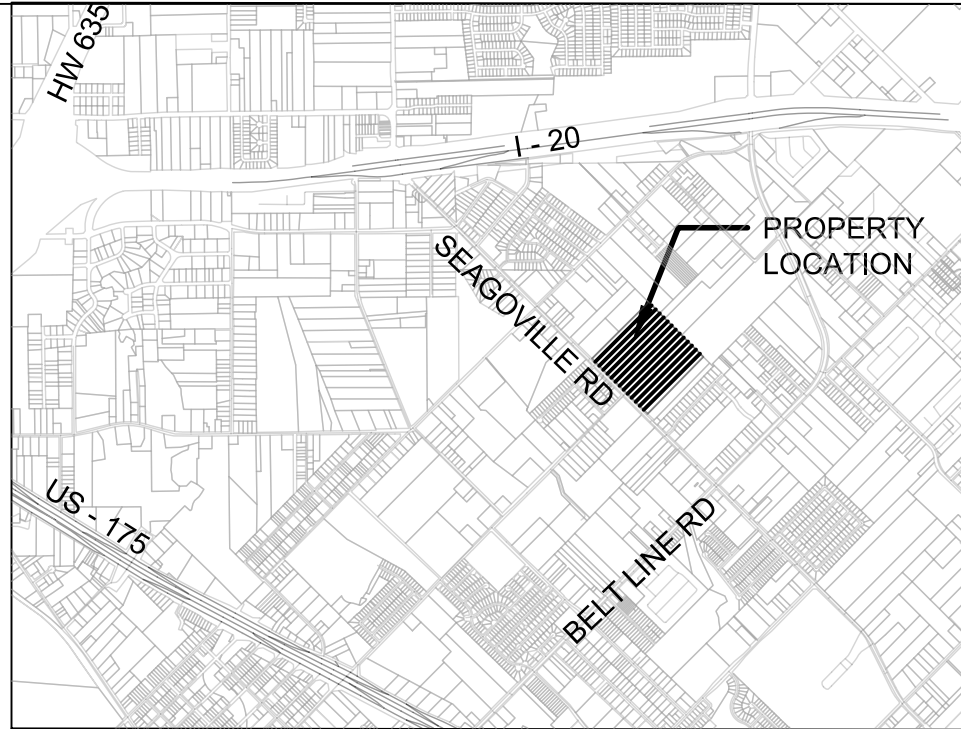
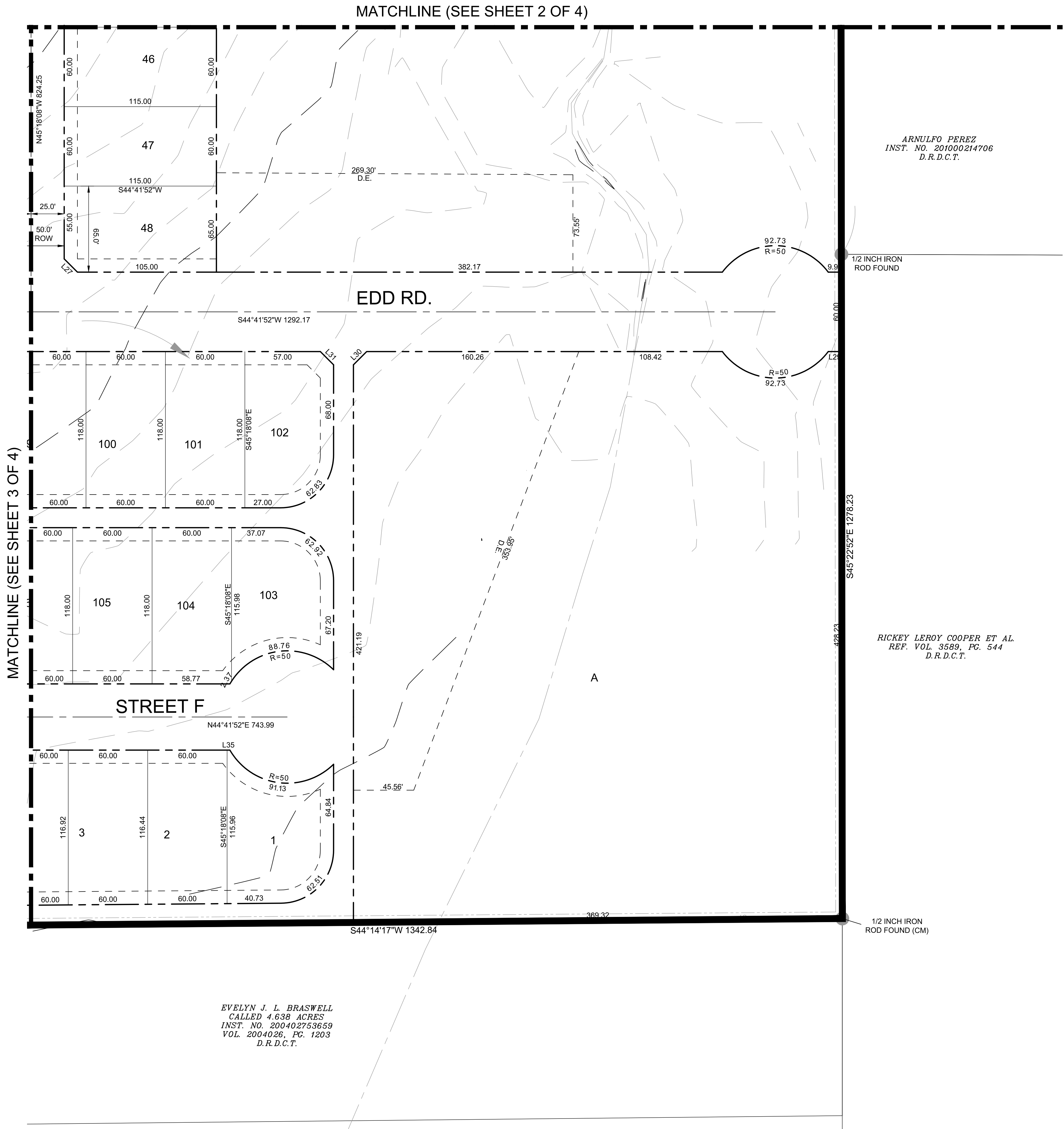
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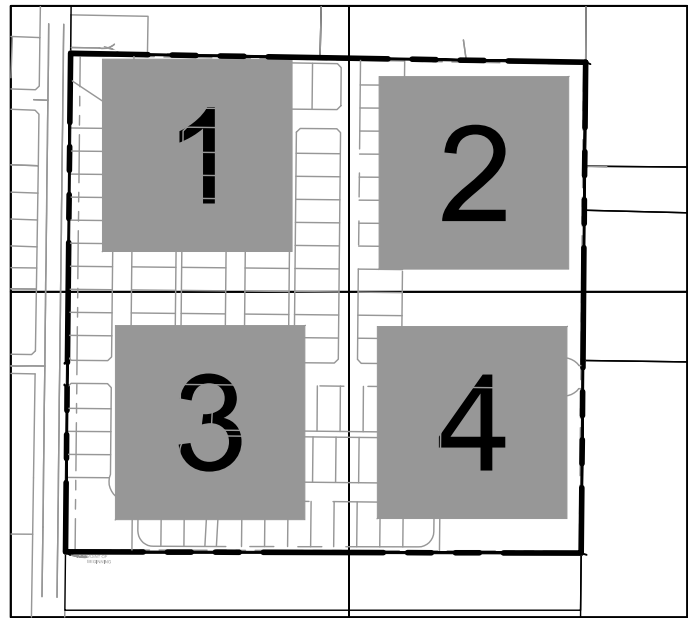
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3 OF 5  
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2017/09/18 10:42 AM jcdlman  
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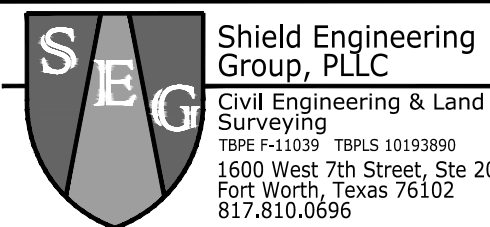
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SHEET  
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L:\Jobs\20160607.01 Camden Dallas SF\PLAT\20170226 Hidden Valley Preliminary Plat - 40 Scale.dwg

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE ROBERT KLEBERG LEAGUE SURVEY, ABSTRACT NUMBER 716, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF BLOCKS 8823 AND 8824, OFFICIAL BLOCK NUMBERS, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO SEAGOVILLE REALTY, LTD., AS RECORDED IN VOLUME 99233, PAGE 6933, (INSTRUMENT NUMBER 199900821450), DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SEAGOVILLE ROAD (AN 80' RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTH CORNER OF SAID SEAGOVILLE REALTY TRACT AND THE WEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO EVELYN J. L. BRASWELL, AS RECORDED IN VOLUME 2004026, PAGE 1203, (INSTRUMENT NUMBER 200402753659), DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE N 45-18'08"W, 1298.34 FEET (PREVIOUSLY RECORDED AS N 44-58'53"W) ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET FOR THE WEST CORNER OF SAID SEAGOVILLE REALTY TRACT AND ALSO BEING THE SOUTH CORNER OF THAT CERTAIN 100' X 200' TRACT OF LAND DESCRIBED BY QUIT CLAIM DEEDS TO LUCILLE MCCOLM, AS RECORDED IN VOLUME 96242, PAGES 2801, 2810, 2816 AND 2822, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE N 45-05'48"E, (PREVIOUSLY RECORDED AS N 45-25'03"E) ALONG THE SOUTHEASTERLY LINE OF SAID 100' X 200' TRACT OF LAND, AT 200 FEET BY DEED PASS THE EAST CORNER OF SAID 100' X200' TRACT OF LAND AND THEN ALONG THE SOUTHEASTER LINE OF THAT CERTAIN 5 ACRE TRACT OF LAND DESCRIBED BY QUIT CLAIM DEEDS TO LUCILLE MCCOLM, AS RECORDED IN VOLUME 96242, PAGES 2804, 2807, 2813 AND 2819, DEED RECORDS, DALLAS COUNTY, TEXAS, AT 649.44 FEET BY DEED PASS THE EAST CORNER OF SAID 5 ACRE MCCOLM TRACT AND THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO RAYFORD W. LEBRAND ET AL., AS RECORDED IN VOLUME 2000164, PAGE 3449, (INSTRUMENT NUMBER 200001108105), DEED RECORDS, DALLAS COUNTY, TEXAS, IN ALL 1341.07 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "WEIR" FOUND FOR THE NORTH CORNER OF SAID SEAGOVILLE REALTY TRACT, SAID IRON ROD ALSO BEING IN THE SOUTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO JOHN S. CULVER AND WIFE, SHARON S. CULVER, AS RECORDED IN VOLUME 69088, PAGE 1238, (INSTRUMENT NUMBER 199900070870), DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE S 45-22'52"E, (PREVIOUSLY RECORDED AS S 45-03'37"E) ALONG THE SOUTHWEST LINE OF SAID CULVER TRACT, AT 270.97 FEET PASS A 1 INCH PIPE FOUND, BEING THE SOUTH CORNER OF SAID CULVER TRACT AND THE WEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO DENNIS SCHNEIDMILLER AS RECORDED IN VOLUME 96241, PAGE 1762, (INSTRUMENT NUMBER 199602410338), DEED RECORDS, DALLAS COUNTY, TEXAS, AND THEN ALONG THE SOUTH SOUTHWEST LINE OF SAID SCHNEIDMILLER TRACT AND THEN ALONG THE SOUTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO ARNULFO PEREZ, AS RECORDED IN INSTRUMENT NUMBER 201000214706, DEED RECORDS, DALLAS COUNTY, TEXAS, AT 776.53 FEET PASS A 1/2 INCH IRON ROD FOUND, BEING THE SOUTH CORNER OF SAID PEREZ TRACT AND THE WEST CORNER OF THAT CERTAIN TRACT OF LAND OWNED BY RICKEY LEROY COOPER ET AL., AS DESCRIBED IN VOLUME 3589, PAGE 544, DEED RECORDS, DALLAS COUNTY, TEXAS, AND THEN ALONG THE SOUTHWEST LINE OF SAID COOPER TRACT, IN ALL 1278.23 FEET TO A 1/2 INCH IRON ROD FOUND, BEING THE EAST CORNER OF SAID SEAGOVILLE REALTY TRACT AND THE NORTH CORNER OF THE AFOREMENTIONED EVELYN J. L. BRASWELL TRACT;

THENCE S 44-14'17"W, 1342.84 FEET, (PREVIOUSLY RECORDED AS S 44-33'32"W) ALONG THE COMMON LINE OF THE SOUTHEAST LINE OF SAID SEAGOVILLE REALTY TRACT AND THE NORTHWEST LINE OF SAID BRASWELL TRACT TO THE POINT OF BEGINNING AND CONTAINING 1,728,772 SQUARE FEET OR 39.687 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SEAGOVILLE REALTY, LTD ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1A, BLOCK 11/5993, GLEN OAKS CENTER ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS; AND DO HEREBY DEDICATE TO THE PUBLIC THE USE FOREVER OF ALL STREETS AND ALLEYS 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 THE 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 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).

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 THE LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS MY HAND, THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

CYRUS ZADEH  
MANAGER, SEAGOVILLE REALTY, LTD

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED FRANK MIHALOPOULOS, 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 THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S STATEMENT

I, TERRY MURRAY, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN 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. 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), AND THE TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT ALL MONUMENTS SHOWN HEREON WERE EITHER PLACED OR FOUND IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A--8.617 (a)(b)(c)(d) & (e), AND THAT THE DIGITAL FILE THAT ACCOMPANIES THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED MINOR PLAT.

SIGNED THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

TERRY MURRAY  
TEXAS REGISTRATION No. 6059

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED FRANK MIHALOPOULOS, 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 THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTES:

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, BASED ON THE TRIMBLE VRS NETWORK FOR NORTH TEXAS. LINE OF DIRECTIONAL CONTROL IS THE SOUTHEASTERLY LINE OF THE SUBJECT TRACT, BEING THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO SEAGOVILLE REALTY, LTD., AS RECORDED IN VOLUME 99233, PAGE 6933, DEED RECORDS, DALLAS COUNTY, TEXAS, RECORDED AS S 44'33'32"W AND SHOWN HEREON AS S 44'14'17"W.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 48113C0530K, REVISED JULY 7, 2014, THE SUBJECT PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
3. TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF NO. FTDAL--34--4403401662--LL ISSUED MAY 19, 2017 WITH EFFECTIVE DATE OF MAY 18, 2017, WAS RELIED UPON FOR MATTERS OF RECORD.
4. SCHEDULE B, ITEM 1) DEED RESTRICTIONS RECORDED IN VOLUME 85240, PAGE 3148, DEED RECORDS, DALLAS COUNTY, TEXAS, DO AFFECT THE SUBJECT PROPERTY.
5. SCHEDULE B, ITEM 10F) MAGNOLIA GAS COMPANY EASEMENT RECORDED IN VOLUME 1395, PAGE 101, DEED RECORDS, DALLAS COUNTY, TEXAS, IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
6. SCHEDULE B, ITEM 10G) LONE STAR GAS COMPANY EASEMENT RECORDED IN VOLUME 1593, PAGE 233, DEED RECORDS, DALLAS COUNTY, TEXAS, IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
7. SCHEDULE B, ITEM 10H) TEXAS POWER AND LIGHT COMPANY EASEMENT RECORDED IN VOLUME 2643, PAGE 451, DEED RECORDS, DALLAS COUNTY, TEXAS, IS FOR ONE POLE TO SERVE A RESIDENCE AND DOES AFFECT THE SUBJECT PROPERTY, HOWEVER THE RESIDENCE NO LONGER EXISTS AND NO EVIDENCE OF A POWER LINE PROTRUDING INTO THE PROPERTY REMAINS.
8. BEARINGS AND DISTANCES SHOWN IN ( ) ARE FROM PREVIOUSLY RECORDED DEEDS.
9. ACCORDING TO THE CITY OF DALLAS, TEXAS ZONING WEBSITE, HTTP://GIS.DALLASCITYHALL.COM/ZONINGWEB/, ON 05/31/2017 THE SUBJECT PROPERTY IS ZONED R-7.5(A). ACCORDING TO CHAPTER 51A OF THE ZONING DISTRICT STANDARDS, THE STANDARDS FOR ZONE R-7.5(A) ARE: 25' FRONT SETBACK, 8' SIDE AND REAR SETBACKS, 1 DWELLING UNIT/7500 SQ.FT., 30' HEIGHT, AND SINGLE FAMILY. (HTTP://DALLASCITYHALL.COM/DEPARTMENTS/SUSTAINABLEDEVELOPMENT/PLANNING/PAGES/ZONING.ASPX)
10. EXCEPT AS SHOWN HEREON, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK, AND THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK, AND THERE WERE NO BUILDINGS, PAVING/PARKING STRIPING OR PARTY WALLS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK ON THE SUBJECT PROPERTY.
11. ACCORDING TO THE CITY OF DALLAS THOROUGHFARE PLAN SHOWN ON THE ZONING WEBSITE, HTTP://GIS.DALLASCITYHALL.COM/ZONINGWEB/, ON 05/31/2017, THERE IS A PROPOSED EXTENSION OF EDD ROAD TO THE NORTHEAST ACROSS THE SUBJECT PROPERTY, THE APPROXIMATE LOCATION IS AS SHOWN HEREON.
12. THE SURVEYOR HAS BEEN PROVIDED A REPORT FROM INTEGRATED ENVIRONMENTAL SOLUTIONS, (IES) DATED NOVEMBER 3, 2016, THIS DOCUMENT STATES THAT NO FEATURES ON THE SUBJECT PROPERTY MET A DEFINITION OF A WATER OF THE UNITED STATES AND IT IS IES' PROFESSIONAL OPINION THAT NONE OF THE SITE WOULD REGULATED UNDER SECTION 404 OF THE CLEAN WATER ACT.
13. THE APPROXIMATE LOCATION OF GAS LINES ARE SHOWN HEREON ARE FROM THE FOUND GAS LINE MARKERS AND AS SHOWN ON A SURVEY PREPARED BY DAL-TECH ENGINEERING, INC., UNDER DAL-TECH JOB NUMBER 9806, FILE 9806SY12.DWG. NO GAS LINE MARKINGS, PAINT OR PIN FLAGS WERE OBSERVED ALONG THE APPROXIMATE GAS LINES EXCEPT THOSE SHOWN HEREON THAT WERE LOCATED DURING THE PROCESS OF CONDUCTING THE FIELD WORK ON THE SUBJECT PROPERTY.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S01°08'49"E	14.35'
L2	S89°41'52"W	14.14'
L3	N00°18'08"W	14.14'
L4	N89°41'52"E	14.14'
L5	N00°18'08"W	14.14'
L6	N89°41'52"E	14.14'
L7	N00°18'08"W	14.14'
L8	N89°41'52"E	14.14'
L9	N00°18'08"W	14.14'
L10	N89°41'52"E	14.14'
L11	S00°18'08"E	14.14'
L12	N89°53'50"E	14.19'
L13	S89°41'52"W	14.14'
L14	N00°18'08"W	14.14'
L15	S00°18'08"E	14.14'
L16	N89°41'52"E	14.14'
L17	S89°41'52"W	14.14'
L18	N00°18'08"W	14.14'
L19	S00°18'08"E	14.14'
L20	N89°41'52"E	14.14'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	S89°41'52"W	14.14'
L22	N00°18'08"W	14.14'
L23	S00°18'08"E	14.14'
L24	S89°41'52"W	14.14'
L25	S89°41'52"W	14.14'
L26	S00°18'08"E	14.14'
L27	S89°41'52"W	14.14'
L29	S44°41'52"W	10.04'
L30	S00°18'08"E	14.14'
L31	N89°41'52"E	14.14'
L32	S89°41'52"W	14.14'
L33	S00°18'08"E	14.14'
L34	S89°41'52"W	14.14'
L35	N44°41'52"E	2.11'

## PRELIMINARY PLAT HIDDEN VALLEY ADDITION

LOT 1 TO LOT 112, BLOCK 8823&8824;  
COMMON AREA A TO G, BLOCK 8823&8824:  
A COMMUNITY UNITY DEVELOPMENT  
BEING 39.687 ACRES OF LAND  
SITUATED IN THE ROBERT KLEBERG  
LEAGUE SURVEY ABSTRACT NO. 716,  
BLOCK 8823 & 8824  
AN ADDITION TO THE CITY OF DALLAS,  
DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. \_\_\_\_\_

ENGINEER/SURVEYOR

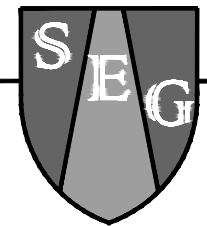
SHIELD ENGINEERING GROUP, PLLC  
1600 WEST 7TH STREET, SUITE 200  
FORT WORTH, TX 76102  
817--810--6896

OWNER

SEAGOVILLE REALTY, LTD.  
9400 N CENTRAL EXPRESSWAY  
DALLAS, TX 75231  
972--479--8899

DEVELOPER

SEAGOVILLE REALTY, LTD.  
9400 N CENTRAL EXPRESSWAY  
DALLAS, TX 75231  
972--479--8899



Shield Engineering  
Group, PLLC  
Civil Engineering & Land  
Surveying  
TBEF F-1039 TPLS 10193890  
1600 West 7th Street, Ste 200  
Fort Worth, Texas 76102  
817.810.0696

SHEET  
5 OF 5

DATE:  
September 8, 2017  
DRAWN:  
CHECKED: RJH