

LEGEND

IRSC	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
3 1/4" AD	3 1/4" ALUMINUM DISK STAMPED (SEMPCO SURVEYING)
60D	60D NAIL FOUND
PFCISFP	POINT FOR CORNER IN STEEL FENCE POST
AC	ALUMINUM CAP
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
INST. NO.	INSTRUMENT NUMBER
DOC. NO.	DOCUMENT NUMBER
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, 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 WILL 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 NOT 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 AT ITS OPTION.

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.

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

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF DALLAS)

BEING SITUATED IN THE MILES BENNETT SURVEY, ABSTRACT NO. 52, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING PART OF CITY OF DALLAS BLOCK 4 708, AND BEING A RESURVEY OF A TRACT OF LAND DESCRIBED IN A DEED TO PABLO S. LONGORIA, OF RECORD IN VOLUME 99242, PAGE 3652, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND FOR CORNER AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF MOHAWK DRIVE (40' RIGHT-OF-WAY) WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF COLONY COURT (40' RIGHT-OF-WAY) AT THE MOST NORTHERN CORNER OF SAID LONGORIA TRACT;

THENCE SOUTH 46 degrees 27'52" EAST ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID MOHAWK DRIVE, A DISTANCE OF 141.69 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE MOST EASTERN CORNER OF SAID LONGORIA TRACT;

THENCE SOUTH 44 degrees 55'00" WEST ALONG THE SOUTHEAST LINE OF SAID LONGORIA TRACT, A DISTANCE OF 288.19 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE MOST SOUTHERN CORNER THEREOF;

THENCE NORTH 47 degrees 00'55" WEST ALONG THE SOUTHWEST LINE OF SAID LONGORIA TRACT, A DISTANCE OF 134.59 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE MOST WESTERN CORNER THEREOF AND BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID COLONY COURT;

THENCE NORTH 43 degrees 30'11" EAST ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID COLONY COURT, A DISTANCE OF 289.40 FEET THE POINT OF BEGINNING AND CONTAINING 39,885 SQUARE FEET OR 0.916 ACRES OF LAND.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MOHAWK TOWNHOMES, LLC does hereby adopt this plat, designating the herein above described property as MOHAWK TOWNHOMES, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate and convey, in fee simple, to public use forever, the streets and alleys as shown hereon. The easements shown thereon are hereby reserved for the purposes indicated. The easements and fire lanes 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 easements and fire lanes is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements, obstructions, or growths shall be constructed, reconstructed or placed upon, over or across the easements and fire lanes as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. The City of Dallas shall have the right to remove and keep removed from fire lanes, all or parts of any building, fences, trees, shrubs, or other improvements, obstructions, or growths which in any way may endanger or interfere with access of fire units to fire protection facilities or equipment. 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).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2020.

MOHAWK TOWNHOMES, LLC

By: _____
TOMMY N. CANSLER, OWNER

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared TOMMY N. CANSLER, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he and she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2020.

Notary Public in and for Dallas County, Texas
My commission expires: _____

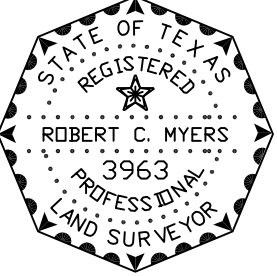
SURVEYOR'S STATEMENT:

I, ROBERT C. MYERS, 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 _____, 2020.

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. This document was released 10/23/2020 for the City of Dallas' final plat review process.

ROBERT C. MYERS
STATE OF TEXAS NO. 3963



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 ROBERT C. MYERS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2020.

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

NOTES:

- Coordinates are based on Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- Selling a portion of this addition by metes and bounds description without a replat being approved by the City of Dallas is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners, whenever possible, after all construction for this subdivision is completed.
- According to my interpretations of the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48113C0330J, dated August 23, 2001, the subject property lies within flood zone "X" and is not shown to be within a Special Flood Hazard Area. This 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 statement shall not create liability on the part of the surveyor.
- Open spaces shall be owned and maintained by the Homeowners Association.
- The purpose of this Plat is to create 11 TH-3(A) lots out of 0.916 Acres.
- There are no protected trees on this property.
- Lot-to-Lot drainage will not be allowed without proper Engineering Department approval.
- Existing structures to be demolished prior to recording this plat.

SITE DATA

TOTAL NUMBER OF LOTS	11
EXIST. ZONING	TH-3(A)
TOTAL AREA	0.916 Ac.
MIN LOT SIZE REQ'D	2000 SF
MIN LOT SIZE	2400 SF
PARKING REQ'D	4
PARKING PROVIDED	6

"THIS DOCUMENT SHALL NOT BE RECORDED"
THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 11 TH-3(A) LOTS OUT OF THE 0.916 AC. OF LAND

City Plan File No. S201-518
Preliminary Plat
A Shared Access Development

MOHAWK TOWNHOMES
Lot 20, Block 4708

Being a 0.916 acre tract of land situated in the Miles Bennett Survey, Abstract No. 52 in the City of Dallas, Dallas County, Texas

Engineer:
RED CAPROCK ENGINEERING
3930 Glade Rd., S. 108-322
Colleyville, Texas 76034
tel. 214.682.5206
firm #21121

Owner:
MOHAWK TOWNHOMES, LLC
3930 Glade Rd. Suite 108-322
Colleyville, Texas 76034
469.688.8224 | 111cc@all.net
Tommy Cansler - President

Surveyor:
R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT (214) 532-0638 Voice
SUNNYVALE, TEXAS 75182 Firm No. 10192200
Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com

October 23, 2020