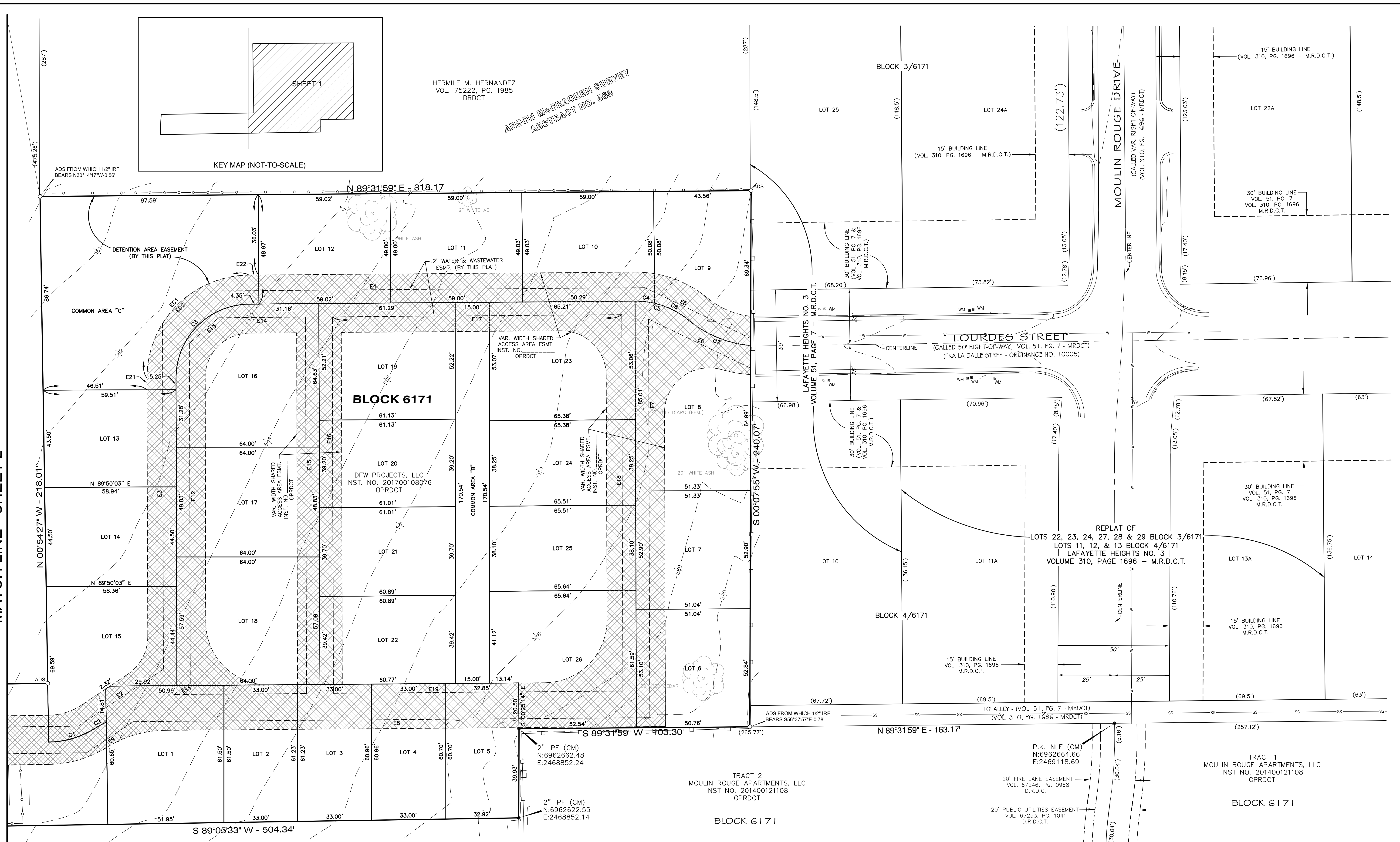


MATCH LINE - SHEET 2

- 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 26 RESIDENTIAL LOTS AND 3 COMMON AREAS.
 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

LEGEND

●	MONUMENT FOUND (AS NOTED)
○	MONUMENT SET (AS NOTED)
ADS	3-1/4" ALUMINUM DISC SET STAMPED "PRIVALTA RPLS 657"
RS	1/2" IRON ROD WITH RED CAP "ONEAL 6570" SET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(CM)	CONTROLLING MONUMENT
(XXX)	RECORD DISTANCE
VOL.	VOLUME
PG.	PAGE
FKA	FORMERLY KNOWN AS
INST. NO.	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
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
NLF	NAIL FOUND
VAR	VARIABLE
S.A.A.E.	SHARED ACCESS AREA EASEMENT
▨	LIMITS OF S.A.A.E.



GILFAN LAKEWOOD EAST LLC
INST. NO. 201600074500
OPRDCT

(514.5')
(515.82')

T & A NELSON PROPERTIES, LTD.
VOL. 98213, PG. 3472
DRDCT

SURVEYOR
O'NEAL SURVEYING CO.
3111 COLE AVE, STE 103
DALLAS, TX 75204
TBPLS FIRM NO. 10194132

OWNER/APPLICANT
DFW PROJECTS LLC
8117 PRESTON ROAD, STE. 300
DALLAS, TX 75225

ENGINEER
URBAN STRUCTURE
8140 WALNUT HILL LANE, STE 905
DALLAS, TX 75204

BOUNDARY LINE TABLE

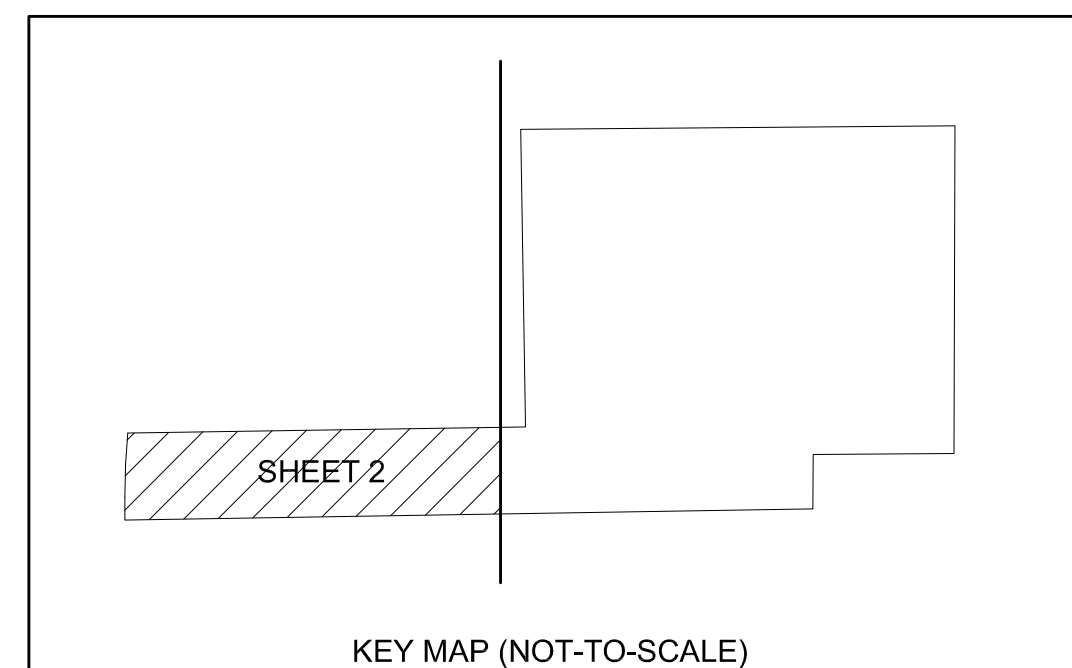
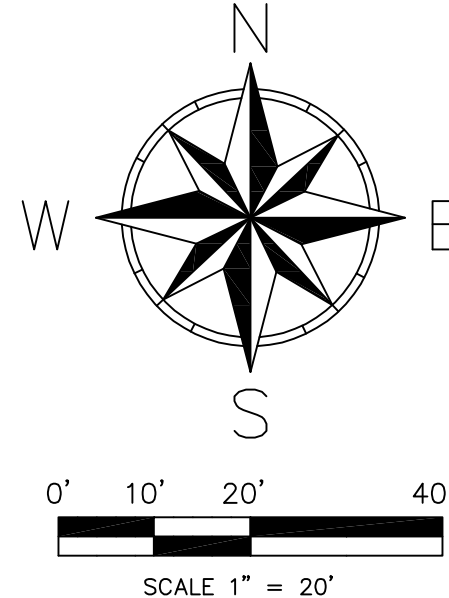
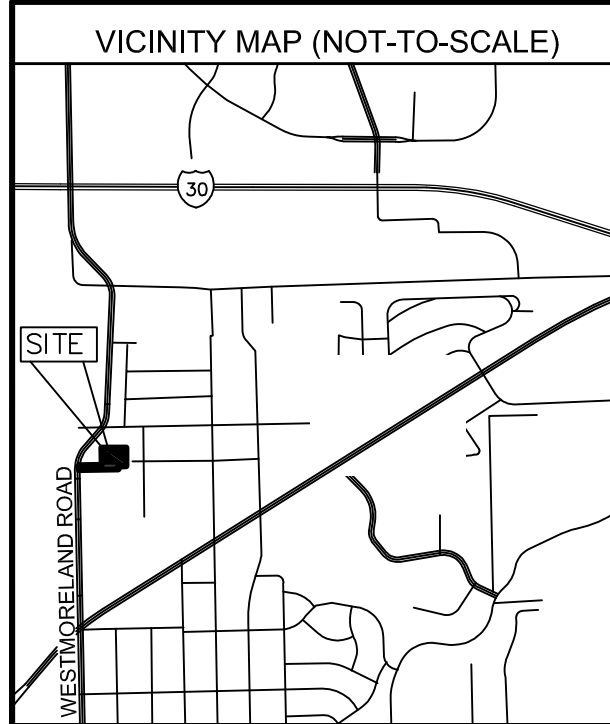
LINE	BEARING	DIST.
L1	S00°07'55"W	39.93'
L2	N00°07'29"W	16.82'
L3	S00°07'29"E	60.00'

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
BC1	05°07'41"	523.69'	46.87'
CHORD BEARING		CHORD DISTANCE	
N02°26'21"E		46.85'	

PRELIMINARY PLAT
PRIVALTA RESIDENCIAL
A SHARED ACCESS DEVELOPMENT
LOTS 1 THROUGH 26
COMMON AREAS "A", "B" & "C"
BLOCK 6171
2.367 ACRES / 103,089 SQUARE FEET
ANSON McCRACKEN SURVEY, ABSTRACT NO. 868
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S189-061
ENGINEERING PLAN NO. 311T-9386

SCALE: 1"=20' NOVEMBER, 2018 SHEET 1 OF 3



LINE	BEARING	LENGTH
E1	N89°10'34"E	306.66'
E2	N56°15'13"E	45.79'
E3	N0°09'31"W	154.65'
E4	N89°33'33"E	201.51'
E5	S64°20'02"E	52.51'
E6	N64°20'02"W	50.69'
E7	S0°10'37"E	178.43'
E8	S89°33'29"W	231.15'
E9	S56°15'13"W	25.04'
E10	S89°10'34"W	310.89'
E11	N56°15'13"E	8.87'
E12	N0°09'31"W	152.31'
E13	N48°54'55"E	17.43'
E14	N89°33'33"E	38.83'
E15	S0°09'36"E	168.53'
E16	S0°09'36"E	168.53'
E17	S89°33'33"W	129.50'
E18	N0°10'37"W	168.53'
E19	N89°33'29"E	129.55'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
C1	31.2043	40.00'	11.17'	21.78'	N73°31'08"E	21.52'
C2	5.6201	60.00'	2.95'	5.89'	N60°43'37"E	5.88'
C3	89.7178	33.00'	32.84'	51.67'	S44°42'01"W	46.55'
C4	13.6173	37.00'	4.42'	8.79'	N83°44'52"W	8.77'
C5	40.2316	37.00'	13.55'	25.98'	S70°26'27"E	25.45'
C6	26.6143	37.00'	8.75'	17.19'	N63°37'56"W	17.03'
C7	34.8970	50.00'	15.72'	30.45'	S67°46'25"E	29.98'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
EC1	89.7251	46.00'	45.78'	72.04'	S44°41'48"W	64.90'
EC2	26.3628	44.97'	10.53'	20.69'	N44°29'40"E	20.51'

- LEGEND**
- MONUMENT FOUND (AS NOTED)
 - MONUMENT SET (AS NOTED)
 - ADS 3-1/4" ALUMINUM DISC SET STAMPED "PRIVALTA RPLS 6570" SET
 - IRS 1/2" IRON ROD WITH RED CAP "ONEAL 6570" SET
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - (CM) CONTROLLING MONUMENT
 - (XXX) RECORD DISTANCE
 - VOL. VOLUME
 - PG. PAGE
 - FKA FORMERLY KNOWN AS
 - INST. NO. 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
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - NLF NAIL FOUND
 - VAR VARIABLE
 - S.A.A.E. SHARED ACCESS AREA EASEMENT
 - ▨ LIMITS OF S.A.A.E.

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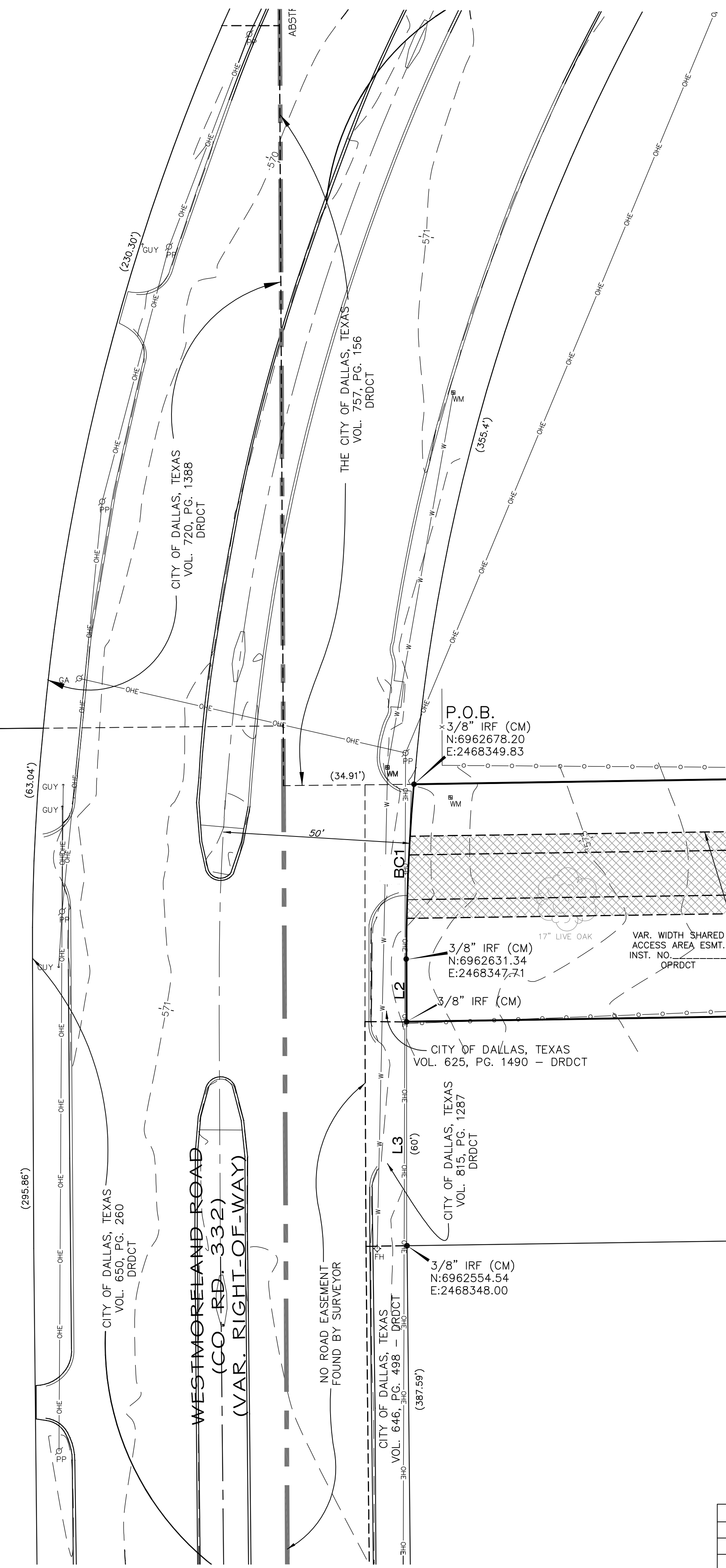
EXHIBIT "A-5" - TRACT 1
SLF III/INCAP L.P.
INST. NO. 20080313879
OPRDCT

BLOCK 7213

JOHN E. HELMS SURVEY
ABSTRACT NO. 605

EXHIBIT "A-4" - TRACT 1
SLF III/INCAP L.P.
INST. NO. 20080313895
OPRDCT

BLOCK 4152



MARIA EUGENIA SOLORZANO
INST. NO. 20100001979
OPRDCT

ANSON McCRACKEN SURVEY
ABSTRACT NO. 868

P.O.B.
3/8" IRF (CM)
N:6962678.20
E:2468349.83

BLOCK 6171

COMMON AREA "A"

S 89°05'33" W - 504.34'

GILFAN LAKEWOOD EAST LLC
INST. NO. 20160074500
OPRDCT

T & A NELSON PROPERTIES, LTD.
VOL. 98213, PG. 3472
DRDCT

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CITY PLAN FILE NUMBER S189-061
ENGINEERING PLAN NO. 311T-9386

SCALE: 1"=20' NOVEMBER, 2018 SHEET 2 OF 3

MATCH LINE - SHEET 1

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, DFW PROJECTS, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE ANSON McCRACKEN SURVEY, ABSTRACT NUMBER 868, CITY BLOCK 6171, IN CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO DFW PROJECTS, LLC AS RECORDED IN INSTRUMENT NUMBER 201700108076, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF WESTMORELAND ROAD (COUNTY ROAD NO. 332) (VARIABLE WIDTH RIGHT-OF-WAY) AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARIA EUGENIA SOLORZANO AS RECORDED IN INSTRUMENT NUMBER 201000001979, (OPRDCT) AND THE MOST SOUTHERLY NORTHWEST CORNER OF THE ABOVE MENTIONED DFW PROJECTS TRACT;

THENCE NORTH 89 DEGREES 05 MINUTES 33 SECONDS EAST, A DISTANCE OF 291.59 FEET TO A 1/2" IRON ROD CAPPED WITH 3-1/4" ALUMINUM DISC STAMPED "PRIVALTA RPLS 6570" SET AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED SOLORZANO TRACT AND AN INTERIOR ANGLE CORNER OF SAID DFW PROJECTS TRACT;

THENCE NORTH 00 DEGREES 54 MINUTES 27 SECONDS WEST, ALONG THE EAST LINE OF SAID SOLORZANO TRACT, A DISTANCE OF 218.01 FEET TO A 1/2" IRON ROD CAPPED WITH 3-1/4" ALUMINUM DISC STAMPED "PRIVALTA RPLS 6570" SET IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO MOULIN ROUGE APARTMENTS, LLC AS RECORDED IN INSTRUMENT NUMBER 201400121108, (OPRDCT) AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED LAFAYETTE HEIGHTS NO. 3 AND THE MOST NORTHERLY SOUTHEAST CORNER OF SAID DFW PROJECTS TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 56 DEGREES 37 MINUTES 57 SECONDS EAST, A DISTANCE OF 0.78 FEET, AND FROM WHICH A P.K. NAIL FOUND AT THE NORTHEAST CORNER OF SAID MOULIN ROUGE APARTMENTS TRACT BEARS NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST, A DISTANCE OF 163.17 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS WEST, A DISTANCE OF 240.07 FEET TO A 1/2" IRON ROD CAPPED WITH 3-1/4" ALUMINUM DISC STAMPED "PRIVALTA RPLS 6570" SET IN THE WEST LINE OF LAFAYETTE HEIGHTS NO. 3, AN ADDITION TO THE CITY OF DALLAS AS RECORDED IN VOLUME 51, PAGE 7, MAP RECORDS, DALLAS COUNTY, TEXAS (MRDCT) AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED HERNANDEZ TRACT AND THE NORTHEAST CORNER OF SAID DFW PROJECTS TRACT;

THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS WEST, A DISTANCE OF 240.07 FEET TO A 1/2" IRON ROD CAPPED WITH 3-1/4" ALUMINUM DISC STAMPED "PRIVALTA RPLS 6570" SET IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO MOULIN ROUGE APARTMENTS, LLC AS RECORDED IN INSTRUMENT NUMBER 201400121108, (OPRDCT) AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED LAFAYETTE HEIGHTS NO. 3 AND THE MOST NORTHERLY SOUTHEAST CORNER OF SAID DFW PROJECTS TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 56 DEGREES 37 MINUTES 57 SECONDS EAST, A DISTANCE OF 0.78 FEET, AND FROM WHICH A P.K. NAIL FOUND AT THE NORTHEAST CORNER OF SAID MOULIN ROUGE APARTMENTS TRACT BEARS NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST, A DISTANCE OF 163.17 FEET;

THENCE SOUTH 89 DEGREES 31 MINUTES 59 SECONDS WEST, A DISTANCE OF 103.30 FEET TO A 2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID MOULIN ROUGE APARTMENTS TRACT AND AN INTERIOR ANGLE CORNER OF SAID DFW PROJECTS TRACT;

THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS WEST, ALONG THE WEST LINE OF SAID MOULIN ROUGE APARTMENTS TRACT, A DISTANCE OF 39.93 FEET TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO GILFAN LAKEWOOD EAST LLC AS RECORDED IN INSTRUMENT NUMBER 201600074500 (OPRDCT) AND BEING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID DFW PROJECTS TRACT;

THENCE SOUTH 89 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 504.34 FEET TO 3/8" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID WESTMORELAND ROAD AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED GILFAN LAKEWOOD EAST TRACT AND THE SOUTHWEST CORNER OF SAID DFW PROJECTS TRACT, FROM WHICH A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID GILFAN LAKEWOOD EAST TRACT BEARS SOUTH 00 DEGREES 07 MINUTES 29 SECONDS EAST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 29 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WESTMORELAND ROAD, A DISTANCE OF 16.82 FEET TO A 3/8" IRON ROD FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 05 DEGREES 07 MINUTES 41 SECONDS, A RADIUS OF 523.69 FEET AND A LONG CHORD THAT BEARS NORTH 02 DEGREES 26 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 46.85 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AND THE EAST RIGHT-OF-WAY LINE OF WESTMORELAND ROAD, AN ARC LENGTH OF 46.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.367 ACRES (103,089 SQUARE FEET) OF LAND, MORE OR LESS.

LIEN HOLDER'S SUBORDINATION AGREEMENT

LIEN HOLDER:

BY: TEXARKANA HOLDINGS, INC.
NAME: K. DAVID BELT
TITLE: LENDER

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 _____, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 _____, 2017
"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 _____, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DFW PROJECTS, LLC, ACTING BY AND THROUGH IT'S DULY AUTHORIZED AGENT JOHNNY AGUINAGA, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **PRIVALTA RESIDENCIAL**, 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 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).

NOTWITHSTANDING THE GENERAL EASEMENT LANGUAGE RECITED ABOVE, THE DETENTION AREA EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND MAY NOT BE USED IN A MANNER INCONSISTENT WITH THE DETENTION 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, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2017

DFW PROJECTS, LLC

JOHNNY AGUINAGA _____
PARTNER

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES C. HARVEY, 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 _____, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DETENTION AREA EASEMENT STATEMENT

THE PROPOSED DETENTION AREA (S) ALONG BLOCK 6171 WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS DETENTION AREAS TO THE LINE AND GRADE SHOWN ON THE PLANS AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DETENTION AREAS IN BLOCK 6171. THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DETENTION AREAS OR FOR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG, INTO OR OUT OF SAID DETENTION AREAS, OR FOR THE CONTROL OF EROSION.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE DESIGNATED DETENTION AREAS, AS HEREINAFTER DEFINED IN BLOCK 6171, UNLESS APPROVED BY THE CHIEF ENGINEER OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF DALLAS TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISIONS, THEN IN SUCH AN EVENT, THE CITY OF DALLAS SHALL HAVE THE RIGHT TO ENTER UPON THE DETENTION AREAS AT ANY POINT, OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS AND THE CITY OF DALLAS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR.

THE DETENTION AREA IN BLOCK 6171, AS IN THE CASE OF ALL DETENTION AREAS, IS SUBJECT TO STORM WATER OVERFLOW TO AN EXTENT, WHICH CANNOT BE CLEARLY DEFINED. THE CITY OF DALLAS SHALL NOT BE HELD LIABLE FOR ANY DAMAGE OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES WITHIN THE DETENTION AREAS OR THE SUBDIVISION STORM DRAINAGE SYSTEM.

THE DETENTION AREAS SERVING THE PLAT ARE SHOWN BY THE DETENTION AREA EASEMENT LINE AS SHOWN ON THE PLAT.

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, GRANTEEES 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. CFM
CHIEF ENGINEER OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION

SURVEYOR
O'NEAL SURVEYING CO.
3111 COLE AVE, STE 103
DALLAS, TX 75204
TBPLS FIRM NO. 10194132

OWNER/APPLICANT
DFW PROJECTS LLC
8117 PRESTON ROAD, STE. 300
DALLAS, TX 75225

ENGINEER
URBAN STRUCTURE
8140 WALNUT HILL LANE, STE 905
DALLAS, TX 75204

LOT TABLE			
LOT	SQ. FT. (TOTAL)	SQ. FT. (OUTSIDE S.A.A.E.)	ZONING
1	3235	2118	MF-2(A)
2	2025	1365	MF-2(A)
3	2016	1356	MF-2(A)
4	2007	1347	MF-2(A)
5	1995	1337	MF-2(A)
6	2696	2012	TH-3(A)
7	2708	2020	TH-3(A)
8	3874	2002	TH-3(A)
9	2637	2017	TH-3(A)
10	2896	2129	TH-3(A)
11	2892	2125	TH-3(A)
12	2891	2124	TH-3(A)
13	2576	2011	TH-3(A)
14	2610	2032	TH-3(A)
15	3155	2124	TH-3(A)
16	3889	2022	TH-3(A)
17	3125	2002	TH-3(A)
18	3670	2180	TH-3(A)
19	3196	2007	TH-3(A)
20	2394	2002	TH-3(A)
21	2420	2022	TH-3(A)
22	2398	2003	TH-3(A)
23	3465	2009	TH-3(A)
24	2503	2006	TH-3(A)
25	2498	2003	TH-3(A)
26	3779	2001	TH-3(A)

COMMON AREA LOT TABLE	
LOT	SQ. FT.
COMMON AREA "A"	19712
COMMON AREA "B"	2558
COMMON AREA "C"	7266

**PRELIMINARY PLAT
PRIVALTA RESIDENCIAL
A SHARED ACCESS DEVELOPMENT
LOTS 1 THROUGH 26
COMMON AREAS "A", "B" & "C"
BLOCK 6171
2.367 ACRES / 103,089 SQUARE FEET
ANSON McCRACKEN SURVEY, ABSTRACT NO. 868
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S189-061
ENGINEERING PLAN NO. 311T-9386**

SCALE: 1"=20' NOVEMBER, 2018 SHEET 3 OF 3