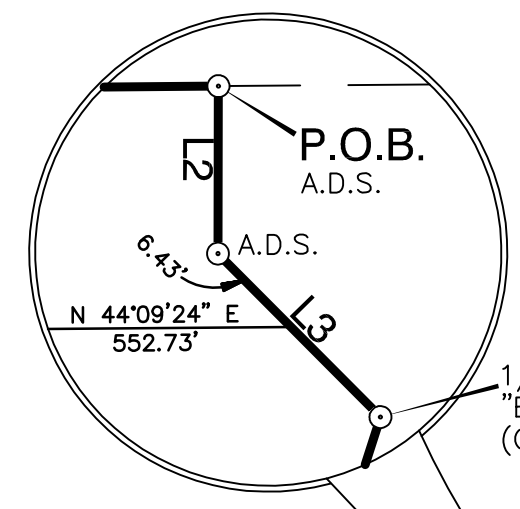


P.O.C.
1/2" I.R.F. W/CAP
"PACHECO KOCH" (CM)
N:6942527.53
E:2556798.72



ARNULFO PEREZ
INST. NO. 201000214706
O.P.R.D.C.T.

ARNULFO PEREZ
INST. NO. 201000214702
O.P.R.D.C.T.

CENTRAL 15TH LLC
VOL. 2002068, PG. 4875
O.P.R.D.C.T.

COUNTY OF DALLAS
VOL. 91143, PG. 2137
O.P.R.D.C.T.

CENTRAL 15TH LLC
VOL. 2002068, PG. 4875
O.P.R.D.C.T.

COUNTY OF DALLAS
VOL. 88047, PG. 4820
O.P.R.D.C.T.

SRS ENTERPRISES LLC
INST. NO. 201600355063
O.P.R.D.C.T.

DFW PROJECTS LLC
INST. NO. 201800105249
O.P.R.D.C.T.

BLOCK E/8823
(FUTURE PHASE II)
LOT 1
11.02 ACRES
479982 S.F.

Line #	Direction	Length
L1	S59°29'16"E	30.87'
L2	S45°13'45"E	10.41'
L3	N89°46'18"E	14.32'
L4	S45°50'51"E	16.98'
L5	S87°08'32"W	106.36'
L6	S02°51'28"E	174.60'
L7	N87°08'32"E	173.15'

MATCH LINE (SEE SHEET 2)

PRELIMINARY PLAT
GREEN GROVE ESTATES, PHASE I
LOTS 1-12, BLOCK A/8823
LOTS 1-12, BLOCK B/8823
LOTS 1-25, BLOCK C/8823
LOTS 1-22, BLOCK D/8823
LOT 1, BLOCK E/8823
AND COMMON AREA "A"
BEING 33.607 ACRES
OUT OF THE
ROBERT KLEBERG SURVEY,
ABSTRACT NUMBER 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S189-062
ENGINEERING FILE NUMBER 311T-XXXX

LEGEND OF SYMBOLS AND ABBREVIATIONS

● MONUMENT (AS NOTED)	○ FKA	○ FORMERLY KNOWN AS
○ 1/2" IRON ROD SET WITH RED CAP	○ INST. NO.	○ INSTRUMENT NUMBER
○ STAMPED "ONEL 6570"	○ M.R.D.C.T.	○ MAP RECORDS, DALLAS COUNTY, TEXAS
○ POINT FOR CORNER	○ D.R.D.C.T.	○ DEED RECORDS, DALLAS COUNTY, TEXAS
○ POINT OF COMMENCEMENT	○ O.P.R.D.C.T.	○ OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
○ POINT OF BEGINNING	○ ESMT	○ EASEMENT
○ IRON ROD FOUND	○ AC	○ ACRE
○ MAG NAIL FOUND	○ SQ. FT.	○ SQUARE FOOT
○ 1 1/2" IRON ROD SET WITH 3-1/4" ALUMINUM DISC	○ VAR.	○ VARIABLE
○ STAMPED "FITZHUH RPLS 6570"	○ (XXXX)	○ RECORD DISTANCE
○ CONTROLLING MONUMENT	○ MSRD	○ MEASURED
○ VOLUME	○ R.O.W.	○ RIGHT-OF-WAY
○ PG.	○ R.C.P.	○ REINFORCED CONCRETE PIPE

ENGINEER
URBAN STRUCTURE
8140 WALNUT HILL LANE, STE 905
DALLAS, TX 75204
PHONE: 214.295.5775

OWNER/APPLICANT:
DFW PROJECTS LLC
8117 PRESTON ROAD, STE. 300
DALLAS, TX 75205

GENERAL NOTES:

1. 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.
2. THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO CREATE 73 LOTS AND 1 COMMON AREA
5. ALL STRUCTURES AND BUILDINGS ON SITE TO BE REMOVED

O'NEAL SURVEYING COMPANY
3111 COLE AVE., STE. 103
DALLAS, TX 75204
(903) 708-2891
TBPLS FIRM # 10194132
WWW.ONEALSURVEYING.COM

DRAWN BY DCO	CHECKED BY DCO	SCALE 1:50	DATE 10/01/2018	PROJECT NO. 18101.00	SHEET NO. 1 OF 3
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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, DFW PROJECTS LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PART OF DALLAS CITY BLOCK 8823 AS CONVEYED TO DFW PROJECTS LLC BY GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 201800105249, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PACHECO KOCH" FOUND IN THE NORTHEAST LINE OF FISH ROAD (30' RIGHT-OF-WAY) AT THE WEST CORNER OF THE CENTRAL 15TH LLC TRACT AS DESCRIBED IN VOLUME 2002068, PAGE 4875, (O.P.R.D.C.T.);

THENCE SOUTH 45 DEGREES 09 MINUTES 04 SECONDS EAST, ALONG THE SOUTHWEST LINE OF THE ABOVE-MENTIONED CENTRAL 15TH LLC TRACT AND THE COMMON NORTHEAST LINE OF FISH ROAD, A DISTANCE OF 504.91 FEET TO A MAG NAIL FOUND AT THE SOUTH CORNER OF SAID CENTRAL 15TH LLC TRACT;

THENCE NORTH 44 DEGREES 09 MINUTES 24 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID CENTRAL 15TH LLC TRACT AND THE COMMON NORTHWEST LINE OF FISH ROAD, A DISTANCE OF 512.05 FEET TO A MAG NAIL FOUND;

THENCE SOUTH 59 DEGREES 29 MINUTES 16 SECONDS EAST, LEAVING SAID SOUTHEAST LINE OF CENTRAL 15TH LLC TRACT, OVER AND ACROSS SAID FISH ROAD, A DISTANCE OF 30.87 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "ADDITION NAME RPLS 6570" SET IN THE SOUTHWEST LINE OF BELT LINE ROAD (VARIABLE WIDTH RIGHT-OF-WAY) FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTHWEST LINE OF BELT LINE ROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES: SOUTH 59 DEGREES 29 MINUTES 16 SECONDS EAST, A DISTANCE OF 10.41 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "ADDITION NAME RPLS 6570" SET; NORTH 89 DEGREES 46 MINUTES 18 SECONDS EAST, A DISTANCE OF 14.32 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "ADDITION NAME RPLS 6570" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A DELTA ANGLE OF 3 DEGREES 14 MINUTES 59 SECONDS, A RADIUS OF 7589.44 FEET AND A LONG CHORD THAT BEARS SOUTH 26 DEGREES 07 MINUTES 17 SECONDS EAST, A DISTANCE OF 430.40 FEET;

THENCE SOUTH 87 DEGREES 08 MINUTES 32 SECONDS WEST, A DISTANCE OF 106.36 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "ADDITION NAME RPLS 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED CEMETERY TRACT;

THENCE SOUTH 02 DEGREES 51 MINUTES 28 SECONDS EAST, A DISTANCE OF 174.60 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "ADDITION NAME RPLS 6570" SET AT THE SOUTHWEST CORNER OF SAID CEMETERY TRACT;

THENCE NORTH 87 DEGREES 08 MINUTES 32 SECONDS EAST, A DISTANCE OF 173.15 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "ADDITION NAME RPLS 6570" SET AT THE INTERSECTION OF THE SOUTH LINE OF SAID CEMETERY TRACT AND THE SOUTHWEST LINE OF BELT LINE ROAD AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 00 DEGREES 44 MINUTES 35 SECONDS, A RADIUS OF 7589.44 FEET AND A LONG CHORD THAT BEARS SOUTH 22 DEGREES 42 MINUTES 49 SECONDS EAST, A DISTANCE OF 98.43 FEET;

THENCE SOUTHEASTERLY ALONG THE ABOVE-MENTIONED NON-TANGENT CURVE TO THE RIGHT, AND THE COMMON SOUTHWEST LINE OF BELT LINE ROAD, AN ARC LENGTH OF 98.43 FEET TO A 3/8" IRON ROD FOUND AT THE INTERSECTION OF THE WEST LINE OF THE RANDY BELCH TRACT AS DESCRIBED IN VOLUME 80179, PAGE 2997, (O.P.R.D.C.T.) WITH THE SOUTHWEST LINE OF BELT LINE ROAD;

THENCE SOUTH 44 DEGREES 59 MINUTES 33 SECONDS WEST, A DISTANCE OF 195.35 FEET TO A 3/8" IRON ROD FOUND AT THE WEST CORNER OF THE ABOVE-MENTIONED BALCH TRACT AND THE COMMON NORTH CORNER OF THE NHI QUACH TRACT AS DESCRIBED IN INSTRUMENT NUMBER 201800031790, (O.P.R.D.C.T.);

THENCE SOUTH 44 DEGREES 47 MINUTES 56 SECONDS WEST, A DISTANCE OF 359.84 FEET TO A 1/2" IRON ROD FOUND AT THE WEST CORNER OF THE ABOVE-MENTIONED QUACH TRACT AND THE COMMON NORTH CORNER OF THE RONNY DAVID CHAVES AND GRACE CHAVES TRACT AS DESCRIBED IN INSTRUMENT NUMBER 201600161488, (O.P.R.D.C.T.);

THENCE SOUTH 44 DEGREES 49 MINUTES 01 SECONDS WEST, A DISTANCE OF 541.90 FEET TO A 3" STEEL POST FOUND AT THE WEST CORNER OF THE ABOVE-MENTIONED CHAVES TRACT AT THE NORTH CORNER OF THE SALOMON FUENTES AND MARY FIGUEROA DE FUENTES, HUSBAND AND WIFE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 201700297074, (O.P.R.D.C.T.), SAME BEING THE NORTH CORNER OF LOT 28 OF THE LAWSON ESTATES, AN UNRECORDED PLAT OF SUBDIVISION;

THENCE SOUTH 44 DEGREES 47 MINUTES 35 SECONDS WEST, ALONG THE NORTHWEST LINE OF THE ABOVE-MENTIONED FUENTES TRACT AND LOT 28, THE NORTHWEST LINE OF SARAH LANE (55' RIGHT-OF-WAY) AND THE NORTHWEST LINE OF THE BILLY WALKER TRACT AS DESCRIBED IN INSTRUMENT NUMBER 201700150191, (O.P.R.D.C.T.), SAME BEING THE NORTHWEST LINE OF LOT 56 OF THE ABOVE-MENTIONED LAWSON ESTATES, A DISTANCE OF 357.50 FEET TO A 1" IRON PIPE FOUND AT THE WEST CORNER OF THE JUST-MENTIONED WALKER TRACT SAME BEING THE WEST CORNER OF LOT 56 AND BEING AT THE NORTH CORNER OF LOT 57 OF SAID LAWSON ESTATES, SAME BEING THE NORTH CORNER OF THE GEORGE VICTORY DeRUVO, III TRACT AS DESCRIBED IN INSTRUMENT NUMBER 201600170741, (O.P.R.D.C.T.);

THENCE SOUTH 45 DEGREES 06 MINUTES 29 SECONDS WEST, ALONG THE NORTHWEST LINE OF LOTS 57 THROUGH 59 OF SAID LAWSON ESTATES, A DISTANCE OF 180.76 FEET TO A 1" IRON PIPE FOUND AT THE WEST CORNER OF THE ABOVE-MENTIONED DeRUVO TRACT AND BEING AT THE NORTH CORNER OF THAT CERTAIN TRACT BEING NOW OR FORMERLY OWNED BY THOMAS J. VENABLE AS DESCRIBED IN VOLUME 173, PAGE 721, (D.R.D.C.T.);

THENCE SOUTH 44 DEGREES 29 MINUTES 38 SECONDS WEST, ALONG THE NORTHWEST LINE OF THE ABOVE-MENTIONED VENABLE TRACT, THE NORTHWEST LINE OF THE REMAINDER OF THE TOMMY TUCKER AND WIFE, NANCY TUCKER TRACT AS DESCRIBED IN VOLUME 83163, PAGE 4041, (D.R.D.C.T.) AND THE NORTHWEST LINE OF THE PEDRO RODRIGUEZ TRACT AS DESCRIBED IN INSTRUMENT NUMBER 201100278155, (O.P.R.D.C.T.), A DISTANCE OF 360.97 FEET TO A 36" TREE AT THE WEST CORNER OF THE JUST MENTIONED RODRIGUEZ TRACT AND BEING IN THE NORTHEAST LINE OF THE RICKY GREGORY TRACT AS DESCRIBED IN VOLUME 99066, PAGE 6479, (O.P.R.D.C.T.);

THENCE NORTH 45 DEGREES 27 MINUTES 49 SECONDS WEST, ALONG THE NORTHEAST LINE OF THE ABOVE-MENTIONED GREGORY TRACT AND THE NORTHEAST LINE OF THE EVELYN J. L. BRASWELL TRACT AS DESCRIBED IN VOLUME 2004026, PAGE 1203, (O.P.R.D.C.T.), A DISTANCE OF 207.99 FEET TO A 1/2" IRON ROD FOUND AT THE NORTH CORNER OF THE JUST MENTIONED BRASWELL TRACT, SAME BEING THE EAST CORNER OF THE CAMDEN GROW SOUTH I, LLC TRACT AS DESCRIBED IN INSTRUMENT NUMBER 201700187755, (O.P.R.D.C.T.);

THENCE NORTH 45 DEGREES 21 MINUTES 56 SECONDS WEST, ALONG THE NORTHEAST LINE OF THE ABOVE-MENTIONED CAMDEN GROW SOUTH TRACT, A DISTANCE OF 493.68 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "ADDITION NAME RPLS 6570" SET AT THE SOUTH CORNER OF THE ARNULFO PEREZ TRACT AS DESCRIBED IN INSTRUMENT NUMBER 201000214706, (O.P.R.D.C.T.), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "REFERENCE" FOUND BEARS NORTH 70 DEGREES 04 MINUTES 05 SECONDS WEST, A DISTANCE OF 37.42 FEET AND A 1/2" IRON ROD WITH CAP STAMPED "BG&A RPLS 5569" FOUND BEARS NORTH 45 DEGREES 21 MINUTES 56 SECONDS WEST, A DISTANCE OF 7.90 FEET;

THENCE NORTH 44 DEGREES 44 MINUTES 40 SECONDS EAST, ALONG THE SOUTHEAST LINE OF THE ABOVE-MENTIONED PEREZ TRACT, AND THE SOUTHEAST LINE OF THE ARNULFO PEREZ TRACT AS DESCRIBED IN INSTRUMENT NUMBER 201000214702, (O.P.R.D.C.T.), A DISTANCE OF 1686.62 FEET TO A 2" IRON PIPE FOUND IN THE SOUTHWEST LINE OF FISH ROAD AT THE EAST CORNER OF THE JUST MENTIONED PEREZ TRACT (INSTRUMENT NUMBER 201000214702), FROM WHICH A 3/4" IRON PIPE FOUND IN THE SOUTHWEST LINE OF FISH ROAD AT THE NORTH CORNER OF THE ABOVE MENTIONED PEREZ TRACT (INSTRUMENT NUMBER 201000214706) BEARS NORTH 45 DEGREES 50 MINUTES 45 SECONDS WEST, A DISTANCE OF 205.43 FEET;

THENCE SOUTH 45 DEGREES 50 MINUTES 51 SECONDS EAST, ALONG THE SOUTHWEST LINE OF FISH ROAD, A DISTANCE OF 16.98 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "ADDITION NAME RPLS 6570" SET;

THENCE NORTH 44 DEGREES 09 MINUTES 24 SECONDS EAST, ALONG THE SOUTHEAST LINE OF FISH ROAD, A DISTANCE OF 548.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.607 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT DFW PROJECTS LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, <NAME>, <TITLE>, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS "GREEN GROVE ESTATES, PHASE I, 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 _____, 2018.

DFW PROJECTS LLC

BY: JOHNNY AGUINAGA
TITLE: MANAGING MEMBER

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED REID BEUCLER 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 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 _____, 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 TEXAS

DETENTION AREA EASEMENT STATEMENT

THE PROPOSED DETENTION AREA ALONG BLOCK 1/660 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 1/660. 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 1/660, 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 _____, 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.

PRELIMINARY PLAT
GREEN GROVE ESTATES, PHASE I
LOTS 1-12, BLOCK A/8823
LOTS 1-12, BLOCK B/8823
LOTS 1-25, BLOCK C/8823
LOTS 1-22, BLOCK D/8823
LOT 1, BLOCK E/8823
AND COMMON AREA "A"
BEING 33.607 ACRES
OUT OF THE
ROBERT KLEBERG SURVEY,
ABSTRACT NUMBER 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S189-062
ENGINEERING FILE NUMBER 311T-XXXX

ENGINEER
URBAN STRUCTURE
8140 WALNUT HILL LANE, STE 905
DALLAS, TX 75204
PHONE: 214.295.5775

OWNER/APPLICANT:
DFW PROJECTS LLC
3838 OAK LAWN AVE
DALLAS, TX 75219

Table with 6 columns: DRAWN BY, CHECKED BY, SCALE, DATE, PROJECT NO., SHEET NO. Includes logo for O'NEAL SURVEYING COMPANY and contact information.