

VICINITY MAP
NOT TO SCALE

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Whereas RDV Davis, LLC, is the sole owner of a 26,272 square foot tract of land situated in the Ellis C. Thomas Survey, Abstract No. 1485, in the City of Dallas, Dallas County, Texas, and being a portion of City Block 4548, same being that tract of land conveyed to said RDV Davis, LLC, by General Warranty Deed recorded in Instrument No. 2019002221617, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the intersection of the Westerly Right-of-Way line of North Tennant Street (50 foot Right-of-Way as shown in L.O. Daniel, Jr. Addition, on addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 6, Page 345, Map Records, Dallas County, Texas, and also being formerly known as Hollywood Avenue), and the North Right-of-Way line of a 15 foot Alley, created in the L.O. Daniel, Jr. Addition No. 2, on addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 6, Page 439, Map Records, Dallas County, Texas;

THENCE South 88 degrees 25 minutes 59 seconds West, along the North Right-of-Way line of said Alley, a distance of 140.48 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Wayne E. Adams, by deed recorded in Instrument No. 20080087973, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 21 minutes 54 seconds West along the East line of said Adams tract, a distance of 166.86 feet to a 3/8 inch iron rod found for corner, said corner being the Northeast corner of said Adams tract, and being in the South Right-of-Way line of West Davis Street (variable width Right-of-Way, quite claimed to the City of Dallas by deed recorded in Instrument No. 201400321506, Official Public Records, Dallas County, Texas, and also being formerly known as State Highway 180);

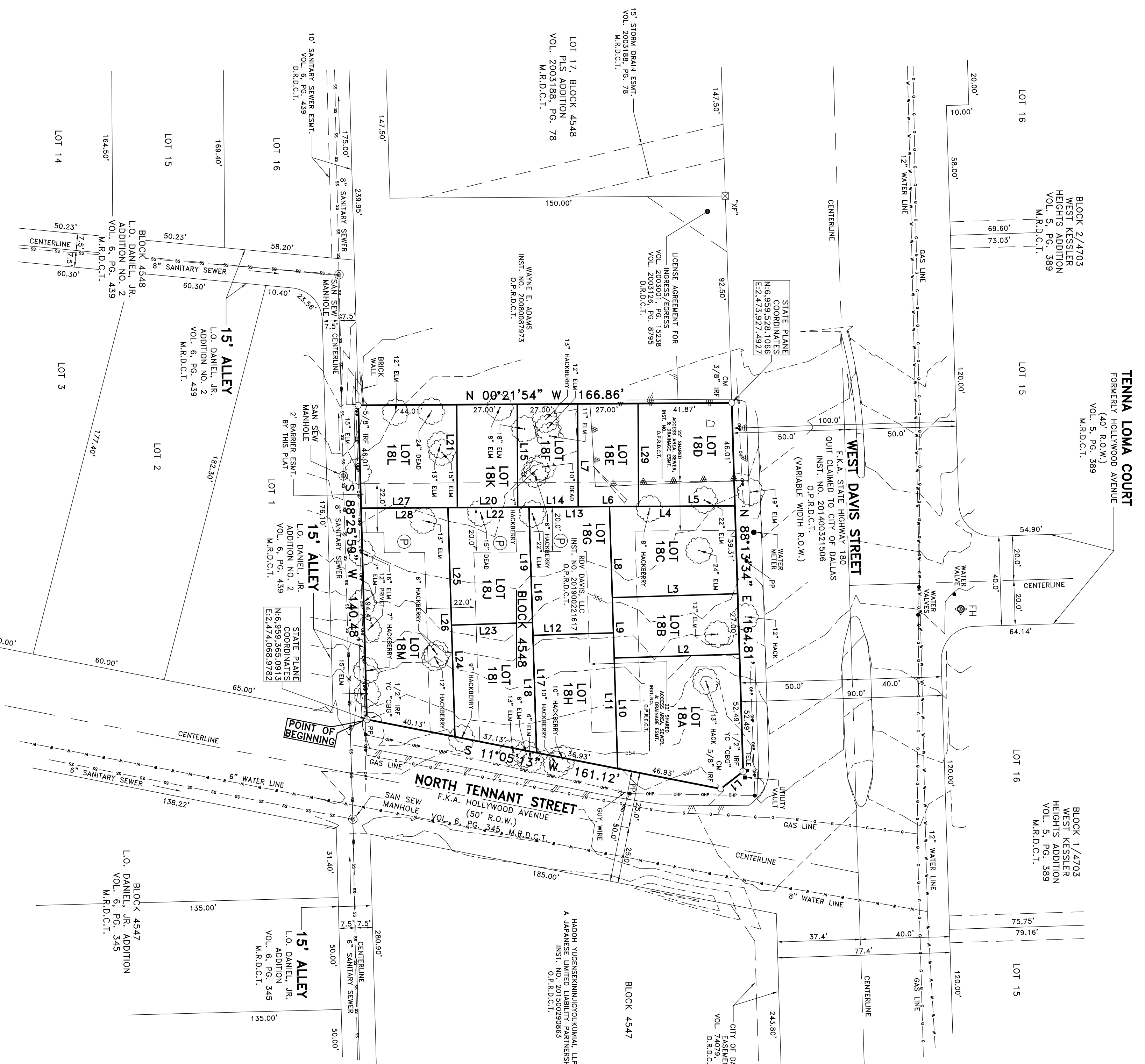
THENCE North 88 degrees 13 minutes 34 seconds East, along the South Right-of-Way line of said West Davis Street, a distance of 164.81 feet to a 1/2 inch iron rod with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the intersection of the South Right-of-Way line of said West Davis Street, and the Westerly Right-of-Way line of said North Tennant Street;

THENCE South 37 degrees 42 minutes 21 seconds East, along said intersection, a distance of 12.65 feet to a 5/8 inch iron rod found for corner, said corner being in the Westerly Right-of-Way line of said North Tennant Street;

THENCE South 11 degrees 05 minutes 13 seconds West, along the Westerly Right-of-Way line of said North Tennant Street, a distance of 161.12 feet to the POINT OF BEGINNING, and containing 26,272 square feet or 0.603 of an acre of land.

Line #	Direction	Length
L1	S37°42'21"E	12.65'
L2	N01°46'26"W	56.00'
L3	N01°46'26"W	56.00'
L4	N00°21'53"W	56.02'
L5	S00°21'53"E	43.01'
L6	S00°21'53"E	27.00'
L7	N89°58'44"E	46.00'
L8	N88°13'34"E	40.68'
L9	N88°13'34"E	27.00'
L10	N88°13'34"E	49.47'
L11	N88°13'34"E	60.70'
L12	N01°46'26"W	56.00'
L13	S00°21'53"W	36.01'
L14	S00°21'53"E	27.00'
L15	N89°58'44"E	46.00'

Line #	Direction	Length
L16	N88°13'34"E	57.34'
L17	N88°13'34"E	52.48'
L18	S88°13'34"W	58.18'
L19	S88°13'34"W	51.63'
L20	S00°21'53"E	27.00'
L21	N89°58'44"E	46.00'
L22	N00°21'53"W	36.21'
L23	S01°46'26"E	36.20'
L24	S88°13'34"W	49.92'
L25	S88°13'34"W	52.52'
L26	N88°13'34"E	102.44'
L27	S00°21'53"E	43.01'
L28	N00°21'53"W	36.79'
L29	N89°58'44"E	46.00'



- GENERAL NOTES**
- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 13 LOTS FROM A 0.603 TRACT OF LAND.
 - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
 - 4) PROPERTY IS VACANT
 - 5) ANY NEW STRUCTURE MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 - 6) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.

- LEGEND**
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
C.M. = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
E.S.M.T. = EASEMENT
"X" = "X" STAMPED IN CONCRETE
IR = IRON ROD FOUND
Y.C. = YELLOW CAP STAMPED "CBG SURVEYING"
PP = POWER POLE
TELE = TELEPHONE POLE
Ⓟ = 9 FOOT BY 18 FOOT GUEST PARKING

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RDV Davis, LLC, acting by and through its duly authorized agent, Fud P. Horfuch, does hereby adopt this plat, designating the herein described property as **RED DOOR 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 hereon. The easements shown hereon 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 and 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 benefit of the public and the property owner. All easements shall be subject to the following conditions:

1. All easements shall be subject to 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 of 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 these easements in addition to the easement area shown on this plat. The location and depth of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or location as installed.

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2019.

RDV Davis, LLC
a Texas limited liability company

By: Fud P. Horfuch, CEO

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Fud P. Horfuch known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 information 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 _____ day of _____, 2019.
RELEASED FOR REVIEW ON 12/13/19. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connolly 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 OF OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas

Shared Access Area Easement Statement

This plat is approved by the Chief Engineer 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, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowners' 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 perform any repair to the shared access area other work on water or wastewater lines or for any other reason, the government 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.

CHIEF ENGINEER OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION

LOT	Lot Table
Lot 18A	3,079 Sq.Ft./0.071 acres
Lot 18B	1,512 Sq.Ft./0.035 acres
Lot 18C	2,240 Sq.Ft./0.051 acres
Lot 18D	1,952 Sq.Ft./0.045 acres
Lot 18E	1,242 Sq.Ft./0.029 acres
Lot 18F	2,048 Sq.Ft./0.047 acres
Lot 18G	2,037 Sq.Ft./0.047 acres
Lot 18H	1,957 Sq.Ft./0.045 acres
Lot 18I	1,885 Sq.Ft./0.043 acres
Lot 18J	1,242 Sq.Ft./0.029 acres
Lot 18K	2,001 Sq.Ft./0.059 acres
Lot 18L	2,672 Sq.Ft./0.603 acres
Overall	26,272 Sq.Ft./0.603 acres

PRELIMINARY PLAT
RED DOOR ADDITION
A SHARED ACCESS DEVELOPMENT
LOTS 18A THRU 18M, BLOCK 4548
26,272 SQ.FT. / 0.603 ACRES
ELLIS C. THOMAS SURVEY, ABSTRACT NO. 1485
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S-_____

PLANNING & SURVEYING
Main Office
20025 Shiloh Road, Ste. 290
Dallas, TX 75228
P 214-349-9485
F 214-349-9426
Firm No. 10688800
www.cbgtexas.com