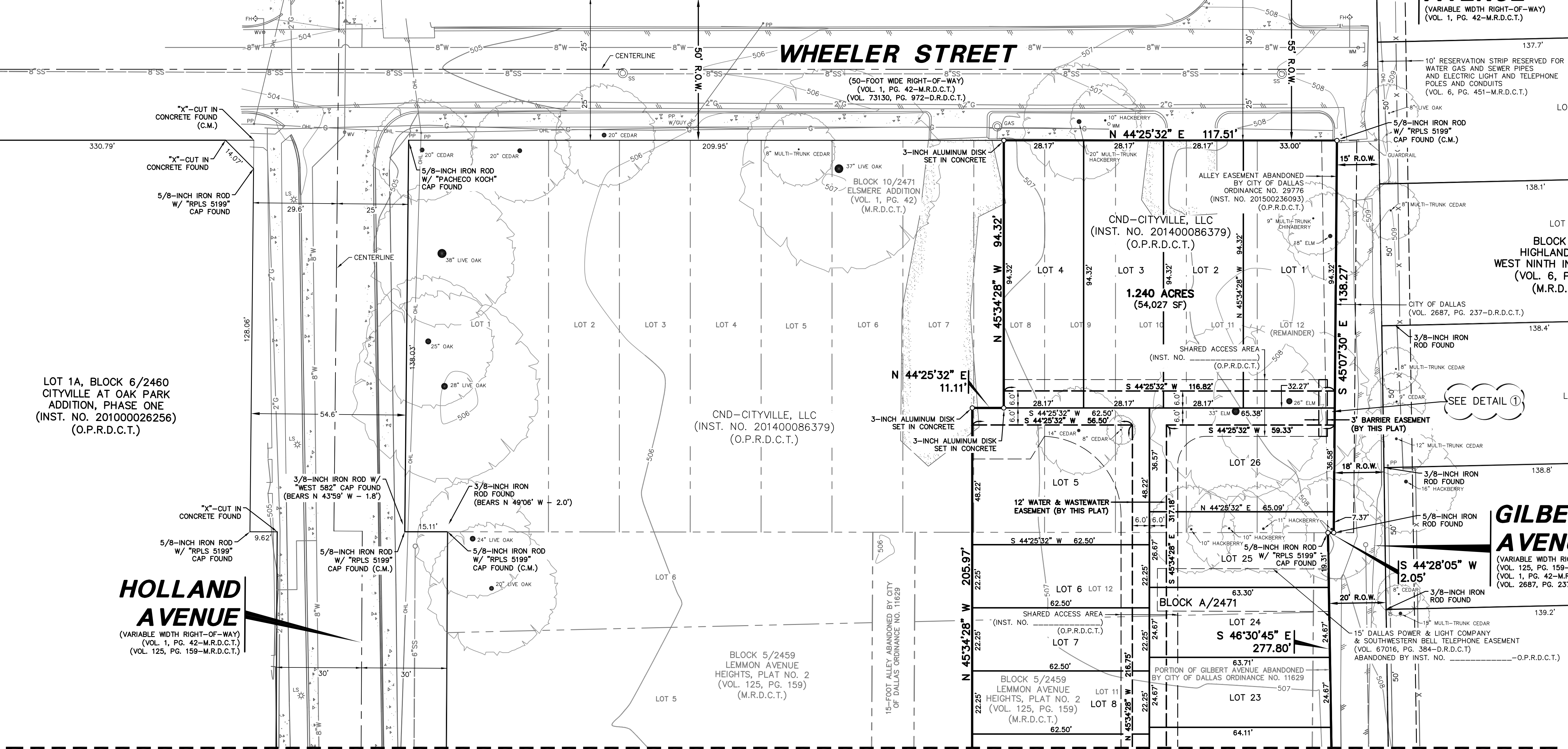
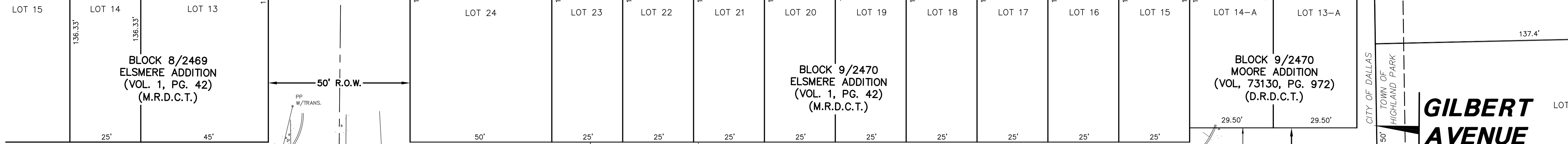


VICINITY MAP  
(NOT TO SCALE)



**GILBERT AVENUE**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 1, PG. 42-M.R.D.C.T.)

**GILBERT AVENUE**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 1, PG. 42-M.R.D.C.T.)

**GILBERT AVENUE**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 1, PG. 42-M.R.D.C.T.)

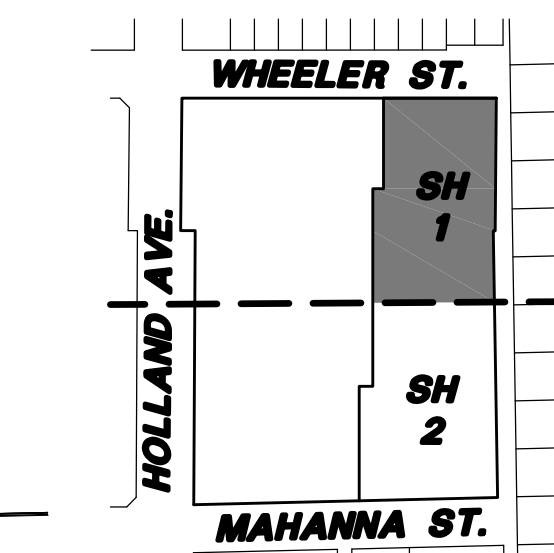
**PRELIMINARY PLAT  
CITYVILLE NO. 4  
SHARED ACCESS DEVELOPMENT  
LOTS 1-26 AND COMMON AREA A  
CITY BLOCK A/2471**

BEING A REPLAT OF LOTS 9-11 AND PART OF LOTS 7, 8 & 12, BLOCK 10/2471 OF ELSMERE ADDITION, BEING PART OF LOTS 7-12, BLOCK 5/2459 OF LEMMON AVENUE HEIGHTS, PLAT NO. 2, AND AN ABANDONED PORTION OF GILBERT AVENUE LOCATED IN THE CITY OF DALLAS, TEXAS AND BEING OUT OF THE CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532, DALLAS COUNTY, TEXAS  
SHEET 1 OF 4  
CITY PLAN FILE NO. S167-104

**Pacheco Koch**  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY CM	CHECKED BY JEC	SCALE 1"=20'	DATE FEB. 2017	JOB NUMBER 3864-16.423
----------------	-------------------	-----------------	-------------------	---------------------------

**KEY MAP**  
NOT TO SCALE

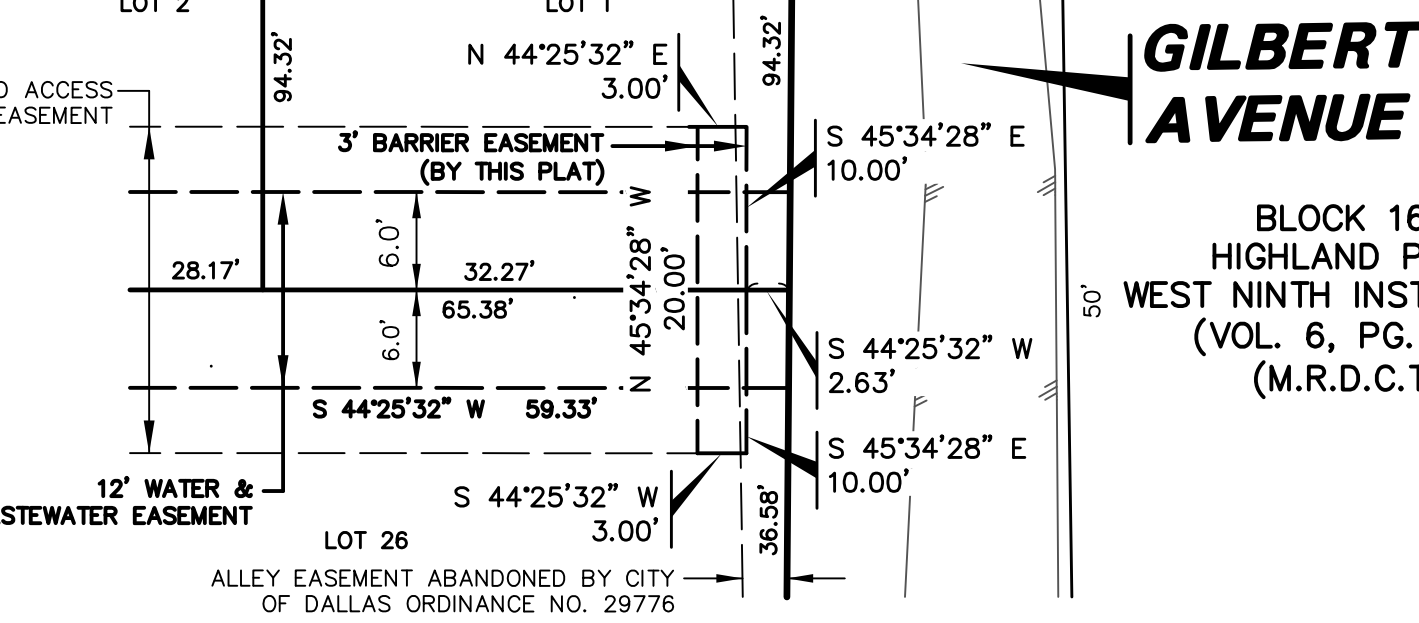


**GENERAL NOTES**

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0330 J, Community-Panel No. 480171 0330 J, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:  
Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
- Lot-to-lot drainage will not be permitted without engineering section approval.
- The purpose of this plat is to create twenty-six (26) Lots and one (1) Common Area from a previously platted property.
- No vehicular access is permitted to adjacent property from the shared access area except to a public or City Council approved private street.
- The site is within the 65 Ldn contour of Love Field and this noise level may require special construction standards for certain uses per the building code.

**LEGEND**

CO - CLEANOUT	(C.M.) CONTROLLING MONUMENT
FH - FIRE HYDRANT	PROPERTY LINE
GM - GAS MANHOLE	EASEMENT LINE
GA - GUY ANCHOR	SURVEY ABSTRACT LINE
LS - LIGHT STANDARD	FENCE
PP - POWER POLE	OHL - OVERHEAD UTILITY LINE
PP W/ LIGHT	GUARD RAIL
PP W/ GUY ANCHOR	613 - EXIST CONTOUR
SS - SAN. SEWER MANHOLE	M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
WM - WATER METER	D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
WV - WATER VALVE	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
UG - UNDERGROUND GAS LINE	
W - WATER LINE	
SS - SANITARY SEWER LINE	



**1**  
NOT TO SCALE

C:\MENDZA\11-14-10\16-423\DWG\3864-16.423\3864-16.423.dwg

CITYVILLE NO. 4 - PRELIMINARY PLAT

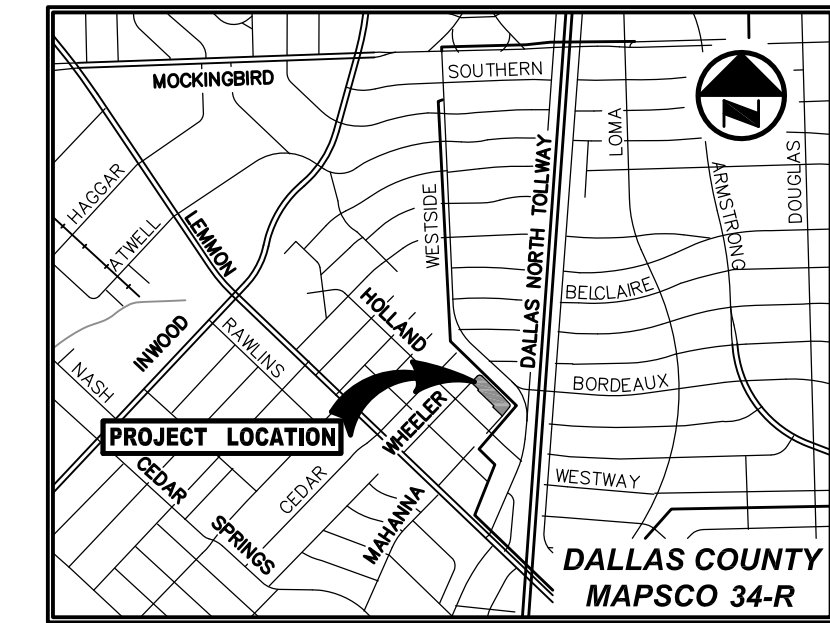
**HOLLAND AVENUE**

(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 1, PG. 42-M.R.D.C.T.)  
(VOL. 125, PG. 159-M.R.D.C.T.)

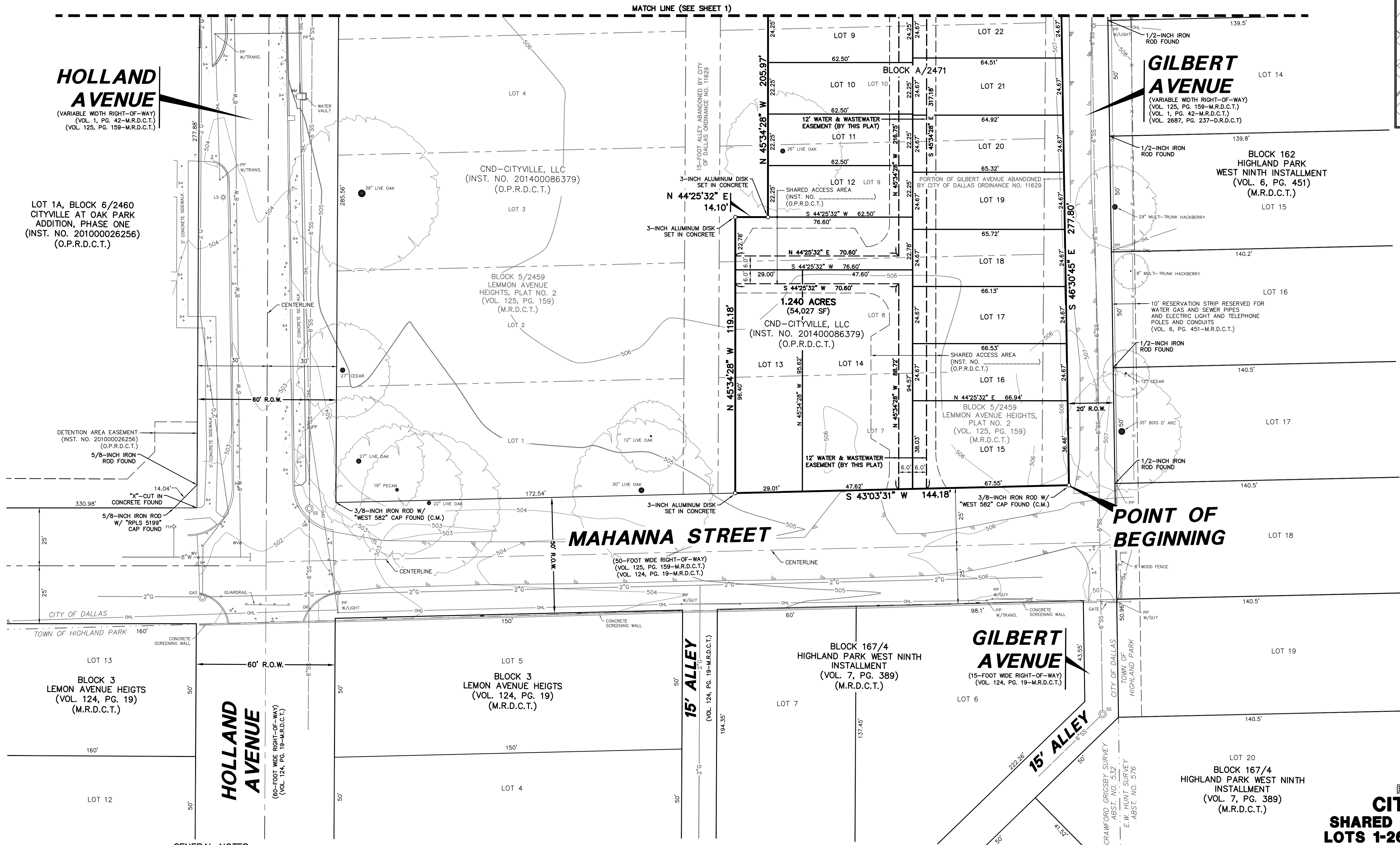
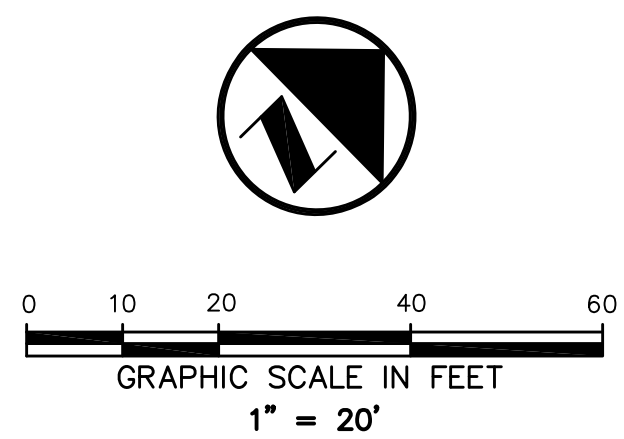
LOT 1A, BLOCK 6/2460  
CITYVILLE AT OAK PARK  
ADDITION, PHASE ONE  
(INST. NO. 20100026256)  
(O.P.R.D.C.T.)

**GILBERT AVENUE**

(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 125, PG. 159-M.R.D.C.T.)  
(VOL. 1, PG. 42-M.R.D.C.T.)  
(VOL. 2687, PG. 237-D.R.D.C.T.)



VICINITY MAP  
(NOT TO SCALE)



**GENERAL NOTES**

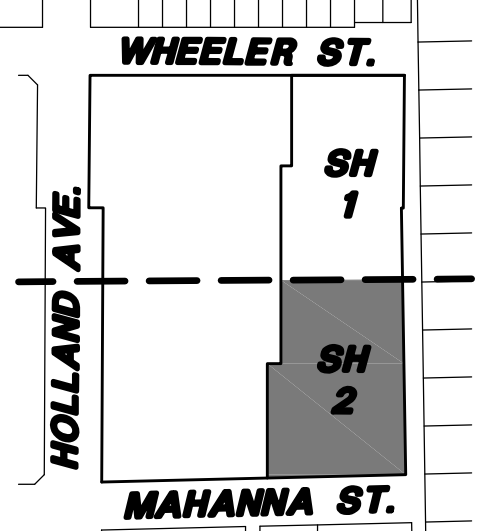
- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0330 J, Community-Panel No. 480171 0330 J, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:  
Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
- Lot-to-lot drainage will not be permitted without engineering section approval.
- The purpose of this plat is to create twenty-six (26) Lots and one (1) Common Area from a previously platted property.
- No vehicular access is permitted to adjacent property from the shared access area except to a public or City Council approved private street.
- The site is within the 65 Ldn contour of Love Field and this noise level may require special construction standards for certain uses per the building code.

**LEGEND**

CO - CLEANOUT	(C.M.) CONTROLLING MONUMENT
FH - FIRE HYDRANT	PROPERTY LINE
GA - GAS MANHOLE	EASEMENT LINE
GA - GUY ANCHOR	SURVEY ABSTRACT LINE
LS - LIGHT STANDARD	FENCE
PP - POWER POLE	OHL - OVERHEAD UTILITY LINE
PP - PP W/ LIGHT	GR - GUARD RAIL
PP - PP W/ GUY ANCHOR	613 - EXIST CONTOUR
SS - SAN SEWER MANHOLE	M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
WM - WATER METER	D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
WV - WATER VALVE	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
UG - UNDERGROUND GAS LINE	
W - WATER LINE	
SS - SANITARY SEWER LINE	

**KEY MAP**

NOT TO SCALE



SURVEYOR / ENGINEER:  
PACHECO KOCH LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: JONATHAN E. COOPER

OWNER:  
CND-CITYVILLE, LLC.  
3301 NORTH I-35  
CARROLLTON, TX 75007  
PH: 817-739-1912  
CONTACT: TJ MOORE

**PRELIMINARY PLAT  
CITYVILLE NO. 4  
SHARED ACCESS DEVELOPMENT  
LOTS 1-26 AND COMMON AREA A  
CITY BLOCK A/2471**

BEING A REPLAT OF LOTS 9-11 AND PART OF LOTS 7, 8 & 12, BLOCK 10/2471 OF ELSMERE ADDITION, BEING PART OF LOTS 7-12, BLOCK 5/2459 OF LEMMON AVENUE HEIGHTS, PLAT NO. 2, AND AN ABANDONED PORTION OF GILBERT AVENUE LOCATED IN THE CITY OF DALLAS, TEXAS AND BEING OUT OF THE CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532, DALLAS COUNTY, TEXAS  
SHEET 2 OF 4  
CITY PLAN FILE NO. S167-104

<b>Pacheco Koch</b>		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
DRAWN BY CM		TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805	
CHECKED BY JEC	SCALE 1"=20'	DATE FEB. 2017	JOB NUMBER 3864-16.423

CITYVILLE NO. 4 - PRELIMINARY PLAT

**OWNER'S CERTIFICATE**

STATE OF TEXAS §

COUNTY OF DALLAS §

DESCRIPTION, of a 1.240 acre tract of land situated in the Crawford Grigsby Survey, Abstract No. 1522, Dallas County, Texas; Being all of Lots 9-11 and part of Lots 7, 8 & 12, Block 10/2471 of Elsmere Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 1, Page 42 of the Map Records of Dallas County, Texas; also being part of Lots 7-12, Block 5/2459 of Lemmon Avenue Heights, Plat No. 2, an addition to the City of Dallas, Texas according to the plat recorded in Volume 125, Page 159 of said Map Records; being all of a portion of Gilbert Avenue abandoned by City of Dallas Ordinance No. 11629 and being part of a certain tract of land described in Special Warranty Deed to CND-Cityville, LLC recorded in Instrument No. 201400086379 of the Official Public Records of Dallas County, Texas; said 1.240 acre tract being more particularly described as follows:

BEGINNING, at a 3/8-inch iron rod with "WEST 582" cap found at the intersection of the northwest right-of-way line of Mahanna Street (50-foot wide right-of-way) and the southwest right-of-way line of Gilbert Avenue (a variable width right-of-way); said point being the east corner of said CND-Cityville tract;

THENCE, South 43 degrees, 03 minutes, 31 seconds West, along the said northwest line of Mahanna Street and the southeast line of said CND-Cityville tract, a distance of 144.18 feet to a 3-inch aluminum disk set in concrete for corner;

THENCE, in a northwesterly direction, departing the said northwest line of Mahanna Street and the said southeast line of CND-Cityville tract, over and across said CND-Cityville tract the following five (5) calls:

North 45 degrees, 34 minutes, 28 seconds West, a distance of 119.18 feet to a 3-inch aluminum disk set in concrete for corner;

North 44 degrees, 25 minutes, 32 seconds East, a distance of 14.10 feet to a 3-inch aluminum disk set in concrete for corner;

North 45 degrees, 34 minutes, 28 seconds West, a distance of 205.97 feet to a 3-inch aluminum disk set in concrete for corner;

North 44 degrees, 25 minutes, 32 seconds East, a distance of 11.11 feet to a 3-inch aluminum disk set in concrete for corner;

North 45 degrees, 34 minutes, 28 seconds West, a distance of 94.32 feet to a 3-inch aluminum disk set in concrete; said point being in the southeast right-of-way line of Wheeler Street (50-foot wide right-of-way) and the northwest line of said CND-Cityville tract;

THENCE, North 44 degrees, 25 minutes, 32 seconds East, along the said southeast line of Wheeler Street and the said northwest line of CND-Cityville tract, a distance of 117.51 feet to a 5/8-inch iron rod with "RPLS 5199" cap found at the intersection of the said southeast line of Wheeler Street and the said southwest line of Gilbert Avenue; said point being the north corner of said CND-Cityville tract;

THENCE, in a southeasterly direction, along the said southwest line of Gilbert Avenue and the said northeast line of CND-Cityville tract, the following three (3) calls:

South 45 degrees, 07 minutes, 30 seconds East, a distance of 138.27 feet to a 5/8-inch iron rod found for corner;

South 44 degrees, 28 minutes, 05 seconds West, a distance of 2.05 feet to a 5/8-inch iron rod with "RPLS 5199" cap found for corner;

South 46 degrees, 30 minutes, 45 seconds East, a distance of 277.80 feet the POINT OF BEGINNING;

CONTAINING: 54,027 square feet or 1.240 acres of land, more or less

**SURVEYOR'S STATEMENT**

I, Jonathan E. Cooper, 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 Surveyors, 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 2nd day of February, 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. RELEASED 2/2/17.

Jonathan E. Cooper  
Registered Professional Land Surveyor  
No. 5369

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE 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, CND-Cityville, LLC., a Texas limited liability company, acting by and through its duly authorized agent, TJ Moore, President, does hereby adopt this plat, designating the herein described property as **CITYVILLE NO. 4**, 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 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 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 systems 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 their 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 \_\_\_\_\_, 2017.

TJ Moore, President

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared TJ Moore, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

**GENERAL NOTES**

- 1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- 2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0330 J, Community-Panel No. 480171 0330 J, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:  
Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
- 3. Lot-to-lot drainage will not be permitted without engineering section approval.
- 4. The purpose of this plat is to create twenty-six (26) Lots and one (1) Common Area from a previously platted property.
- 5. No vehicular access is permitted to adjacent property from the shared access area except to a public or City Council approved private street.
- 6. The site is within the 65 Ldn contour of Love Field and this noise level may require special construction standards for certain uses per the building code.

LOT AREA TABLE

LOT	ACRES	SQUARE FEET	LOT	ACRES	SQUARE FEET
1	0.071	3,079	14	0.104	4,527
2	0.061	2,657	15	0.058	2,506
3	0.061	2,657	16	0.037	1,646
4	0.061	2,657	17	0.037	1,636
5	0.069	3,014	18	0.037	1,626
6	0.032	1,391	19	0.037	1,616
7	0.032	1,391	20	0.037	1,606
8	0.032	1,391	21	0.037	1,596
9	0.035	1,516	22	0.036	1,586
10	0.032	1,391	23	0.036	1,576
11	0.032	1,391	24	0.036	1,567
12	0.032	1,391	25	0.039	1,698
13	0.064	2,784	26	0.055	2,386

COMMON AREA TABLE

LOT	ACRES	SQUARE FEET
CA-A	0.040	1,745

**SHARED ACCESS OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CND-Cityville, LLC., a Texas limited liability company, acting by and through its duly authorized agent, TJ Moore, President, does hereby adopt this plat, designating the herein described property as **CITYVILLE NO. 4**, an addition to the City of Dallas, Dallas County, Texas. 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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 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).

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS 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.

WITNESS my hand at \_\_\_\_\_, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

CND-Cityville, LLC.,  
a Texas Limited Liability Company

By: TJ Moore  
President

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day TJ Moore 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

**SHARED ACCESS AREA EASEMENT STATEMENT**

This plat is approved by the Chief Engineer of the Department of Development Services 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 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.

Elias K. Sassoon, P.E.  
Chief Engineer of Department of Development Services

**PRELIMINARY PLAT  
CITYVILLE NO. 4  
SHARED ACCESS DEVELOPMENT  
LOTS 1-26 AND COMMON AREA A  
CITY BLOCK A/2471**

BEING A REPLAT OF LOTS 9-11 AND PART OF LOTS 7, 8 & 12, BLOCK 10/2471 OF ELSMERE ADDITION, BEING PART OF LOTS 7-12, BLOCK 5/2459 OF LEMMON AVENUE HEIGHTS, PLAT NO. 2, AND AN ABANDONED PORTION OF GILBERT AVENUE LOCATED IN THE CITY OF DALLAS, TEXAS AND BEING OUT OF THE CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532, DALLAS COUNTY, TEXAS SHEET 3 OF 4 CITY PLAN FILE NO. S167-104

**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805

DRAWN BY CM	CHECKED BY JEC	SCALE 1"=20'	DATE FEB. 2017	JOB NUMBER 3864-16.423
----------------	-------------------	-----------------	-------------------	---------------------------

SURVEYOR / ENGINEER:  
PACHECO KOCH LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: JONATHAN E. COOPER

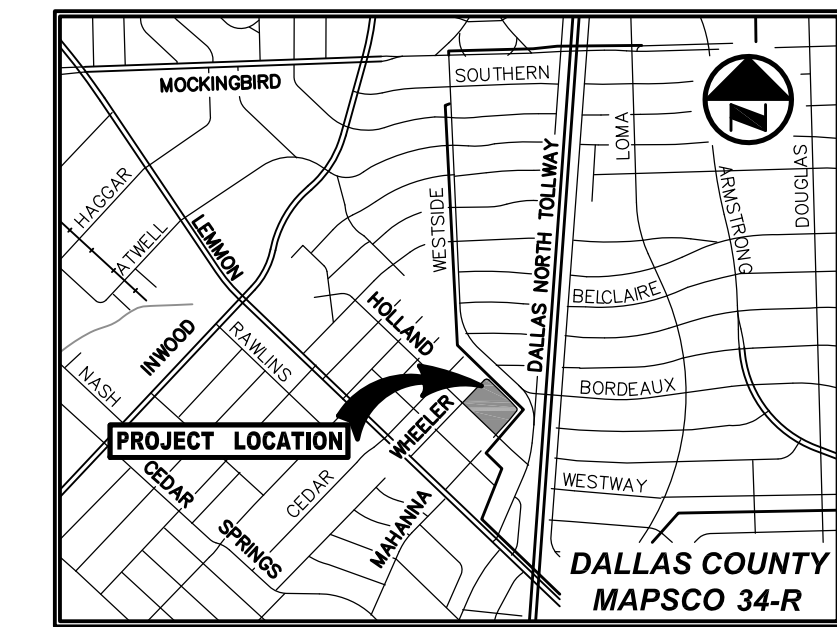
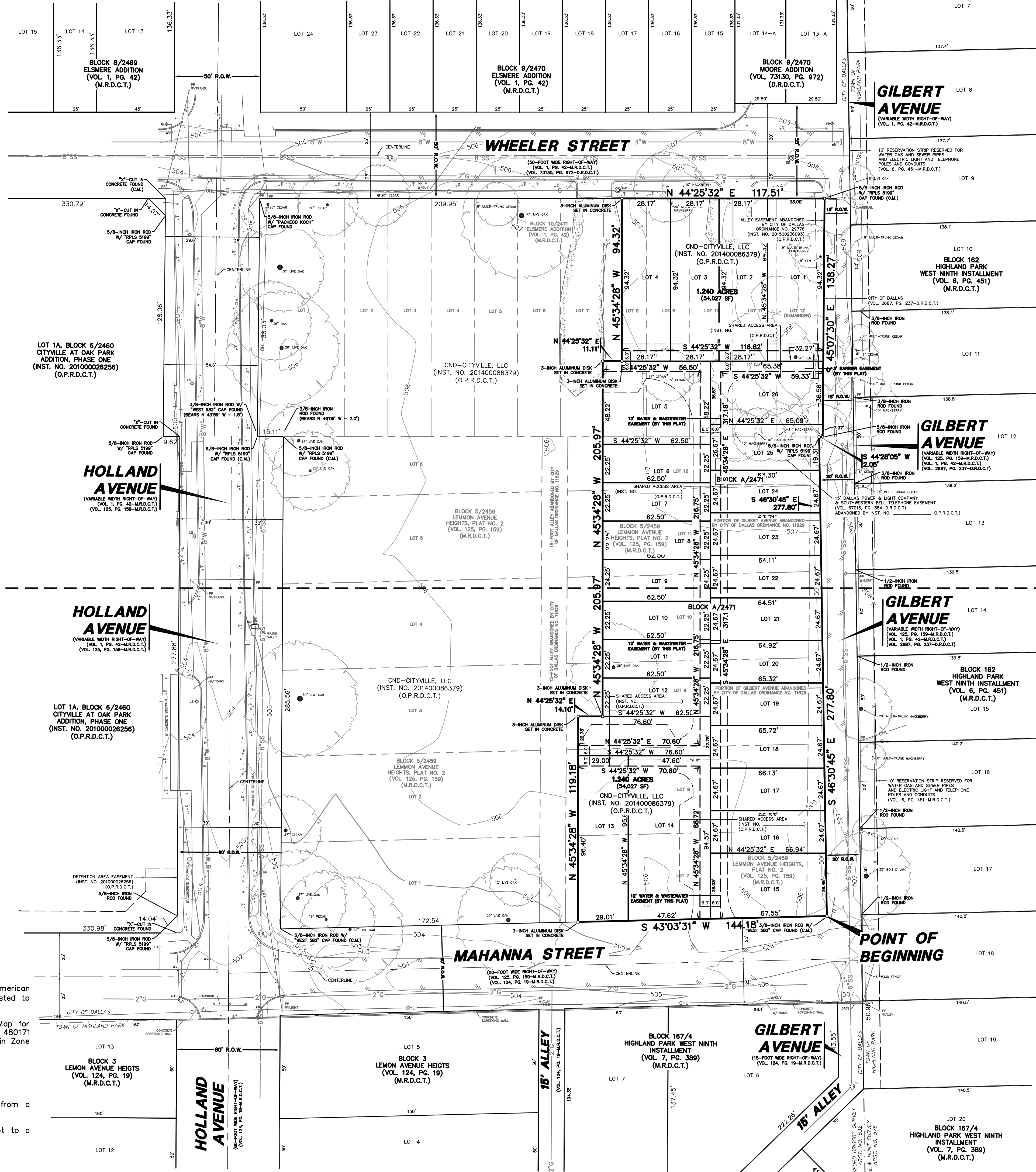
OWNER:  
CND-CITYVILLE, LLC.  
3301 NORTH I-35  
CARROLLTON, TX 75007  
PH: 817-739-1912  
CONTACT: TJ MOORE

CITYVILLE NO. 4 - PRELIMINARY PLAT

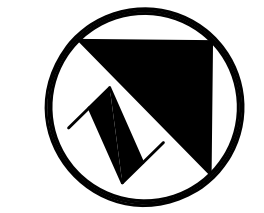
C:\MENDCZA\_11\_14\_15\_AM\_17\DWG-38\3864-16\_423\DWG\SURVEY\_C3D\_2015\3864-16\_423.dwg

SURVEYOR / ENGINEER:  
 PACHECO KOCH LLC  
 7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TEXAS 75231  
 PH: 972-235-3031  
 CONTACT: JONATHAN E. COOPER

OWNER:  
 CND-CITYVILLE, LLC.  
 3301 NORTH I-35  
 CARROLLTON, TX 75007  
 PH: 817-739-1912  
 CONTACT: TJ MOORE



VICINITY MAP  
(NOT TO SCALE)



0 15 30 60 90  
 GRAPHIC SCALE IN FEET  
 1" = 30'

MATCHLINE - SHEET 1  
 MATCHLINE - SHEET 2

MATCHLINE - SHEET 1  
 MATCHLINE - SHEET 2

LEGEND

CO	CLEANOUT	(C.M.)	CONTROLLING MONUMENT
PH	FIRE HYDRANT	---	PROPERTY LINE
GA	GAS MANHOLE	---	EASEMENT LINE
GA	GUY ANCHOR	---	SURVEY ABSTRACT LINE
LS	LIGHT STANDARD	X	FENCE
PP	POWER POLE	---	OVERHEAD UTILITY LINE
PP	PP W/ LIGHT	---	GUARD RAIL
PP	PP W/ GUY ANCHOR	---	EXIST CONTOUR
SS	SAN. SEWER MANHOLE	---	M.R.D.C.T.
WM	WATER METER	---	D.R.D.C.T.
WV	WATER VALVE	---	DEED RECORDS, DALLAS COUNTY, TEXAS
---	UNDERGROUND GAS LINE	---	O.P.R.D.C.T.
---	WATER LINE	---	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
---	SANITARY SEWER LINE	---	

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0330 J, Community-Panel No. 480171 0330 J, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:  
 Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.  
 Lot-to-lot drainage will not be permitted without engineering section approval.
- The purpose of this plat is to create twenty-six (26) Lots and one (1) Common Area from a previously platted property.
- No vehicular access is permitted to adjacent property from the shared access area except to a public or City Council approved private street.
- The site is within the 65 Ldn contour of Love Field and this noise level may require special construction standards for certain uses per the building code.

PRELIMINARY PLAT  
**CITYVILLE NO. 4**  
**SHARED ACCESS DEVELOPMENT**  
**LOTS 1-26 AND COMMON AREA A**  
**CITY BLOCK A/2471**  
 BEING A REPLAT OF LOTS 9-11 AND PART OF LOTS 7, 8 & 12, BLOCK 10/2471 OF ELSMERE ADDITION, BEING PART OF LOTS 7-12, BLOCK 5/2459 OF LEMON AVENUE HEIGHTS, PLAT NO. 2, AND AN ABANDONED PORTION OF GILBERT AVENUE LOCATED IN THE CITY OF DALLAS, TEXAS AND BEING OUT OF THE CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532, DALLAS COUNTY, TEXAS  
 SHEET 4 OF 4  
 CITY PLAN FILE NO. S167-104

<b>Pacheco Koch</b>		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
DRAWN BY CM		TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805	
CHECKED BY JEC	SCALE 1"=30'	DATE FEB. 2017	JOB NUMBER 3864-16.423

CITYVILLE NO. 4 - PRELIMINARY PLAT