

JOHN GRIGSBY SURVEY,  
ABSTRACT No. 495

CALLED 1.36 ACRES  
4125 SWISS LLC  
INST. NO. 201500124008  
O.P.R.D.C.T.

DALLAS POWER AND LIGHT COMPANY  
EASEMENT & RIGHT-OF-WAY  
SOUTHWESTERN BELL TELEPHONE  
VOL. 4977, PG. 74, D.R.D.C.T.

CALLLED 2.801 AC.  
GASTON SHOPPING CENTER, LLC  
INST. NO. 201400311482  
O.P.R.D.C.T.

BLOCK 7767  
PEAKS SUBURBAN ADDITION  
VOL. 45, PG. 56  
M.R.D.C.T.

CALLLED 0.3123 AC.  
0101 LP  
INST. NO. 201400168122  
O.P.R.D.C.T.

CALLLED 0.172 AC.  
4100/4108 SWISS AVE., LLC  
INST. NO. 201500272583  
O.P.R.D.C.T.

CALLLED 0.172 AC.  
4100/4108 SWISS AVE., LLC  
INST. NO. 201500272591  
O.P.R.D.C.T.

ERETZ DALLAS PROPERTIES, LLC  
INST. NO. 201300368927,  
O.P.R.D.C.T.

ERETZ DALLAS PROPERTIES, LLC  
INST. NO. 201300368927,  
O.P.R.D.C.T.

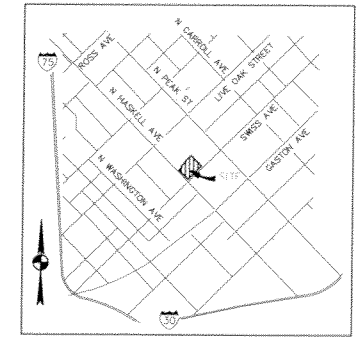
CALLLED 0.3357 AC.  
DALLAS  
THEOLOGICAL SEMINARY  
INST. NO. 201400299384  
O.P.R.D.C.T.

DALLAS  
THEOLOGICAL SEMINARY  
AND GRADUATE SCHOOL  
OF THEOLOGY  
VOL. 69007, PG. 1207  
D.R.D.C.T.

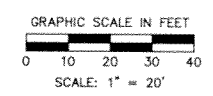
THE DALLAS  
THEOLOGICAL SEMINARY  
VOL. 90197, PG. 1542  
D.R.D.C.T.

CALLLED 8,500 SQUARE FEET  
JANICE L. MATTOX, et al  
VOL. 95238, PG. 1066  
D.R.D.C.T.

PRELIMINARY  
THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE.  
FOR REVIEW PURPOSES ONLY  
JAMES M. WHITKANACK, R.P.L.S.  
REGISTRATION NO. 6134  
MARCH 11, 2016



LOCATION MAP  
NOT TO SCALE  
MAPSCO 48-E



**LEGEND**

- CRIF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- AMON 3 1/4-INCH ALUMINUM DISK SET ON A 5/8-INCH IRON ROD STAMPED "SWISS-BURY"
- AMONF 3 1/4-INCH ALUMINUM DISK STAMPED "SWISS RPLS 4838" FOUND
- D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
- (CM) CONTROLLING MONUMENT
- POB POINT OF BEGINNING
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- AC. ACRE
- SQ. FT. SQUARE FEET
- TYP. TYPICAL
- R.O.W. RIGHT-OF-WAY
- (XXX) DISTANCES PER RECORD PLAT/DEED
- F.K.A. FORMERLY KNOWN AS
- LAND HOOK (DENOTES COMMON OWNERSHIP)
- SIGN SIGN
- S/W CONCRETE SIDEWALK
- CHAIN LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- PARKING COUNT
- ELECTRIC METER
- GAS MANHOLE
- TREE WELL
- GAS VALVE
- WASTEWATER CLEANOUT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER METER
- CURB VALVE
- WATER INLET
- WATER MANHOLE
- ELECTRIC MANHOLE
- STORM DRAINAGE MANHOLE
- WASTEWATER MANHOLE
- WASTEWATER LINE
- STORM SEWER LINE
- WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD WIRE

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	2.65'	100.00'	1'30'56"	2.65'	S46°07'53"E
C2	9.82'	100.00'	5'30'39"	9.61'	S48°07'44"E
C3	15.73'	100.00'	9'00'35"	15.71'	S51°23'39"E
C4	8.75'	100.00'	5'00'52"	8.75'	S53°23'30"E
C5	8.71'	100.00'	4'59'33"	8.71'	N53°24'09"W
C6	18.37'	100.00'	10'31'31"	18.34'	N50°38'11"W
C7	9.66'	100.00'	5'31'58"	9.65'	N48°08'24"W
C8	31.33'	921.62'	1'56'52"	31.33'	N51°58'55"W
C9	42.65'	921.62'	2'39'05"	42.64'	N52°20'01"W
C10	16.90'	921.62'	1'03'03"	16.90'	N53°28'52"W
C11	5.59'	921.62'	0'26'50"	5.59'	N53°49'58"W
C12	7.58'	200.00'	2'10'18"	7.58'	S52°55'15"E
C13	24.92'	200.00'	7'08'19"	24.90'	S50°26'14"E
C14	22.55'	200.00'	6'27'39"	22.54'	S48°36'16"E
C15	5.22'	200.00'	1'29'39"	5.22'	S46°07'15"E
C17	86.11'	797.50'	6'11'12"	86.07'	S48°26'58"E

**LOT TABLE**

DESCRIPTION	AREA SQ. FT.	AREA ACRES	DESCRIPTION	AREA SQ. FT.	AREA ACRES
LOT 9	1,972	0.045	LOT 20	1,866	0.038
LOT 10	1,558	0.036	LOT 21	2,173	0.050
LOT 11	1,558	0.036	LOT 22	1,994	0.046
LOT 12	1,558	0.036	LOT 23	1,505	0.035
LOT 13	1,558	0.036	LOT 24	1,434	0.033
LOT 14	1,934	0.044	LOT 25	1,434	0.033
LOT 15	1,854	0.042	LOT 26	1,434	0.033
LOT 16	1,446	0.033	LOT 27	1,573	0.036
LOT 17	1,496	0.034	LOT 28	1,663	0.038
LOT 18	1,676	0.038	LOT 29	1,647	0.038
LOT 19	1,808	0.042	COMMON SPACE	3,152	0.072

PRELIMINARY PLAT OF  
**SWISS AVENUE LIMITED  
SHARED ACCESS  
TOWNHOME DEVELOPMENT**  
LOTS 9-29 AND COMMON AREA, BLOCK 10/740  
A SHARED ACCESS DEVELOPMENT  
REPLAT OF A PORTION OF LOT 2 BLOCK 10/740  
SWISS AVENUE SURGICENTER  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
23 LOTS - 0.875 ACRES  
CITY PLAN FILE NO. S156-139  
MARCH 11, 2016

**DEVELOPER:**  
GREENBRICK PARTNERS  
2805 N. DALLAS PARKWAY  
SUITE 400  
PLANO, TEXAS 75092  
PHONE: 469-573-6755  
CONTACT: JED DOLSON

**OWNER:**  
RAINIER SWISS AVENUE  
INVESTORS, LLC  
13780 NOEL ROAD, SUITE 800  
DALLAS, TEXAS 75240

**SURVEYOR:**  
BURY-DFW, INC.  
5310 HARVEST HILL, SLATE 100  
DALLAS, TEXAS 75230  
PH: (972) 991-0011  
CONTACT: JAMES M. WHITKANACK, R.P.L.S.  
TBPLS REGISTRATION NO. 10107502

**PARKING COUNT**

REGULAR PARKING SPACES	8
HANDICAP PARKING SPACES	0
TOTAL PARKING SPACES	8

BLOCK 1791  
PEAKS SUBURBAN ADDITION  
VOL. 45, PG. 56  
M.R.D.C.T.