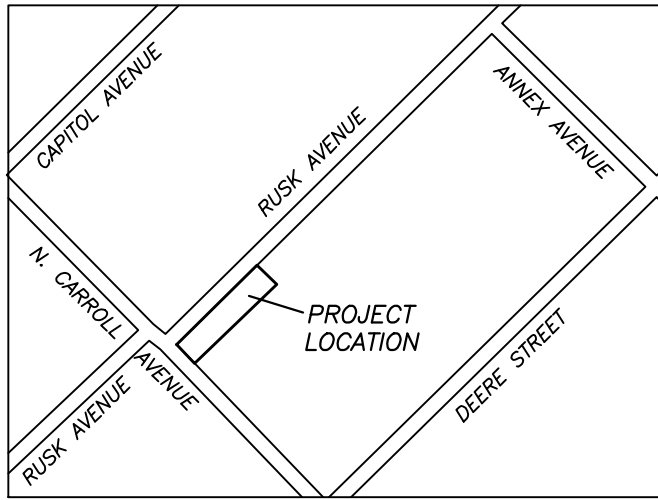
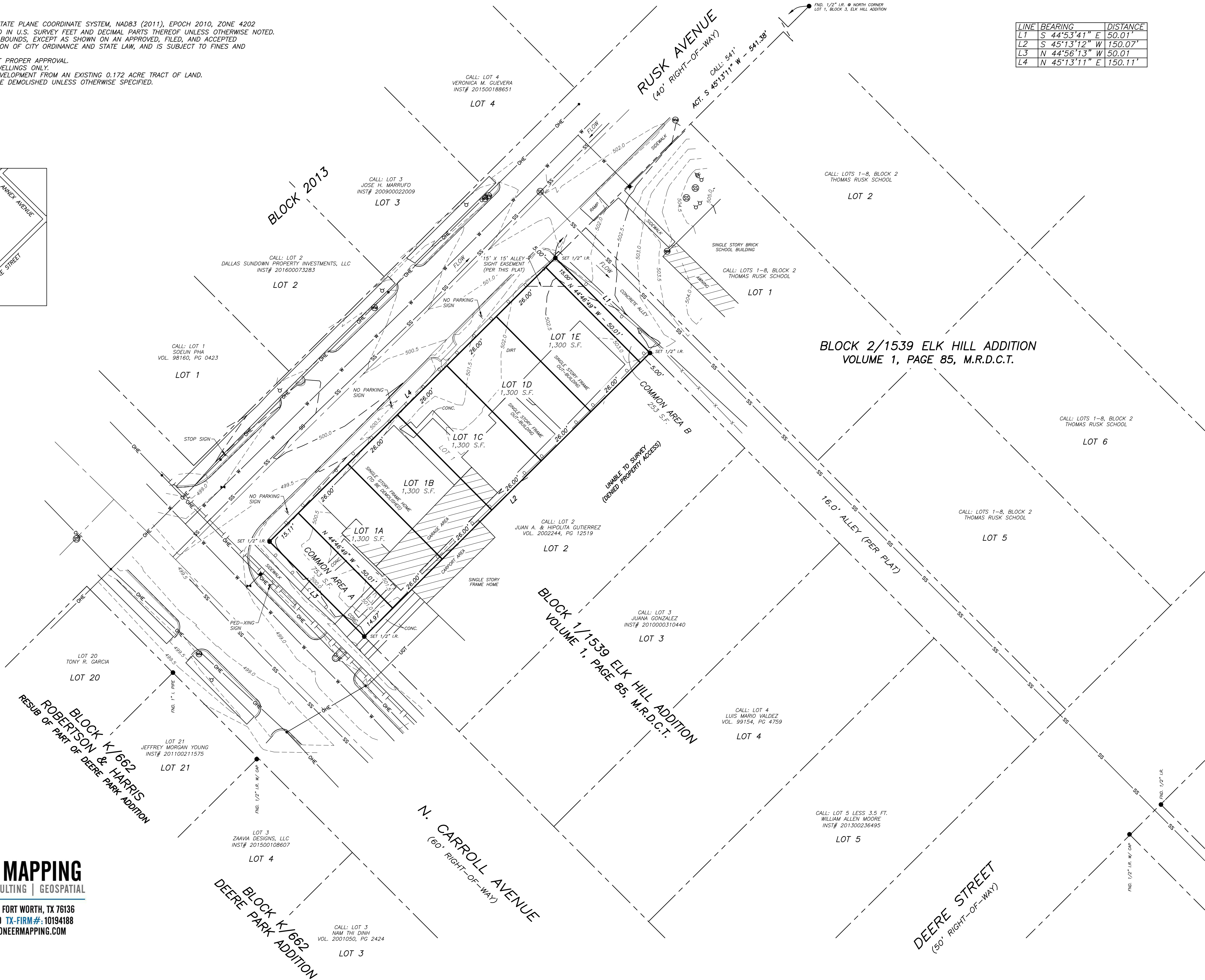


NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (TX-NC). DIMENSIONS SHOWN ARE GRID AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
2. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED, AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT, OR REPLAT IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. NO LOT-TO-LOT DRAINAGE WILL BE PERMITTED, WITHOUT PROPER APPROVAL.
4. THIS DEVELOPMENT IS RESTRICTED TO SINGLE FAMILY DWELLINGS ONLY.
5. THE PURPOSE OF THIS PLAT IS TO CREATE A 5 LOT DEVELOPMENT FROM AN EXISTING 0.172 ACRE TRACT OF LAND.
6. ALL STRUCTURES WITHIN PROPOSED DEVELOPMENT TO BE DEMOLISHED UNLESS OTHERWISE SPECIFIED.



VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S 44°53'41" E	50.01'
L2	S 45°13'12" W	150.07'
L3	N 44°56'13" W	50.01'
L4	N 45°13'11" E	150.11'

OWNER'S CERTIFICATE:

WHEREAS, KONARK SINGH, IS THE SOLE OWNER OF A 0.172 ACRE TRACT OF LAND SITUATED IN THE CITY OF DALLAS BLOCK 1/1539, DALLAS COUNTY, TEXAS, AND BEING OUT OF THE J. GRIGSBY SURVEY, ABSTRACT NO. 495, AND BEING ALL OF LOT 1, BLOCK 1/1539, ELK HILL ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 85, MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID 0.172 ACRE TRACT ALSO BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO KONARK SINGH ACCORDING TO THE WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 201500332351, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID 0.172 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING FOR REFERENCE AT A 1/2-INCH IRON ROD FOUND AT THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 3, ELK HILL ADDITION, SAID POINT ALSO BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ANNEX AVENUE (50 FEET WIDE) AND THE EAST RIGHT-OF-WAY LINE OF RUSK AVENUE (40 FEET WIDE);

THENCE SOUTH 45 DEGREES 13 MINUTES 11 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF RUSK AVENUE, A DISTANCE OF 541.38 FEET, TO A 5/8-INCH IRON ROD SET AT THE MOST NORTHERLY CORNER OF THE ABOVE MENTIONED LOT 1, BLOCK 1/1539, ELK HILL ADDITION, SAID POINT ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF RUSK AVENUE, AND BEING THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 44 DEGREES 53 MINUTES 41 SECONDS EAST, ALONG THE SOUTHWEST LINE OF A 16.0' ALLEY, A DISTANCE OF 50.01 FEET, TO A 5/8-INCH IRON ROD SET AT THE MOST EASTERLY CORNER OF SAID LOT 1, BLOCK 1/1539, ELK HILL ADDITION, BEING IN THE SOUTHWEST LINE OF SAID 16.0' ALLEY;

THENCE SOUTH 45 DEGREES 13 MINUTES 12 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 1, A DISTANCE OF 150.07 FEET, TO A 5/8-INCH IRON ROD SET AT THE MOST SOUTHERLY CORNER OF SAID LOT 1, BLOCK 1/1539, ELK HILL ADDITION, SAID POINT ALSO BEING IN THE NORTHEAST RIGHT-OF-WAY LINE OF CARROLL AVENUE;

THENCE NORTH 44 DEGREES 56 MINUTES 13 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID LOT 1, A DISTANCE OF 50.01 FEET, TO A 5/8-INCH IRON ROD SET AT THE MOST WESTERLY CORNER OF SAID LOT 1, BLOCK 1/1539, ELK HILL ADDITION;

THENCE NORTH 45 DEGREES 13 MINUTES 11 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID LOT 1, A DISTANCE OF 150.11 FEET, TO THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 7,506 SQUARE FEET OR 0.172 OF AN ACRE OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT KONARK SINGH, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS RUSK AVENUE TOWNHOMES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DOES HEREBY RESERVE, TO THE PUBLIC USE FOREVER ANY STREETS AND ALLEYS 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. AN EASEMENT AREA 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 PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER IMPROVEMENT OR GROWTH 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 OF SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY)

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION 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 _____, _____.

BY: _____
KONARK SINGH

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KONARK SINGH, 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 AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: _____

SUBJECT TRACT DEED
CALL: LOT 1
XAVIER PEREZ GRACIA ET UX
TO KONARK SINGH
INST# 201500332351

SUBJECT TRACT OWNER
KONARK SINGH
4844 HOLLY TREE DR
DALLAS, TEXAS 752877200

SUBJECT TRACT DEVELOPER
ICONIC DEVELOPMENT, LLC
1418 LEXINGTON DRIVE
SHERMAN, TEXAS 75051

LOT 4A	1,300 S.F.
LOT 4B	1,300 S.F.
LOT 4C	1,300 S.F.
LOT 4D	1,300 S.F.
LOT 4E	1,300 S.F.
COMMON AREAS	1,006 S.F.
TOTAL	7,506 S.F.

S156-204

PRELIMINARY PLAT
SHOWING

RUSK AVENUE TOWNHOMES

LOTS 1A - 1E, BLOCK 1/1539

BEING A REPLAT OF

LOT 1, BLOCK 1/1539, ELK HILL ADDITION

VOLUME 1, PAGE 85, M.R.D.C.T.

J. GRIGSBY SURVEY A-495

DALLAS COUNTY, TEXAS



LEGEND	
—	BOUNDARY LINE
- - -	ADJOINER LINE
- . - . -	EASEMENT LINE
— O —	OVERHEAD ELECTRIC
— X —	FENCE - CHAINLINK
— X —	FENCE - WOOD/IRON
— SS —	EDGE OF CONCRETE/ASPHALT
— W —	SANITARY SEWER
— UG —	WATERLINE
— T —	UNDERGROUND TELEPHONE
— G —	UNDERGROUND GAS LINE
— C —	MAJOR CONTOUR
— M —	MINOR CONTOUR
— L —	POWER POLE
— S —	LIGHT POLE
— SM —	SANITARY SEWER MANHOLE
— SC —	SANITARY SEWER CLEANOUT
— WM —	WATER METER
— WV —	WATER VALVE
— FH —	FIRE HYDRANT

I, STUART L. WARNOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RETAINED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS, AND FROM 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 THE TEXAS LOCAL GOVERNMENT CODE, SECTION 212. I FURTHER AFFIRM THAT THE MONUMENTATION SHOWN HEREON WAS EITHER FOUND IN PLACE OR PLACED IN COMPLIANCE WITH SEC. 51A-B.617 (A), (B), (C), (D), & (E) OF THE CITY OF DALLAS DEVELOPMENT CODE, AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED AND RECORDED FINAL PLAT.

DATED THIS THE _____ DAY OF _____
**PRELIMINARY - THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE**

STUART L. WARNOCK, RPLS NUMBER 6579
PIONEER MAPPING, TXBPLS FIRM NUMBER 10194188

STATE OF TEXAS }
COUNTY OF TARRANT }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STUART L. WARNOCK, 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 AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: _____