

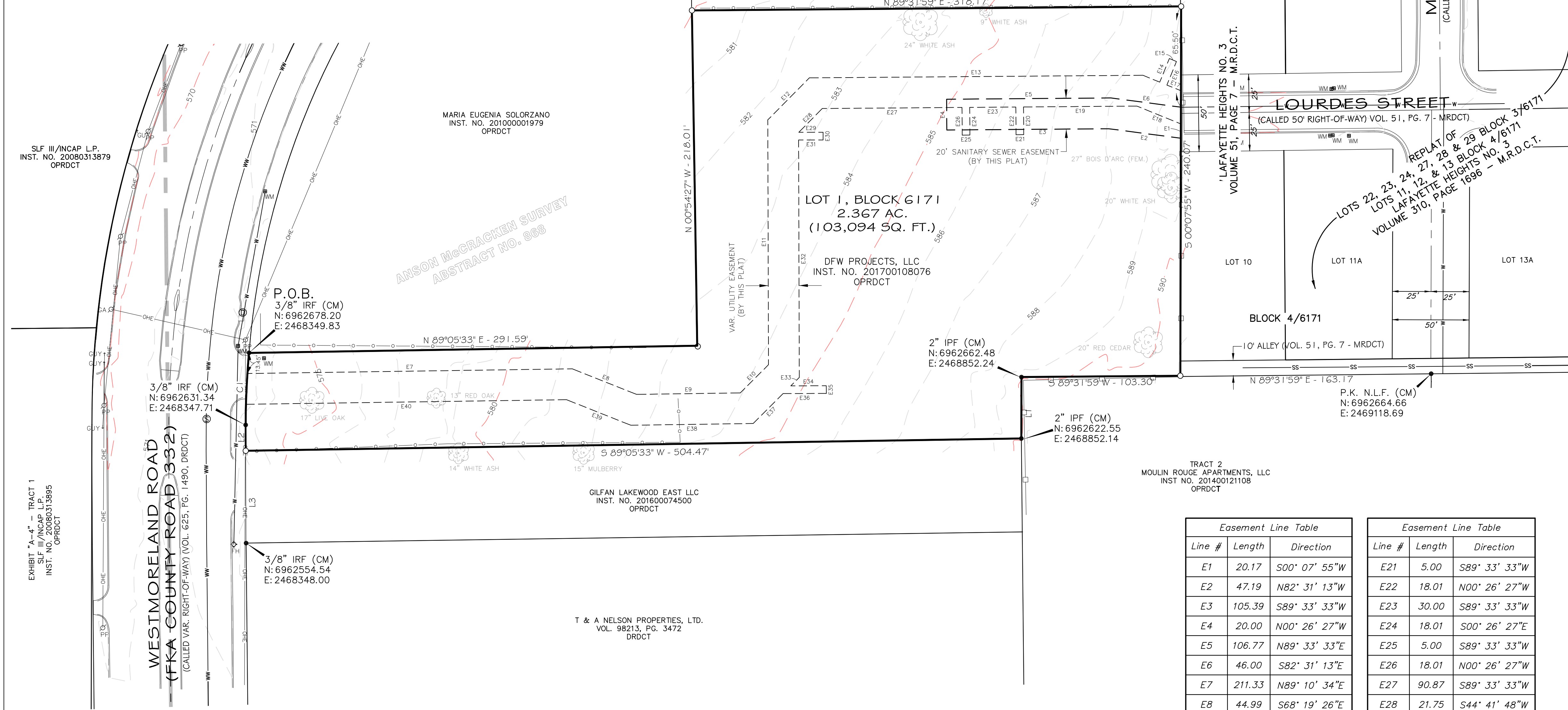
LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°07'55"W	39.93'
L2	N00°09'55"W	16.66'
L3	S00°09'55"E	60.00'

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	05°08'48"	523.69'	47.04'	N 02°36'34" E	47.02'

HERMILE M. HERNANDEZ
VOL. 75222, PG. 1985
DRDCT



LEGEND

- MONUMENT FOUND (AS NOTED)
- 3-1/4" ALUMINUM DISC SET STAMPED "PRIVALTA RPLS 6570"
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- IRF (CM) IRON ROD FOUND
- (CM) CONTROLLING MONUMENT
- VOL. VOLUME
- PG. PAGE
- FKA FORMERLY KNOWN AS
- INST. NO. INSTRUMENT NUMBER
- OPRDCT OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- MRDCT MAP RECORDS, DALLAS COUNTY, TEXAS
- DRDCT DEED RECORDS, DALLAS COUNTY, TEXAS
- TREE
- SANITARY SEWER MANHOLE
- POWER POLE
- WATER LINE (APPROXIMATE)
- SANITARY SEWER LINE (APPROXIMATE)
- OVERHEAD ELECTRIC LINE

GENERAL NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM ONE TRACT
- NO STRUCTURES ON PROPERTY
- ALL COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- ACCORDING TO MAP NO. 48113C0340J, DATED AUGUST 23, 2001 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DFW PROJECTS, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT JAMES C. HARVEY, TRUSTEE, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **PRIVALTA RESIDENCIAL** 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).

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 _____, 2017

DFW PROJECTS, LLC

JAMES C. HARVEY
TRUSTEE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Easement Line Table			Easement Line Table		
Line #	Length	Direction	Line #	Length	Direction
E1	20.17	S00° 07' 55"W	E21	5.00	S89° 33' 33"W
E2	47.19	N82° 31' 13"W	E22	18.01	N00° 26' 27"W
E3	105.39	S89° 33' 33"W	E23	30.00	S89° 33' 33"W
E4	20.00	N00° 26' 27"W	E24	18.01	S00° 26' 27"E
E5	106.77	N89° 33' 33"E	E25	5.00	S89° 33' 33"W
E6	46.00	S82° 31' 13"E	E26	18.01	N00° 26' 27"W
E7	211.33	N89° 10' 34"E	E27	90.87	S89° 33' 33"W
E8	44.99	S68° 19' 26"E	E28	21.75	S44° 41' 48"W
E9	67.49	N89° 10' 34"E	E29	15.83	N89° 50' 03"E
E10	25.94	N45° 00' 52"E	E30	5.00	S00° 09' 57"E
E11	159.12	N00° 09' 57"W	E31	15.96	S89° 50' 03"W
E12	38.45	N44° 41' 48"E	E32	154.31	S00° 09' 57"E
E13	216.90	N89° 33' 33"E	E33	7.75	S45° 00' 52"W
E14	16.54	N22° 07' 20"E	E34	23.06	N89° 50' 03"E
E15	5.00	S67° 52' 40"E	E35	5.00	S00° 09' 57"E
E16	16.54	S22° 07' 20"W	E36	28.09	S89° 50' 03"W
E17	9.87	S67° 52' 40"E	E37	27.53	S45° 00' 52"W
E18	30.82	N67° 52' 40"W	E38	79.58	S89° 10' 34"W
E19	73.78	S89° 33' 33"W	E39	44.99	N68° 19' 26"W
E20	18.01	S00° 26' 27"E	E40	208.55	S89° 10' 34"W

SURVEYOR
O'NEAL SURVEYING CO.
3111 COLE AVE, STE 103
DALLAS, TX 75204
TBPLS FIRM NO. 10194132

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

ENGINEER
BIG RED DOG ENGINEERING
4925 GREENVILLE AVE., STE 1250
DALLAS, TX 75206

CITY PLAN FILE NUMBER S167-204

SCALE: 1"=40' MAY, 2017 SHEET 1 OF 1

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, DFW PROJECTS, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE ANSON McCracken Survey, Abstract Number 868, City Block 6171, in City of Dallas, Dallas County, Texas, Being All of That Tract of Land Described in Special Order of Deed with Vendor's Lien to DFW Projects, LLC as Recorded in Instrument Number 201700108076, Official Public Records, Dallas County, Texas (OPRDCT) and Being More Particularly Described as Follows:

BEGINNING AT A 3/8" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF WESTMORELAND ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARIA EUGENIA SOLORZANO AS RECORDED IN INSTRUMENT NUMBER 201000001979, (OPRDCT) AND THE MOST SOUTHERLY NORTHWEST CORNER OF THE ABOVE MENTIONED DFW PROJECTS TRACT;

THENCE NORTH 89 DEGREES 05 MINUTES 33 SECONDS EAST, A DISTANCE OF 281.59 FEET TO A 3-1/4" ALUMINUM DISC STAMPED PRIVALTA RPLS 6570 SET AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED SOLORZANO TRACT AND AN INTERIOR ANGLE CORNER OF SAID DFW PROJECTS TRACT;

THENCE NORTH 00 DEGREES 54 MINUTES 27 SECONDS WEST, ALONG THE EAST LINE OF SAID SOLORZANO TRACT, A DISTANCE OF 218.01 FEET TO A 3-1/4" ALUMINUM DISC STAMPED PRIVALTA RPLS 6570 SET AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO HERMILE M. HERNANDEZ AS RECORDED IN VOLUME 75222, PAGE 1985, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT) AND THE MOST NORTHERLY NORTHWEST CORNER OF SAID DFW PROJECTS TRACT;

THENCE NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST, A DISTANCE OF 318.17 FEET TO A 3-1/4" ALUMINUM DISC STAMPED PRIVALTA RPLS 6570 SET IN THE WEST LINE OF LAFAYETTE HEIGHTS NO. 3, AN ADDITION TO THE CITY OF DALLAS AS RECORDED IN VOLUME 51, PAGE 7, MAP RECORDS, DALLAS COUNTY, TEXAS (MRDCT) AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED HERNANDEZ TRACT AND THE NORTHEAST CORNER OF SAID DFW PROJECTS TRACT;

THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS WEST, A DISTANCE OF 240.07 FEET TO A 3-1/4" ALUMINUM DISC STAMPED PRIVALTA RPLS 6570 SET IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO MOULIN ROUGE APARTMENTS, LLC AS RECORDED IN INSTRUMENT NUMBER 201400121108, (OPRDCT) AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED LAFAYETTE HEIGHTS NO. 3 AND THE MOST NORTHERLY SOUTHEAST CORNER OF SAID DFW PROJECTS TRACT, FROM WHICH A P.K. NAIL FOUND AT THE NORTHEAST CORNER OF SAID MOULIN ROUGE APARTMENTS TRACT BEARS NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST, A DISTANCE OF 163.17 FEET;

THENCE SOUTH 89 DEGREES 31 MINUTES 59 SECONDS WEST, A DISTANCE OF 103.30 FEET TO A 2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID MOULIN ROUGE APARTMENTS TRACT AND AN INTERIOR ANGLE CORNER OF SAID DFW PROJECTS TRACT;

THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS WEST, ALONG THE WEST LINE OF SAID MOULIN ROUGE APARTMENTS TRACT, A DISTANCE OF 39.93 FEET TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO GILFAN LAKEWOOD EAST LLC AS RECORDED IN INSTRUMENT NUMBER 201600074500 (OPRDCT) AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID DFW PROJECTS TRACT;

THENCE SOUTH 89 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 504.47 FEET TO A 3-1/4" ALUMINUM DISC STAMPED PRIVALTA RPLS 6570 SET IN THE EAST RIGHT-OF-WAY LINE OF WESTMORELAND ROAD AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED GILFAN LAKEWOOD EAST TRACT AND THE SOUTHWEST CORNER OF SAID DFW PROJECTS TRACT, FROM WHICH A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID GILFAN LAKEWOOD EAST TRACT BEARS SOUTH 00 DEGREES 09 MINUTES 55 SECONDS EAST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 00 DEGREES 09 MINUTES 55 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF WESTMORELAND ROAD, A DISTANCE OF 16.66 FEET TO A 3/8" IRON ROD FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 05 DEGREES 08 MINUTES 48 SECONDS, A RADIUS OF 523.69 FEET AND A LONG CHORD THAT BEARS NORTH 02 DEGREES 36 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 47.02 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AND THE EAST RIGHT-OF-WAY LINE OF WESTMORELAND ROAD, AN ARC LENGTH OF 47.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.367 ACRES (103,094 SQ. FT.) OF LAND, MORE OR LESS.

LIEN HOLDER'S SUBORDINATION AGREEMENT

LIEN HOLDER:

BY: TEXARKANA HOLDINGS, INC.
NAME: K. DAVID BELT
TITLE: LENDER

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2017

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-8.817 (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 _____, 2017

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 _____, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT
PRIVALTA RESIDENCIAL
LOT 1, BLOCK 6171
BEING A 2.367 ACRE TRACT OF LAND LOCATED IN THE
ANSON McCracken Survey, Abstract No. 868
CITY OF DALLAS, DALLAS COUNTY, TEXAS