

0.3	14,0	BLO	VOT	4701
23	8	웃	NH.	ΕĄ
acr	sq.	B/%	8	TS
cres		301	S	SIDE

BLOCK B/80 14,088 sq. f 0.323 acres
.+ _

LOT 8	LOT 7	LOT 6	LOT 5	LOT 4	LOT 3	LOT 2	LOT 1
2,567	1,495	1,495	1,495	1,495	1,495	1,495	2,551
sq.ft.							
0.059	0.034	0.034	0.034	0.034	0.034	0.034	0.059
acres							

LEGEND

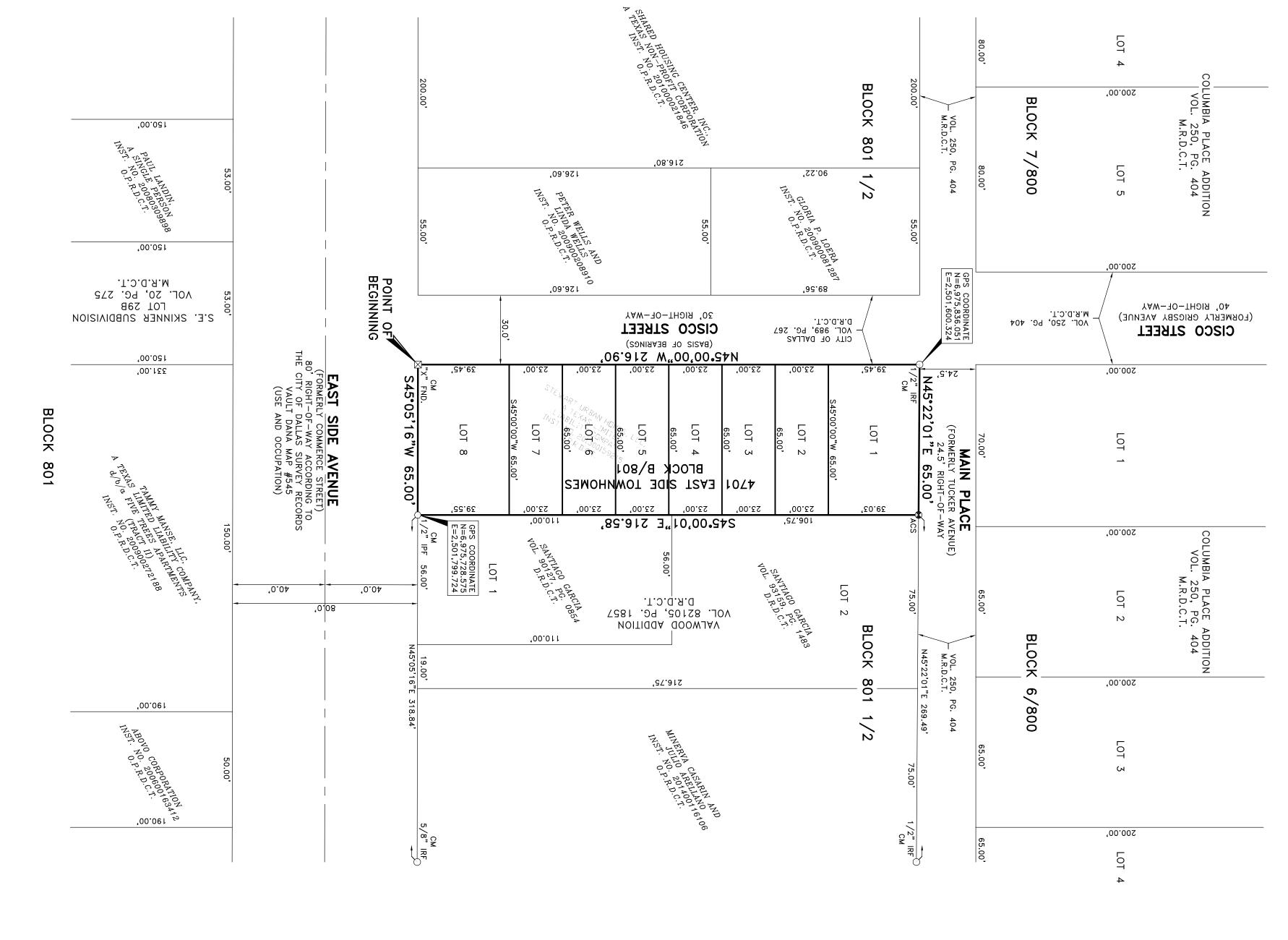
MONUMENT

SQ.FT.
FND.
ESMT.
VOL., PG.
INST. NO.
D.R.D.C.T.
M.R.D.C.T.
O.P.R.D.F.T. OLUME, PAGE
NSTRUMENT NUMBER
NEED RECORDS, DALLAS COUNTY, TEXAS
MAP RECORDS, DALLAS COUNTY, TEXAS
SFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
5-1/4 INCH ALUMINUM DISK STAMPED "ESCA" AND RF

GENERAL NOTES

1) BEARINGS ARE BASED ON THE NORTHEAST LINE OF CISCO ST PER DEED RECORDED IN INSTRUMENT NO. 201300159215, OFFIC PUBLIC RECORDS, DALLAS COUNTY, TEXAS. (N45°00'00"W)
2) THE PURPOSE OF THIS PLAT IS TO CREATE 8 LOTS.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGISECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS PROPERTY LINES. WITHOUT ENGINEERING SCO STREET OFFICIAL

HEREON ARE T _ ZONE, NORTH .S, NO SCALE AI TEXAS STATE PLANE COORDINATE H AMERICAN DATUM OF 1983 ON AND NO PROJECTION. ACROSS NEW



OWNER'S CERTIFICATE

OF TEXAS

STATE OF COUNTY O

WHEREAS, Stewart Dallas Block 801 1 liability company b and being more po t Urban Homes, LLC, a Texas limited liability company, is the sole owner of a tract of land situated in the City of 1/2, Dallas County, Texas, being all of a tract of land conveyed to Stewart Urban Homes, LLC, a Texas limited by General Warranty Deed recorded in Instrument No. 201300159215, Official Public Records, Dallas County, Texas, particularly described by metes and bounds as follows:

Beginning at an "the Northeast line X" found of Cisco for corner at the intersection Street (a 30 foot right-of-wc way); of the Northwest line of East Side (an 80 foot

eet, a distance of Southeast line degrees 00 minutes 00 seconds West, leaving said intersection and along the said Northeast line of said Cisco s of 216.90 feet to a 1/2 inch iron rod found at the intersection of the said Northeast line of Cisco Street and e of Main Place (a 24.5 foot right—of—way);

Thence North 45 degrees 22 minutes 01 seconds East, leaving said intersection and along the said Southeast line of Main Place, a distance of 65.00 feet to a 3-1/4 inch aluminum disk stamped "ESCA" and RPLS "5513" set over a 1/2 inch iron rod set at the West corner of Lot 2, Block 800 1/2, Valwood Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 82105, Page 1857, Deed Records, Dallas County, Texas;

Thence South 45 de of Lots 2 and 1, B corner of said Lot 45 degrees 00 minutes 01 seconds East, leaving the said Southeast line of Main Place and along the Southwest 1 1, Block 800 1/2, of said Valwood Addition, a distance of 216.58 feet to a 1/2 inch iron pipe found at the S 1 Lot 1, Block 800 1/2, being in the said Northwest line of East Side Avenue; st line South

Thence South 45 degrees 05 minutes 16 seconds West, along the said Northwest line of East Side Avenue, a distance of 65.00 feet to the Point of Beginning and containing 14,088 square feet or 0.323 acres of land.

OWNER'S DEDICATION

THEREFORE, KNOW MEN BY THESE PRESENTS:

WHEREAS, Stewart Urban Homes, LLC, a Texas limited liability company, acting by and through its duly authorized officer, Wayne Stewart, Manager, does hereby adopt this plat, designating the herein described property as 4701 EAST SIDE TOWNHOMES, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, 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 shouldings, fences, 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 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, inspecting, patrolling, maintenance or formal and utility shall have the right of ingress and egress to private property for the purpose of reading 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.

approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, " ucted by the builder as required by City Council Resolution No. 68—1038 and in accordance with the of Public Works. Texas. Sidewalks shall requirements of the

my hand

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Dallas,

Texas, this the

day of

2015.

BEFORE ME, the ur to be the person for the purposes o undersigned, a Notary Public in and for said County and State on this day appears, Wayne Stewart, known to n whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the sc s and considerations therein expressed.

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

Public i, 숙 일

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

RELEASED 06/12/15 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. Dated this day of

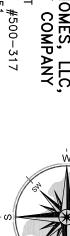
STATE OF COUNTY C Connally Registered Professional Land Surveyor OF DALLAS N 0 .

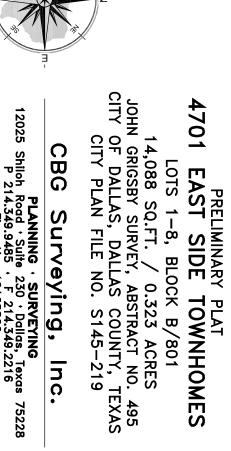
BEFORE ME, the undersigned, known to me to be the perso the same for the purpose th gned, a Notary Public person whose name se therein expressed o in and for the said County and State, on this day personally appeared Bryan Connally is subscribed to the foregoing instrument and acknowledged to me that he executed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of 2015

4701







CBG Surveying, Inc.

PLANNING · SURVEYING

12025 Shiloh Road · Suite 230 · Dallas, Texas 75228

P 214.349.9485 · F 214.349.2216
Firm No. 10168800

www.cbgdfw.com

SCALE: 1"=30' / DATE: APRIL 14, 2015 / JOB NO. 1504858 / DRAWN BY: CG