

**GENERAL NOTES**

- 1) Lot for drainage will not be allowed without Engineering Section approval.
- 2) Any structure new or existing may not extend across new property lines.
- 3) All contours shown hereon are depicted from aerial photography.
- 4) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (NAD83).
- 5) Purpose of plat is to change boundaries of said plat.

**LEGEND**

D.R.D.C.T. Deed Record, Dallas County, Texas  
 O.P.R.D.C.T. Official Public Records, Dallas County, Texas  
 C.M. Controlling Monument  
 VOL. Volume  
 PG. Page  
 INST. NO. Instrument Number  
 REF. Iron rod found  
 SET DISK SET DISK are 1/2" iron rod capped with a 2" aluminum disk marked with a 2" SET DISK TOWNHOMES NO. 1, R.P.L.S. 5310  
 M.M.G. M.M.G. SET are mag nail with a 2-inch brass washer marked "FLORA STREET TOWNHOMES NO. 1, R.P.L.S. 5310"

**SURVEYORS STATEMENT**

I, John S. Turner, 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) (i), & (e), and that the digital drawing the accompanying this plat is a precise representation of the Signed Final Plat.

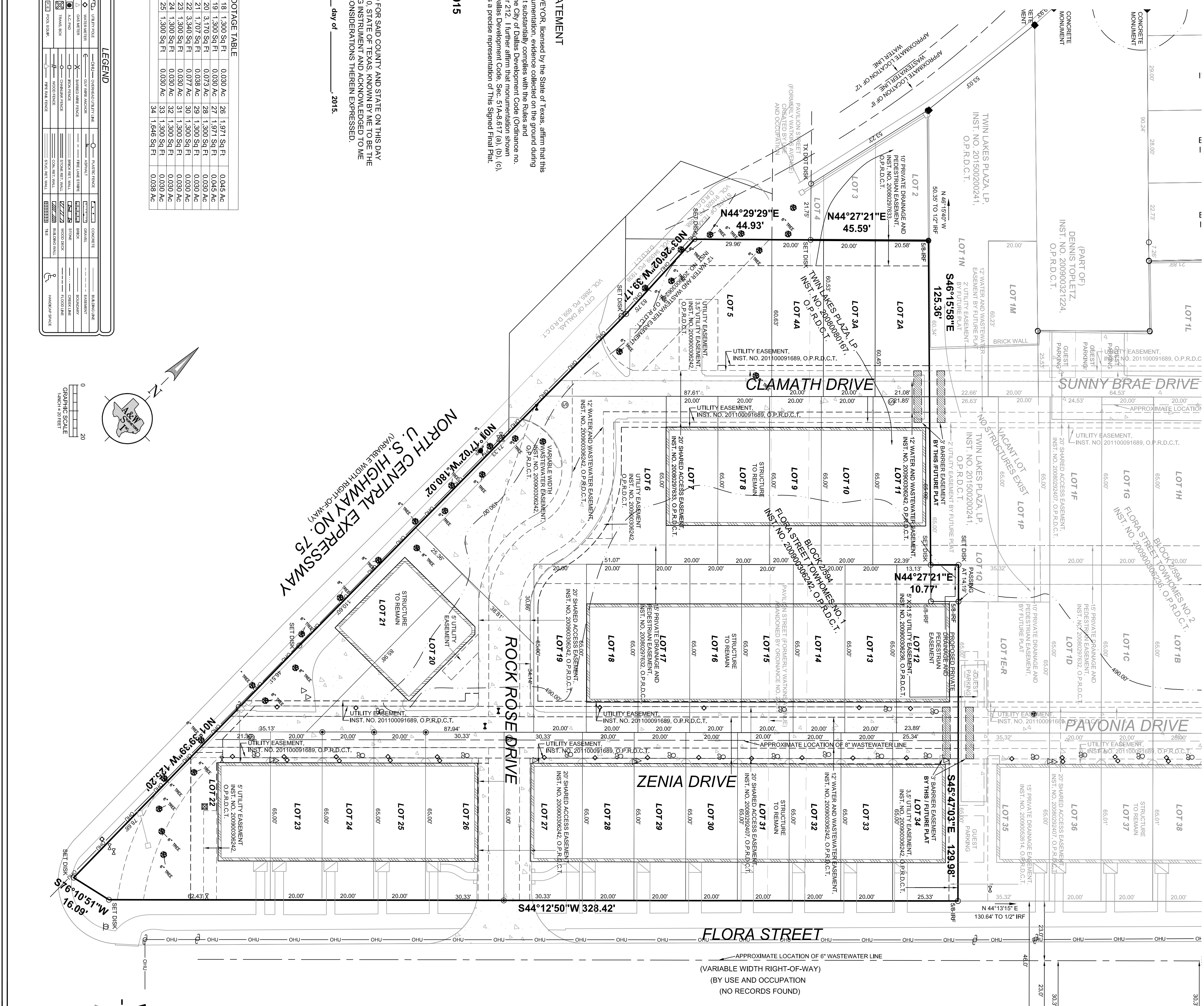
DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**PRELIMINARY PLAT RELEASED 07/16/2015**  
**NOT FOR RECORDING PURPOSES**

John S. Turner R.P.L.S. 5310  
 Registered Professional Land Surveyor

**LOT SQUARE FOOTAGE TABLE**

2A	1,257 Sq. Ft.	0.029 Ac.	10	1,300 Sq. Ft.	0.030 Ac.	18	1,300 Sq. Ft.	0.030 Ac.	26	1,971 Sq. Ft.	0.045 Ac.
3A	1,209 Sq. Ft.	0.028 Ac.	11	1,437 Sq. Ft.	0.033 Ac.	19	1,300 Sq. Ft.	0.030 Ac.	27	1,971 Sq. Ft.	0.045 Ac.
4A	1,211 Sq. Ft.	0.028 Ac.	12	1,552 Sq. Ft.	0.036 Ac.	20	3,170 Sq. Ft.	0.073 Ac.	28	1,300 Sq. Ft.	0.030 Ac.
5	3,537 Sq. Ft.	0.081 Ac.	13	1,300 Sq. Ft.	0.030 Ac.	21	1,707 Sq. Ft.	0.039 Ac.	29	1,300 Sq. Ft.	0.030 Ac.
6	5,402 Sq. Ft.	0.124 Ac.	14	1,300 Sq. Ft.	0.030 Ac.	22	3,340 Sq. Ft.	0.077 Ac.	30	1,300 Sq. Ft.	0.030 Ac.
7	1,300 Sq. Ft.	0.030 Ac.	15	1,300 Sq. Ft.	0.030 Ac.	23	1,300 Sq. Ft.	0.030 Ac.	31	1,300 Sq. Ft.	0.030 Ac.
8	1,300 Sq. Ft.	0.030 Ac.	16	1,300 Sq. Ft.	0.030 Ac.	24	1,300 Sq. Ft.	0.030 Ac.	32	1,300 Sq. Ft.	0.030 Ac.
9	1,300 Sq. Ft.	0.030 Ac.	17	1,300 Sq. Ft.	0.030 Ac.	25	1,300 Sq. Ft.	0.030 Ac.	33	1,300 Sq. Ft.	0.030 Ac.
									34	1,580 Sq. Ft.	0.036 Ac.



**OWNERS CERTIFICATE**

WHEREAS, TWIN LAKES PLAZA, LP, acting by and through its duly authorized agent, \_\_\_\_\_ and the individual owners of the lots identified herein on page 3, are the sole owner of a tract of land located in the JOHN GRIGSBY SURVEY, Abstract 495, Block 21549, City of Dallas, Dallas County, Texas, and being a part of a tract described in a General Warranty Deed to Twin Lakes Plaza, LP, recorded in Instrument No. 20150020241, Official Public Records, Dallas County, Texas, and being all of lots 2, 3, and 4, Block 21549 of FLORA STREET TOWNHOMES, No. 1, in addition to the City of Dallas, Dallas County, Texas, according to the plat hereon recorded in Instrument No. 200809090167, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Thence North 01°39'39" West, along said East line, a distance of 125.20' to a 1/2" iron rod with a 3 1/4" metal disk stamped "FLORA STREET TOWNHOMES NO. 1 REVISED, R.P.L.S. 5310" set for corner.

Thence North 01°17'02" West, continuing along said East line, a distance of 180.02' to a 1/2" iron rod with a 3 1/4" metal disk stamped "FLORA STREET TOWNHOMES NO. 1 REVISED, R.P.L.S. 5310" set for corner.

Thence North 03°28'02" West, continuing along said East line, a distance of 38.17' to a 1/2" iron rod with a 3 1/4" metal disk stamped "FLORA STREET TOWNHOMES NO. 1 REVISED, R.P.L.S. 5310" set for corner in the Northwest line of said Lot 5.

Thence North 44°29'29" East, continuing along a Southeast line of said U.S. Highway No. 75, a distance of 44.99' to a 1/2" iron rod with a 3 1/4" metal disk stamped "FLORA STREET TOWNHOMES NO. 1 REVISED, R.P.L.S. 5310" set for corner in the Southwest line of said Lot 4.

Thence North 44°27'21" East, leaving said Southeast line of said U.S. Highway No. 75, a distance of 45.59' to a 5/8" iron rod for corner in the Northwest line of said Lot 2.

Thence South 46°15'58" East, along said Southwest line, a distance of 125.36' to a 1/2" iron rod with a 3 1/4" metal disk stamped "FLORA STREET TOWNHOMES NO. 1 REVISED, R.P.L.S. 5310" set for corner in the Northwest line of said Lot 12.

Thence South 46°15'58" East, along said Southwest line, a distance of 125.36' to a 1/2" iron rod with a 3 1/4" metal disk stamped "FLORA STREET TOWNHOMES NO. 1 REVISED, R.P.L.S. 5310" set for corner in the Northwest line of said Lot 11.

Thence North 44°27'21" East, leaving said Southwest line, a distance of 10.77' to a 1/2" iron rod with a 3 1/4" metal disk stamped "FLORA STREET TOWNHOMES NO. 1 REVISED, R.P.L.S. 5310" set for corner.

Thence South 45°47'03" East, passing at a distance of 14.19' the Eastern North corner of said Lot 12, same being a Southern exterior "v" corner of FLORA STREET TOWNHOMES, No. 2, an addition to the City of Dallas, Dallas County, Texas, according to a plat thereof recorded in Instrument No. 20090306236, Official Public Records, Dallas County, Texas, continuing a total distance of 129.98' to a 5/8" iron rod found for corner in the said Northwest line of Flora Street, at the common South corner of said FLORA STREET TOWNHOMES, No. 1 and 2.

Thence South 44 deg. 12 min. 50 sec. West, along said Northwest line, a distance of 328.42 feet to a 1/2" iron rod with a 3 1/4" metal disk stamped "FLORA STREET TOWNHOMES NO. 1 REVISED, R.P.L.S. 5310" set for corner.

Thence South 76°10'51" West, a distance of 16.09' to the PLACE OF BEGINNING and containing 56,210 square feet or 1.280 acres of land.

**OWNERS DEDICATION**

Now, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, \_\_\_\_\_ and the individual owners of lots defined herein on page 2 and the sole owners, do hereby dedicate the herein described property as **FLORA STREET TOWNHOMES NO. 1 REVISED**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in the simple, to the public use forever any streets, alleys, and footway management areas shown thereon. The easement shown hereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police uses, 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 growers 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, structure, or other improvement 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, maintaining, and adding to or removing all or parts of the respective systems without the necessity of 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 provided for installation and maintenance of manholes, cleanouts, the 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS MY HAND AT DALLAS, TEXAS, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**STUART CROW,**  
 INST. NO. 200600247127,  
 O.P.R.D.C.T.

**JACK R. SWAIN, JR.,**  
 VOL. 92252, PG. 8579, D.R.D.C.T.

**PATRONMARCHE,**  
 INST. NO. 200600195976,  
 O.P.R.D.C.T.

**PATRONMARCHE,**  
 INST. NO. 200600195976,  
 O.P.R.D.C.T.

**DUCKINS PARTNERS, LTD**  
 INST. NO. 200512814959,  
 O.P.R.D.C.T.

**A & W SURVEYORS, INC.**  
 P.O. BOX 87029, MESQUITE, TX, 75187  
 PHONE: (972) 681-4975 FAX: (972) 681-4954  
 WWW.AWSURVEY.COM

**PRELIMINARY PLAT**  
**FLORA STREET TOWNHOMES NO. 1 REVISED**  
**LOTS 2A-4A, 5-22, BLOCK 21549**  
**56,210 SQUARE FEET OR 1.280 ACRES OF LAND**  
**A SHARED ACCESS DEVELOPMENT**

**BEING A PART OF**  
 LOTS 2, 4, AND OF LOTS 6-22, BLOCK 21549,  
 FLORA STREET TOWNHOMES NO. 1,  
 INSTRUMENT NO. 20090306236, O.P.R.D.C.T.,  
 JOHN GRIGSBY SURVEY ABSTRACT NO. 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. 5145-280

**NOTARY PUBLIC**  
 \_\_\_\_\_  
 Notary Public

**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 homeowner's association and/or the individual lot owners of the lot or lots that antevested 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 pavements or other treatments must be repaired or replaced by the homeowners' association's option.

XXXXXXXXXXXXXXXXXX P.E.  
 CHIEF ENGINEER OF DEPARTMENT OF DEVELOPMENT SERVICES