

				Areas				
	Lot 2	2,030 SF	Lot 27	2,065 SF	Lot 56	1,938 SF	Lot 87	2,030 SF
	Lot 3	2,030 SF	Lot 28	2,138 SF	Lot 57	1,938 SF	Lot 88	2,030 SF
	Lot 4	2,030 SF	Lot 29	2,415 SF	Lot 60	1,938 SF	Lot 89	2,030 SF
	Lot 5	2,030 SF	Lot 30	2,513 SF	Lot 61	1,938 SF	Lot 90	2,030 SF
	Lot 6	2,030 SF	Lot 31	2,134 SF	Lot 62	1,982 SF	Lot 91	2,030 SF
	Lot 7	2,030 SF	Lot 32	2,538 SF	Lot 63	2,514 SF	Lot 92	2,030 SF
	Lot 8	2,030 SF	Lot 33	2,069 SF	Lot 66	2,030 SF	Lot 93	2,030 SF
İ	Lot 9	2,030 SF	Lot 35	1,938 SF	Lot 67	2,030 SF	Lot 94	2,030 SF
	Lot 10	2,030 SF	Lot 36	1,938 SF	Lot 68	2,030 SF	Lot 97	2,039 SF
	Lot 11	2,030 SF	Lot 37	2,783 SF	Lot 69	2,030 SF	Lot 98	2,041 SF
	Lot 12	2,030 SF	Lot 38	1,938 SF	Lot 71	2,030 SF	Lot 99	2,043 SF
	Lot 13	2,030 SF	Lot 39	1,938 SF	Lot 72	2,030 SF	Lot 100	2,045 SF
	Lot 14	2,030 SF	Lot 40	1,938 SF	Lot 73	2,030 SF		
	Lot 15	2,030 SF	Lot 41	1,938 SF	Lot 74	2,066 SF		
	Lot 16	2,030 SF	Lot 42	1,938 SF	Lot 76	2,030 SF		
	Lot 17	2,802 SF	Lot 45	1,938 SF	Lot 77	2,030 SF		
	Lot 18	2,030 SF	Lot 46	1,938 SF	Lot 78	2,030 SF		
	Lot 19	2,030 SF	Lot 47	1,938 SF	Lot 79	2,030 SF		
	Lot 20	2,030 SF	Lot 48	1,938 SF	Lot 80	2,030 SF		
	Lot 21	2,030 SF	Lot 49	1,938 SF	Lot 81	2,030 SF		
	Lot 22	2,030 SF	Lot 50	2,041 SF	Lot 82	2,030 SF		
	Lot 23	2,030 SF	Lot 51	1,938 SF	Lot 83	2,030 SF		
	Lot 24	2,030 SF	Lot 53	1,719 SF	Lot 84	2,030 SF		
	Lot 25	2,030 SF	Lot 54	1,938 SF	Lot 85	2,030 SF		
	Lot 26	2,033 SF	Lot 55	1,938 SF	Lot 86	2,030 SF		

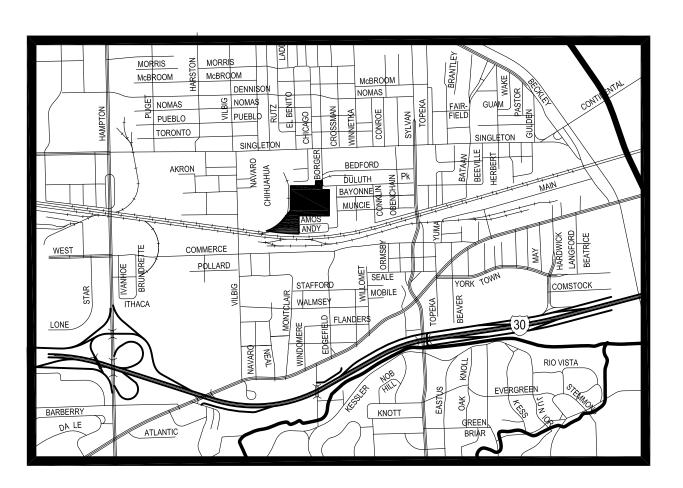
Lot Areas								
Lot 101	2,047 SF	Lot 129	1,938 SF	Lot 158	1,938 SF	Lot 188	1,938 SF	
Lot 102	2,049 SF	Lot 131	1,938 SF	Lot 159	1,938 SF	Lot 189	1,938 SF	
Lot 103	2,051 SF	Lot 132	1,938 SF	Lot 160	1,938 SF	Lot 190	1,938 SF	
Lot 104	2,053 SF	Lot 133	1,938 SF	Lot 161	1,938 SF	Lot 191	1,938 SF	
Lot 105	2,055 SF	Lot 134	1,938 SF	Lot 165	1,938 SF	Lot 192	1,938 SF	
Lot 106	2,057 SF	Lot 135	1,938 SF	Lot 166	1,938 SF	Lot 193	1,938 SF	
Lot 107	2,059 SF	Lot 136	1,938 SF	Lot 167	1,938 SF	Lot 194	1,938 SF	
Lot 108	2,061 SF	Lot 137	1,938 SF	Lot 168	1,938 SF	Lot 195	1,938 SF	
Lot 109	2,063 SF	Lot 139	1,938 SF	Lot 169	1,938 SF	Lot 196	1,938 SF	
Lot 110	2,065 SF	Lot 140	1,938 SF	Lot 170	1,938 SF	Lot 197	1,938 SF	
Lot 111	2,067 SF	Lot 141	1,938 SF	Lot 171	1,938 SF	Lot 198	1,938 SF	
Lot 112	2,195 SF	Lot 142	1,938 SF	Lot 173	1,938 SF	Lot 199	1,938 SF	
Lot 115	1,938 SF	Lot 143	1,938 SF	Lot 174	1,938 SF	Lot 200	1,938 SF	
Lot 116	1,938 SF	Lot 144	1,938 SF	Lot 175	1,938 SF			
Lot 117	1,938 SF	Lot 145	1,938 SF	Lot 176	1,938 SF			
Lot 118	1,938 SF Lot 147 1,938 SF Lot 177		1,938 SF					
Lot 119	1,938 SF	Lot 148	1,938 SF	Lot 178	1,938 SF			
Lot 120	1,938 SF	Lot 149	1,938 SF	Lot 179	1,938 SF			
Lot 121	1,938 SF	Lot 150	1,938 SF	Lot 181	1,938 SF			
Lot 123	1,938 SF	Lot 151	1,938 SF	Lot 182	1,938 SF			
Lot 124	1,938 SF	Lot 152	1,938 SF	Lot 183	1,938 SF			
Lot 125	1,938 SF	Lot 153	1,938 SF	Lot 184	1,938 SF			
Lot 126	1,938 SF	Lot 155	1,938 SF	Lot 185	1,938 SF			
Lot 127	1,938 SF	Lot 156	1,938 SF	Lot 186	1,938 SF			
Lot 128	1,938 SF	Lot 157	1,938 SF	Lot 187	1,938 SF			

			Areas	•	
Lot 201	1,938 SF	Lot 227	1,938 SF	Lot 253	3,72
Lot 202	1,938 SF	Lot 228	1,938 SF	Lot 254	3,25
Lot 203	1,938 SF	Lot 229	1,938 SF	Lot 255	2,64
Lot 204	1,938 SF	Lot 230	1,938 SF	Lot 256	2,12
Lot 205	1,938 SF	Lot 231	1,938 SF		
Lot 206	1,938 SF	Lot 232	1,938 SF		
Lot 207	1,938 SF	Lot 233	1,938 SF		
Lot 208	1,938 SF	Lot 234	1,938 SF		
Lot 210	1,938 SF	Lot 235	1,938 SF		
Lot 211	1,938 SF	Lot 236	1,938 SF		
Lot 212	1,938 SF	Lot 237	1,938 SF		
Lot 213	1,938 SF	Lot 239	1,938 SF		
Lot 214	1,938 SF	Lot 240	1,938 SF		
Lot 215	1,938 SF	Lot 241	1,938 SF		
Lot 216	1,938 SF	Lot 242	1,938 SF		
Lot 217	1,938 SF	Lot 243	1,938 SF		
Lot 218	1,938 SF	Lot 244	1,938 SF		
Lot 219	1,938 SF	Lot 245	1,938 SF		
Lot 220	1,938 SF	Lot 246	1,938 SF		
Lot 221	1,938 SF	Lot 247	1,938 SF		
Lot 222	1,938 SF	Lot 248	1,938 SF		
Lot 223	1,938 SF	Lot 249	1,938 SF		
Lot 224	1,938 SF	Lot 250	1,938 SF		
Lot 225	1,938 SF	Lot 251	1,938 SF		
Lot 226	1,938 SF	Lot 252	1,938 SF		

Common Areas							
Lot 1X	1,638 SF	Lot 75X	2,660 SF	Lot 162X	4,531 SF		
Lot 34X	39,088 SF	Lot 95X	2,129 SF	Lot 163X	4,531 SF		
Lot 43X	2,033 SF	Lot 96X	2,825 SF	Lot 164X	4,629 SF		
Lot 44X	2,031 SF	Lot 113X	48,703 SF	Lot 172X	13,125 SF		
Lot 52X	5,910 SF	Lot 114X	4,062 SF	Lot 180X	6,250 SF		
Lot 58X	2,250 SF	Lot 122X	6,188 SF	Lot 209X	6,250 SF		
Lot 59X	2,250 SF	Lot 130X	4,062 SF	Lot 238X	6,250 SF		
Lot 64X	14,400 SF	Lot 138X	6,188 SF	Lot 257X	884 SF		
Lot 65X	1,902 SF	Lot 146X	4,062 SF				
Lot 70X	4,258 SF	Lot 154X	6,188 SF				

## GENERAL NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO CREATE A SHARED ACCESS SUBDIVISION WITH 229 LOTS AND 28 COMMON AREAS FROM UNPLATTED LAND.
- 2. BASIS OF BEARINGS IS NAD83 GRID.
- 3. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- 4. ADJOINING PARCELS DIMENSIONS ARE BASED ON RECORD DATA.
- FLOOD STATEMENT: Based on scaling the surveyed lot shown hereon onto the FEMA Flood Insurance Rate Map No. 48113C0340J (Rev. 8-23-2001), said lot lies within FEMA Zone X and X-Shaded and does not lie within the FEMA designated 100-year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.



## OWNER'S CERTIFICATE

State of Texas )(

County of Dallas)(

WHEREAS Austin International Ventures, Inc. is the owner of a tract of land out of William R. Coombs Survey, Abstract No. 290 and situated in the City of Dallas, Dallas County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in June of 2015, said tract including the same tracts of land described in the deed to Austin International Ventures, Inc. recorded in Volume 95046, Page 1951, Volume 95046, Page 1957, Document No. 2006-132274, and Document No. 2006-132275 in the Deed Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 3" monument set in the southerly boundary line of said Austin tract (95046/1951), from which a 1/2 inch steel rod found in the easterly right-of-way line of Borger Street bears South 89 degrees 54 minutes 01 seconds East at 14.99 feet;

Thence North 89 degrees 54 minutes 01 seconds with said southerly boundary line a distance of 630.03 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 00 degrees 13 minutes 01 seconds West with the easterly boundary line of said Austin tract (95046/1951) a distance of 379.44 feet to a 1/2 inch steel rod found in the northerly right-of-way line of the T & P Railroad, said rod being in a curve to the right with a radius of 5654.65 feet and whose chord bears North 86 degrees 02 minutes 47 seconds West at 435.04 feet.

Thence westerly with said northerly right-of-way line and with said curve through a central angle of 04 degrees 24 minutes 33 seconds and an arc length of 435.15 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 83 degrees 12 minutes 49 seconds West continuing with said northerly right-of-way line a distance of 49.11 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 82 degrees 57 minutes 30 seconds West continuing with said northerly right-of-way line a distance of 50.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 82 degrees 44 minutes 30 seconds West continuing with said northerly right-of-way line a distance of 50.00 feet to

a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the left with a radius of 5654.65 and whose chord

a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 82 degrees 40 minutes 09 seconds West continuing with said northerly right-of-way line a distance of 50.00 feet to

bears North 81 degrees 40 minutes 12 seconds West at 61.03 feet;

Thence westerly continuing with said northerly right-of-way line and with said curve through a central angle of 00 degrees 37

minutes 06 seconds and an arc length of 61.03 feet to a 3/4 inch steel rod found for the beginning of a curve to the left with a

radius of with a radius of 724.78 feet and whose chord bears North 55 degrees 52 minutes 27 seconds East at 413.24 feet;

Thence northeasterly with said curve through a central angle of 33 degrees 07 minutes 37 seconds and an arc length of 419.05

Thence North 39 degrees 18 minutes 38 East a distance of 256.22 feet to a 3/4 inch steel rod found;

1/2 inch "MILLER 5665" capped steel rod set in the southerly right-of-way line of Duluth Street;

feet to a 3/4 inch steel rod found for the end of said curve;

Thence North 00 degrees 05 minutes 53 seconds East a distance of 508.75 feet to a 3/4 inch steel rod found for the northwest

corner of said Austin tract (2006-132275);

Thence South 89 degrees 54 minutes 34 East with the northerly boundary line of said Austin tract (2006-132275) a distance of

523.94 feet to a 1/2 inch capped steel rod found;

Thence North 00 degrees 04 minutes 20 seconds West with the westerly boundary line of said Austin tract (2006-132275) a distance of 105.07 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 89 degrees 55 minutes 10 seconds East with the northerly boundary line of said Austin tract (2006-132275) a

distance of 137.50 feet to a 1/2 inch capped steel rod found in the westerly right-of-way line of Borger Street;

Thence South 00 degrees 04 minutes 20 seconds East with said westerly right-of-way line a distance of 105.47 feet to a 1/2 inch

"MILLER 5665" capped steel rod set;

Thence North 89 degrees 54 minutes 34 seconds West continuing with said westerly right-of-way line a distance of 10.00 feet to a

1/2 inch capped steel rod found;

Thence South 00 degrees 13 minutes 01 seconds West continuing with said westerly right-of-way line a distance of 79.98 feet to a

Thence South 89 degrees 54 minutes 34 seconds East with said southerly right-of-way line a distance of 155.00 feet to a 3"

Thence South 00 degrees 13 minutes 01 seconds West a distance of 540.90 feet to the point of beginning and containing 15.342

## OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Austin International Ventures, Inc., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **TRINITY MEADOWS**, an addition to the City of Dallas, Dallas County, Texas and does 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 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 or 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS my hand this the \_\_\_\_\_ day of \_\_\_\_\_ , 2014. SCM Commercial Properties, LLC

Brenda W. Schertz, Treasurer
Austin International Ventures, Inc.

STATE OF TEXAS: COUNTY OF DALLAS:

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Brenda W. Schertz, 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.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_\_, 201

Notary Public, State of Texas

## SURVEYOR'S STATEMENT:

I, Jason B. Rawlings, 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 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 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) and (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_\_ day of \_\_\_\_\_\_ , 2014.

PRELIMINARY - THIS DOCUMENT NOT TO BE RECORDED FOR ANY PURPOSE

Jason B. Rawlings Texas Registered Professional Land Surveyor No. 5665 JASON B. RAWLINGS

STATE OF TEXAS: COUNTY OF TARRANT:

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Jason B. Rawlings, 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.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public, State of Texas

OWNER:
AUSTIN INTERNATIONAL VENTURE, INC
3535 TRAVIS TREET
DALLAS, TEXAS 75219
214-443-5582
FAX - 214-443-5581
Contact: Brenda Schertz

SURVEYOR:
MILLER SURVEYING, INC,
430 MID CITIES BLVD.
HURST, TEXAS 76054
817-577-1052
FAX - 817-577-0972



Lots 1 thru 257, Block \_\_\_\_\_ A Shared Access Development

Being 15.342 acre out of the WILLIAM COOMBS SURVEY, ABSTRACT No. 290 City of Dallas, Dallas County, Texas

City Plan File No. S-145-262
Engineering File No. \_\_\_\_\_
Surveyed by Miller Surveying, Inc. on June 24, 2015



SHEET TWO OF TWO

Job No. 15054 • Plot File 15054