

LINE	LENGTH	BEARING
L1	195.00	N52°13'00"E
L2	60.50	S70°29'00"E
L3	168.10	N47°44'00"E
L4	138.82	N05°55'00"E
L5	157.53	N05°10'00"E
L6	101.99	N07°48'00"E
L7	101.99	N07°48'00"E

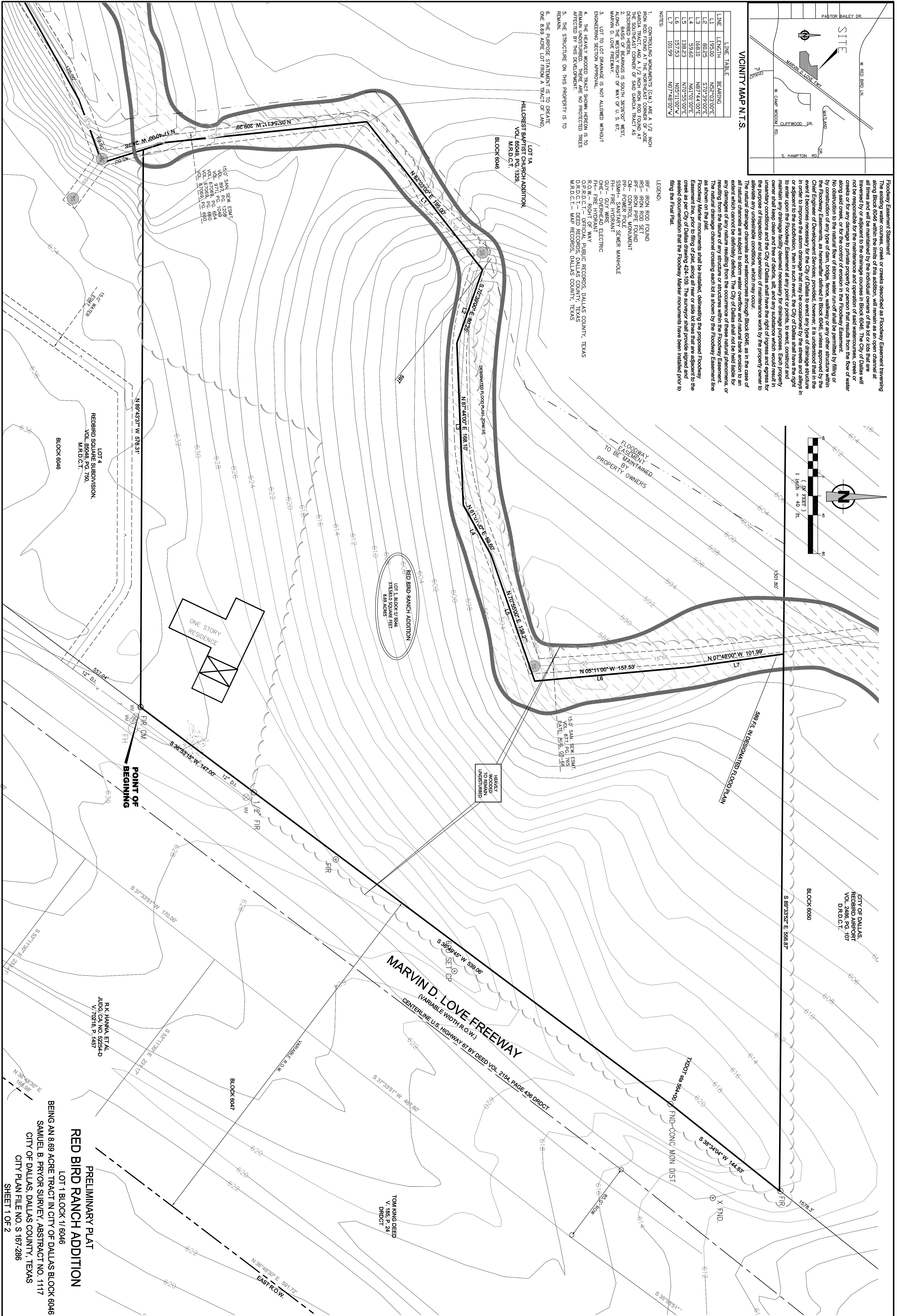
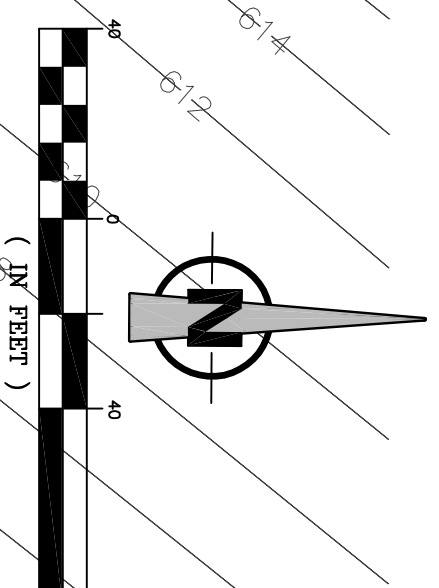
NOTES:

1. CONTROLLING MONUMENTS (C.M.) ARE A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF JOSE THE TRACT, CORNER OF SAUL SWANSON TRACT AS DESCRIBED HEREIN.
2. BASIS OF BEARINGS IS SOUTH 36°26'00" WEST, MARIN D. LOVE FREEWAY.
3. LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4. THE HEAVILY WOODED TRACT SHOWN HEREON IS TO REMAIN UNDISTURBED THERE ARE NO PROTECTED TREES AS REFERRED BY THIS DEVELOPER.
5. THE STRUCTURE ON THIS PROPERTY IS TO REMAIN.
6. THE PURPOSE STATEMENT IS TO CREATE ONE 8.69 ACRE LOT FROM A TRACT OF LAND.

Floodway Easement Statement
 The existing Floodway Easement along Block 6046 within the limits of this addition will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Block 6046. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement. No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block 6046, unless approved by the Civil Engineer or Development Services, provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to provide flood protection thereon, the City of Dallas shall make the steps in order to obtain the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsuitable conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The natural drainage channels and watercourses through Block 6046, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures within the Floodway Easement, as shown on the plat. Floodway/Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

LEGEND:

- IR- IRON ROD FOUND
- RS- IRON ROD SET
- IP- IRON PIPE FOUND
- CM- CONTROL MONUMENT
- CP- POWER POLE
- SM- SIGNAL MANHOLE
- FM- FIRE HYDRANT
- GY- GUY WIRE
- OE- OVERHEAD ELECTRIC
- FO- FIRE HYDRANT WAY
- OP.R.D.C.T.- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- DR.D.C.T.- DEED RECORDS, DALLAS COUNTY, TEXAS
- MR.D.C.T.- MAP RECORDS, DALLAS COUNTY, TEXAS



PRELIMINARY PLAT
RED BIRD RANCH ADDITION
 LOT 1, BLOCK 1/1, 8046
 BEING AN 8.69 ACRE TRACT IN CITY OF DALLAS BLOCK 6046
 SAMUEL B. PRYOR SURVEY, ABSTRACT NO. 1117
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S.167-286
 SHEET 1 OF 2