

LOT TABLE			
LOT	BLOCK	SQ. FT.	ACRES
4A	B/3431	1763	0.040
4B	B/3431	1306	0.030
4C	B/3431	1587	0.036
4D	B/3431	1925	0.044
4E	B/3431	1200	0.028
4F	B/3431	1979	0.045
5A	B/3431	3536	0.081
5B	B/3431	1203	0.028
5C	B/3431	2206	0.051
5D	B/3431	2505	0.057
5E	B/3431	1214	0.028
5F	B/3431	1214	0.028
5G	B/3431	1214	0.028
5H	B/3431	1214	0.028
5J	B/3431	2840	0.065
6A	B/3431	3536	0.081
6B	B/3431	2309	0.053
6C	B/3431	2477	0.057
6D	B/3431	1201	0.028
6E	B/3431	1201	0.028
6F	B/3431	1201	0.028
6G	B/3431	1201	0.028
6H	B/3431	2808	0.064

LOT TABLE			
LOT	BLOCK	SQ. FT.	ACRES
7A	B/3431	1654	
7B	B/3431	1222	
7C	B/3431	1221	
7D	B/3431	1221	
7E	B/3431	1833	
7F	B/3431	2134	
7G	B/3431	1242	
7H	B/3431	1243	
7J	B/3431	1241	
7K	B/3431	1243	
7L	B/3431	2449	
COMMON AREA A			
B/3431		3751	

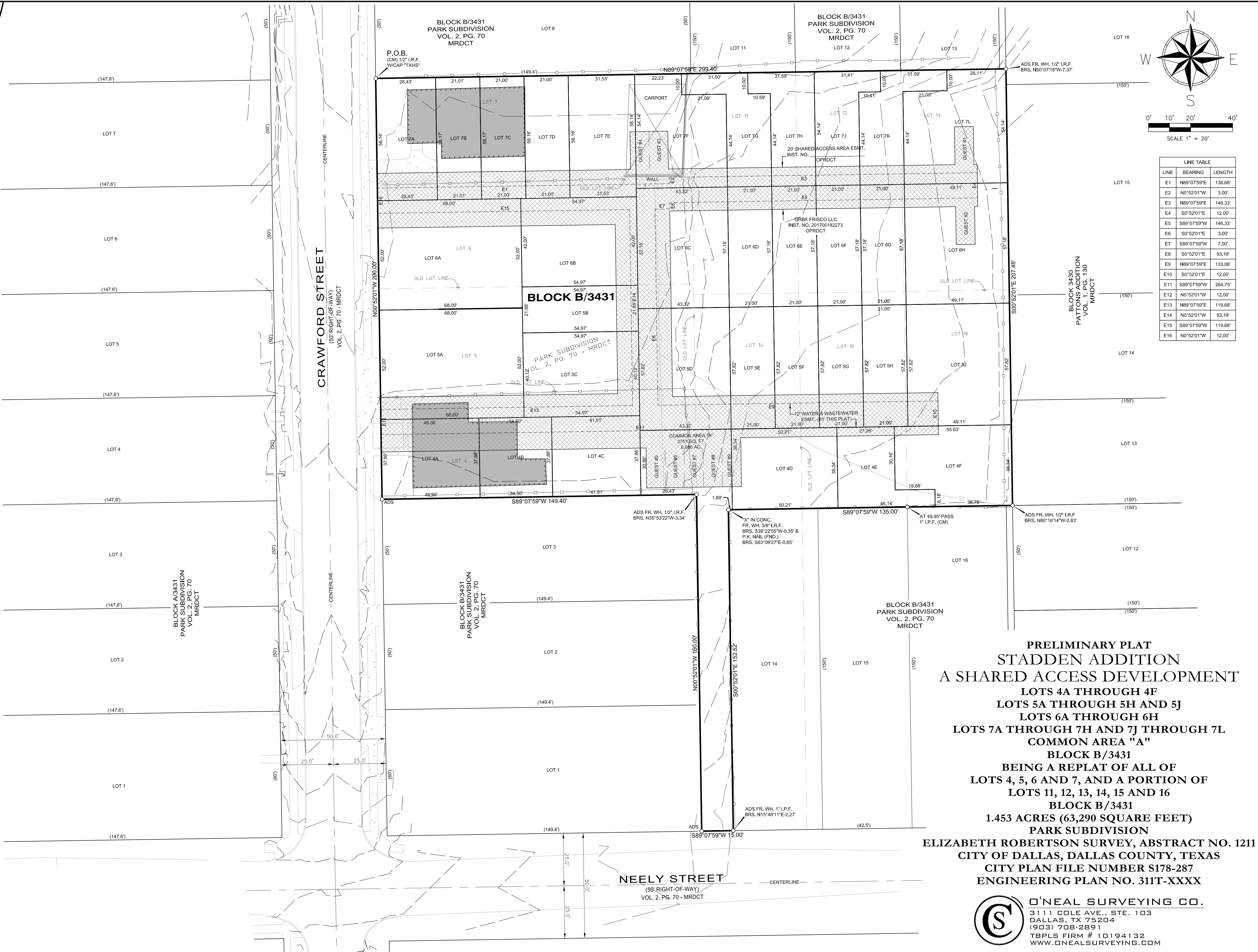
LEGEND

O	MONUMENT (AS NOTED)
ADS	1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC SET STAMPED "<ADDITION> RPLS 6570"
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
I.R.F.	IRON ROD FOUND
I.P.F.	IRON PIPE FOUND
(CM)	CONTROLLING MONUMENT
(XXX.X)	RECORD DISTANCE
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
ADDN	ADDITION
ESMT.	EASEMENT
VAR	VARIABLE
ELEC.	ELECTRIC
AC.	ACRES
SQ. FT.	SQUARE FEET
FND.	FOUND
FR. WH.	FROM WHICH
S.A.A.E.	SHARED ACCESS AREA EASEMENT
	LIMITS OF S.A.A.E.
	EXISTING BUILDING (TO BE REMOVED)

OWNERSHIP TABLE		RECORDING INFORMATION
LOT	OWNER	
4	MARIO JUAREZ	INST. NO. 201200206566
B/3431		OPRDCT
5	GRBK FRISCO, LLC	INST. NO. 201700209095
B/3431		OPRDCT
6	GRBK FRISCO, LLC	INST. NO. 201700209037
B/3431		OPRDCT
7	MAURILIO AND JOSEPHINE FLORES	VOL. 78168, PG. 849
B/3431		DRDCT

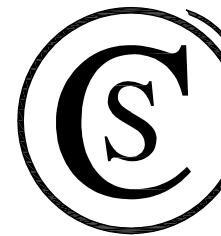
GENERAL NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 34 RESIDENTIAL LOTS AND 1 COMMON AREA.
4. ALL COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
5. ALL EXISTING BUILDINGS/STRUCTURES TO BE REMOVED
6. THIS DEVELOPMENT IS RESTRICTED TO SINGLE FAMILY DWELLINGS ONLY
7. 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.



LINE TABLE		
LINE	BEARING	LENGTH
E1	N89°07'59"E	138.68'
E2	N0°52'01"W	3.00'
E3	N89°07'59"E	146.33'
E4	S0°52'01"E	12.00'
E5	S89°07'59"W	146.33'
E6	S0°52'01"E	3.00'
E7	S89°07'59"W	7.00'
E8	S0°52'01"E	93.18'
E9	N89°07'59"E	133.06'
E10	S0°52'01"E	12.00'
E11	S89°07'59"W	264.75'
E12	N0°52'01"W	12.00'
E13	N89°07'59"E	119.68'
E14	N0°52'01"W	93.18'
E15	S89°07'59"W	119.68'
E16	N0°52'01"W	12.00'

PRELIMINARY PLAT
STADDEN ADDITION
A SHARED ACCESS DEVELOPMENT
LOTS 4A THROUGH 4F
LOTS 5A THROUGH 5H AND 5J
LOTS 6A THROUGH 6H
LOTS 7A THROUGH 7H AND 7J THROUGH 7L
COMMON AREA "A"
BLOCK B/3431
BEING A REPLAT OF ALL OF
LOTS 4, 5, 6 AND 7, AND A PORTION OF
LOTS 11, 12, 13, 14, 15 AND 16
BLOCK B/3431
1.453 ACRES (63,290 SQUARE FEET)
PARK SUBDIVISION
ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S178-287
ENGINEERING PLAN NO. 311T-XXXX



O'NEAL SURVEYING CO.
3111 COLE AVE., STE. 103
DALLAS, TX 75204
(903) 708-2891
TBPLS FIRM # 10194132
WWW.ONEALSURVEYING.COM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, MARIO JUAREZ, AND MAURILIO AND JOSEPHINE FLORES, AND GRBK FRISCO, LLC ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE ELIZABETH ROBERTSON SURVEY, ABSTRACT NUMBER 1211, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF LOTS 4 THROUGH 6, AND A PORTION OF LOTS 11 THROUGH 16, BLOCK B/3431 OF PARKS SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS BY PLAT THEREOF RECORDED IN VOLUME 2, PAGE 70, MAP RECORDS, DALLAS COUNTY, TEXAS (MRDC) AS CONVEYED TO MARIO JUAREZ BY GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 201200206566, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT), TO MAURILIO AND JOSEPHINE FLORES BY WARRANTY DEED RECORDED IN VOLUME 78168, PAGE 849, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT), AND TO GRBK FRISCO, LLC BY SPECIAL WARRANTY DEEDS RECORDED IN INSTRUMENT NUMBER 201700209037, (OPRDCT) AND 201700182273, (OPRDCT), AND BY WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 201700209095, (OPRDCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "TXHS" IN THE EAST LINE OF CRAWFORD STREET AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED LOT 7;

THENCE NORTH 89 DEGREES 07 MINUTES 59 SECONDS EAST, ALONG THE NORTH LINE OF LOT 7, AND OVER AND ACROSS LOTS 11 THROUGH 13, A DISTANCE OF 299.40 FEET TO A 1/2" IRON ROD WITH ALUMINUM DISC STAMPED "STADDEN RPLS 6570" SET IN THE EAST LINE OF SAID LOT 13, SAME BEING THE WEST LINE OF LOT 16, BLOCK 3430, PATTONS ADDITION, AN ADDITION TO THE CITY OF DALLAS BY PLAT THEREOF RECORDED IN VOLUME 1, PAGE 130, (MRDCT);

THENCE SOUTH 00 DEGREES 52 MINUTES 01 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 13 AND THE ABOVE MENTIONED LOT 16, SAME BEING THE COMMON WEST LINE OF LOTS 16 THROUGH 13 OF THE ABOVE-MENTIONED PATTONS ADDITION, A DISTANCE OF 207.48 FEET TO A 1/2" IRON ROD WITH ALUMINUM DISC STAMPED "STADDEN RPLS 6570" SET;

THENCE SOUTH 89 DEGREES 07 MINUTES 59 SECONDS WEST, LEAVING SAID COMMON LINE AND GOING OVER AND ACROSS SAID LOTS 14 THROUGH 16, AT A DISTANCE OF 49.95 FEET PASS A 1" IRON PIPE FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 135.00 FEET TO AN "X" IN CONCRETE FOUND, FROM WHICH A 3/8" IRON ROD FOUND BEARS SOUTH 38 DEGREES 22 MINUTES 55 SECONDS WEST, A DISTANCE OF 0.35 FEET AND A P.K. NAIL FOUND BEARS SOUTH 63 DEGREES 06 MINUTES 27 SECONDS EAST, A DISTANCE OF 0.65 FEET;

THENCE SOUTH 00 DEGREES 52 MINUTES 01 SECONDS EAST, A DISTANCE OF 152.52 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "STADDEN RPLS 6570" SET IN THE NORTH LINE OF NEELY STREET (50' RIGHT-OF-WAY) AND THE SOUTH LINE OF SAID LOT 14, FROM WHICH A 1" IRON PIPE FOUND BEARS NORTH 15 DEGREES 48 MINUTES 11 SECONDS EAST, A DISTANCE OF 2.27 FEET;

THENCE SOUTH 89 DEGREES 07 MINUTES 59 SECONDS WEST, ALONG THE NORTH LINE OF SAID NEELY STREET, A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "STADDEN RPLS 6570" SET AT THE SOUTHWEST CORNER OF SAID LOT 14, SAME BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK B/3431 OF SAID PARK SUBDIVISION,;

THENCE NORTH 00 DEGREES 52 MINUTES 01 SECONDS WEST, ALONG THE EAST LINE OF LOTS 1 THROUGH 3, BLOCK B/3431 OF SAID PARK SUBDIVISION, A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "STADDEN RPLS 6570" SET AT THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED LOT 4, BLOCK B/3431, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 35 DEGREES 53 MINUTES 22 SECONDS WEST, A DISTANCE OF 3.34 FEET;

THENCE SOUTH 89 DEGREES 07 MINUTES 59 SECONDS WEST, A DISTANCE OF 149.40 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "STADDEN RPLS 6570" SET IN THE EAST LINE OF CRAWFORD STREET AT THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK B/3431;

THENCE NORTH 00 DEGREES 52 MINUTES 01 SECONDS WEST, ALONG THE EAST LINE OF CRAWFORD STREET AND THE WEST LINE OF SAID LOTS 4 THROUGH 7, BLOCK B/3431, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.453 ACRES (63,290 SQUARE FEET) OF LAND, MORE OR LESS.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT <OWNER NAMES> DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS STADDEN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. 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. AN EASEMENT AREA AT LEAST 12 FEET WIDE IN THE AREA LABELED WATER AND WASTEWATER WITHIN THE MINIMUM 20-FOOT-WIDE SHARED ACCESS AREA IS RESERVED EXCLUSIVELY FOR PUBLIC WATER AND WASTEWATER BELOW GRADE (SURFACE ACCESS OVER THE WATER AND WASTEWATER EASEMENTS IS PERMISSIBLE). 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 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 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.

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

OWNER

NAME
TITLE

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 _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF _____

OWNER
MARIO JUAREZ
606 RENEE LANE
DESOTO, TX 75115

OWNER
MAURILIO AND
JOSEPHINE FLORES
728 N. CRAWFORD STREET
DALLAS, TX 75203

OWNER
GRBK FRISCO LLC
2805 DALLAS PARKWAY, #400
PLANO, TX 75093

ENGINEER
URBAN STRUCTURE
8140 WALNUT HILL LANE, STE 905
DALLAS, TX 75204

DEVELOPER
AHC DEVELOPMENT
1603 ORRINGTON AVE., STE. 990
EVANSTON, IL 60201

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-8.617 (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.

**"PRELIMINARY, THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE."**

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 _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF _____

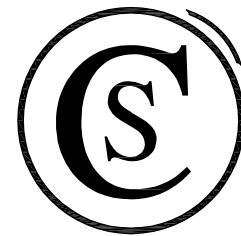
SHARED ACCESS AREA EASEMENT STATEMENT

THIS PLAT IS APPROVED BY THE CHIEF ENGINEER OF THE DEPARTMENT OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION OF THE CITY OF DALLAS AND ACCEPTED BY THE OWNER, SUBJECT TO THE FOLLOWING CONDITIONS, WHICH SHALL BE BINDING UPON THE OWNER, HIS HEIRS, GRANTEEES 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 ARE TRAVERSED 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 PAVERS OR OTHER SURFACE TREATMENTS MUST BE REPAIRED OR REPLACED BY THE HOMEOWNERS ASSOCIATION AT ITS OPTION.

Lloyd Denman P.E. CFM
CHIEF ENGINEER OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION

**PRELIMINARY PLAT
STADDEN ADDITION
A SHARED ACCESS DEVELOPMENT
LOTS 4A THROUGH 4F
LOTS 5A THROUGH 5H AND 5J
LOTS 6A THROUGH 6H
LOTS 7A THROUGH 7H AND 7J THROUGH 7L
COMMON AREA "A"
BLOCK B/3431
BEING A REPLAT OF ALL OF
LOTS 4, 5, 6 AND 7, AND A PORTION OF
LOTS 11, 12, 13, 14, 15 AND 16
BLOCK B/3431
1.453 ACRES (63,290 SQUARE FEET)
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