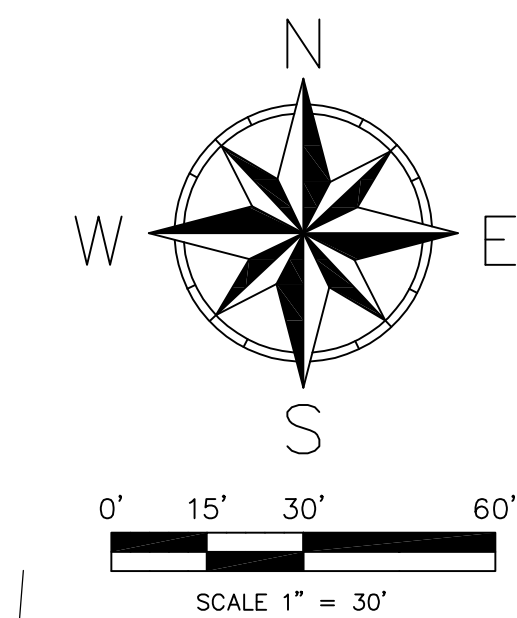


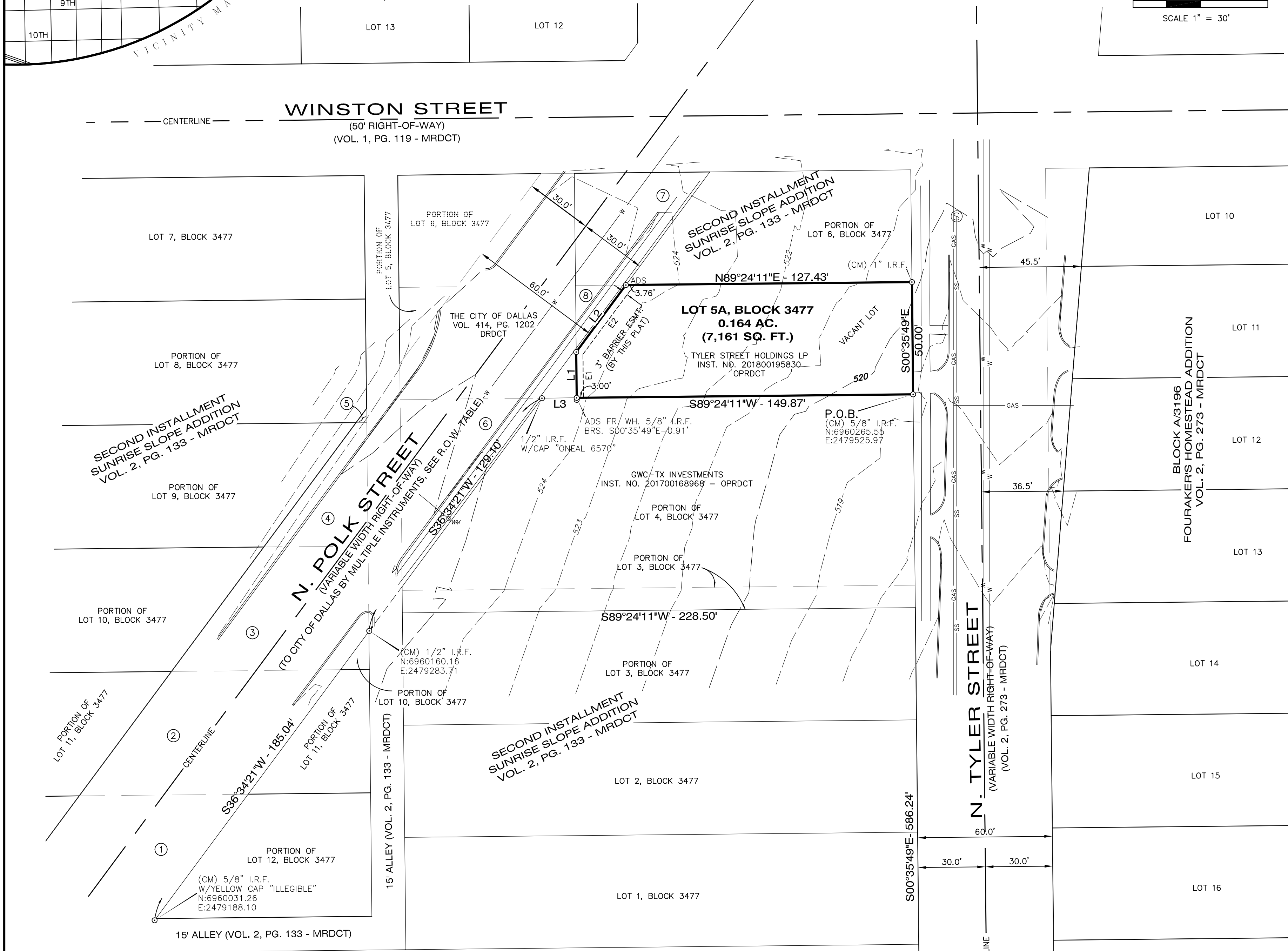
EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E1	N0°35'49"W	19.40'
E2	N36°34'21"E	38.40'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°35'49" W	20.41'
L2	N 36°34'21" E	37.14'
L3	S 89°24'11" W	15.47'



BLOCK A/3478
VAL E. WINSTON'S ADDITION
VOL. 1, PG. 119 - MRDCT

WINSTON STREET
(60' RIGHT-OF-WAY)
(VOL. 1, PG. 119 - MRDCT)



R.O.W. TABLE	
1	VOL. 409, PG. 893 - DRDCT
2	VOL. 397, PG. 318 - DRDCT
3	VOL. 760, PG. 1744 - DRDCT
4	VOL. 476, PG. 1515 - DRDCT
5	VOL. 620, PG. 863 - DRDCT
6	VOL. 577, PG. 477 - DRDCT
7	VOL. 396, PG. 1294 - DRDCT
8	VOL. 532, PG. 1361 - DRDCT

- GENERAL NOTES:
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 - 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.
 - THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM MULTIPLE TRACTS.
 - 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.
 - NO BUILDINGS OR STRUCTURES REMAIN ON PROPERTY.

LEGEND	
○	MONUMENT AS NOTED
●	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
I.R.F.	IRON ROD FOUND
ADS	1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "TYLER RPLS 6570" SET
(CM)	CONTROLLING MONUMENT
(XXXX)	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
ESMT.	EASEMENT
VAR.	VARIABLE
SQ. FT.	SQUARE FEET
FND.	FOUND
N.T.S.	NOT TO SCALE
R.O.W.	RIGHT-OF-WAY
—	GAS LINE
—	SANITARY SEWER
—	WATER LINE
⊙	SANITARY SEWER MANHOLE
⊕	WATER METER
⊗	RIGHT-OF-WAY DEDICATION TABLE NUMBER

"X" FOUND AT INTERSECTION WEST LINE TYLER STREET & NORTH LINE DAVIS STREET

OWNER
TYLER STREET HOLDINGS LP
2929 CARLISLE, SUITE 210
DALLAS, TX 75204

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

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-B.617 (C)(1)(C)(4) & (6); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2018.

PRELIMINARY

DANIEL CHASE O'NEAL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, TYLER STREET HOLDINGS LP IS THE OWNER OF A TRACT OF LAND SITUATED IN THE AARON OVERTON SURVEY, ABSTRACT NUMBER 1101, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF LOT 5, SECOND INSTALLMENT SUNRISE SLOPE ADDITION, AN ADDITION TO THE CITY OF DALLAS BY PLAT THEREOF RECORDED IN VOLUME 2, PAGE 133, MAP RECORDS, DALLAS COUNTY, TEXAS (MRDCT) AS CONVEYED TO TYLER STREET HOLDINGS LP BY GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 201800195830, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AT 5/8" IRON ROD FOUND IN THE WEST LINE OF N. TYLER STREET (VARIABLE WIDTH RIGHT-OF-WAY) AT THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED LOT 5, SAME BEING THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED TYLER STREET HOLDINGS TRACT AND THE NORTHEAST CORNER OF LOT 4 OF THE ABOVE-MENTIONED SUNRISE SLOPE ADDITION, SAME BEING THE NORTHEAST CORNER OF THE GWC-TX INVESTMENTS TRACT AS DESCRIBED IN INSTRUMENT NUMBER 201700168968, (OPRDCT), FROM WHICH AN "X" FOUND IN CONCRETE AT THE INTERSECTION OF THE WEST LINE OF N. TYLER STREET AND THE NORTH LINE OF DAVIS STREET BEARS SOUTH 00 DEGREES 35 MINUTES 49 SECONDS EAST, A DISTANCE OF 586.24 FEET;

THENCE SOUTH 89 DEGREES 24 MINUTES 11 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 5 AND THE COMMON NORTH LINE OF THE ABOVE-MENTIONED LOT 4, A DISTANCE OF 149.87 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "TYLER ADDN RPLS 6570" SET AT THE SOUTHWEST CORNER OF SAID TYLER STREET HOLDINGS TRACT, SAME BEING THE SOUTHEAST CORNER OF THE CITY OF DALLAS TRACT AS DESCRIBED IN VOLUME 414, PAGE 1202, DEED RECORDS, DALLAS COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 00 DEGREES 35 MINUTES 49 SECONDS EAST, A DISTANCE OF 0.91 FEET, AND ALSO FROM WHICH A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" FOUND IN THE SOUTHEAST LINE OF N. POLK STREET (VARIABLE WIDTH RIGHT-OF-WAY) AT THE NORTHWEST CORNER OF SAID GWC-TX INVESTMENTS TRACT BEARS SOUTH 89 DEGREES 24 MINUTES 11 SECONDS WEST, A DISTANCE OF 15.47 FEET, AND FROM SAID 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHEAST LINE OF N. POLK STREET AND THE WEST LINE OF A 15' ALLEY AS SHOWN IN SAID SUNRISE SLOPE ADDITION BEARS SOUTH 36 DEGREES 34 MINUTES 21 SECONDS WEST, A DISTANCE OF 129.10 FEET;

THENCE NORTH 00 DEGREES 35 MINUTES 49 SECONDS WEST, ALONG THE WEST LINE OF SAID TYLER STREET HOLDINGS TRACT AND THE COMMON EAST LINE OF THE ABOVE-MENTIONED CITY OF DALLAS TRACT, A DISTANCE OF 20.41 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "TYLER ADDN RPLS 6570" SET IN THE SOUTHEAST LINE OF N. POLK STREET AT AN ANGLE CORNER OF SAID TYLER STREET HOLDINGS TRACT;

THENCE NORTH 36 DEGREES 34 MINUTES 21 SECONDS EAST, ALONG THE SOUTHEAST LINE OF N. POLK STREET, A DISTANCE OF 37.14 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "TYLER ADDN RPLS 6570" SET AT THE INTERSECTION OF THE SOUTHEAST LINE OF N. POLK STREET AND THE NORTH LINE OF SAID LOT 5, SAME BEING THE COMMON SOUTH LINE OF LOT 6 OF SAID SUNRISE SLOPE ADDITION;

THENCE NORTH 89 DEGREES 24 MINUTES 11 SECONDS EAST, ALONG THE JUST MENTIONED COMMON LINE OF SAID LOT 5 AND LOT 6, A DISTANCE OF 127.43 FEET TO A 1" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 5, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 6, AND BEING IN THE WEST LINE OF N. TYLER STREET;

THENCE SOUTH 00 DEGREES 35 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 5 AND THE COMMON WEST LINE OF N. TYLER STREET, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.164 ACRES (7,161 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT TYLER STREET HOLDINGS, ACTING BY AND THROUGH THEIR AUTHORIZED AGENT, _____, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS TYLER STREET TOWNHOUSES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS 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 OF 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 THE 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.

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

TYLER STREET HOLDINGS LP

BY: 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 _____

PRELIMINARY PLAT
TYLER STREET TOWNHOUSES
LOT 5A, BLOCK 3477
A REPLAT OF
A PORTION OF LOT 5, BLOCK 3477
SECOND INSTALLMENT OF SUNRISE SLOPE
AARON OVERTON SURVEY, ABSTRACT NO. 1101
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S189-100
ENGINEERING NO. 311T-XXXX

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 _____

