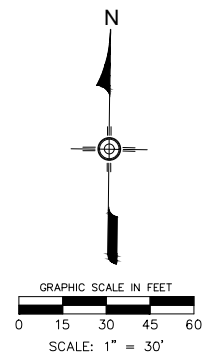


VICINITY MAP
NOT TO SCALE
MAPSCO 35 T

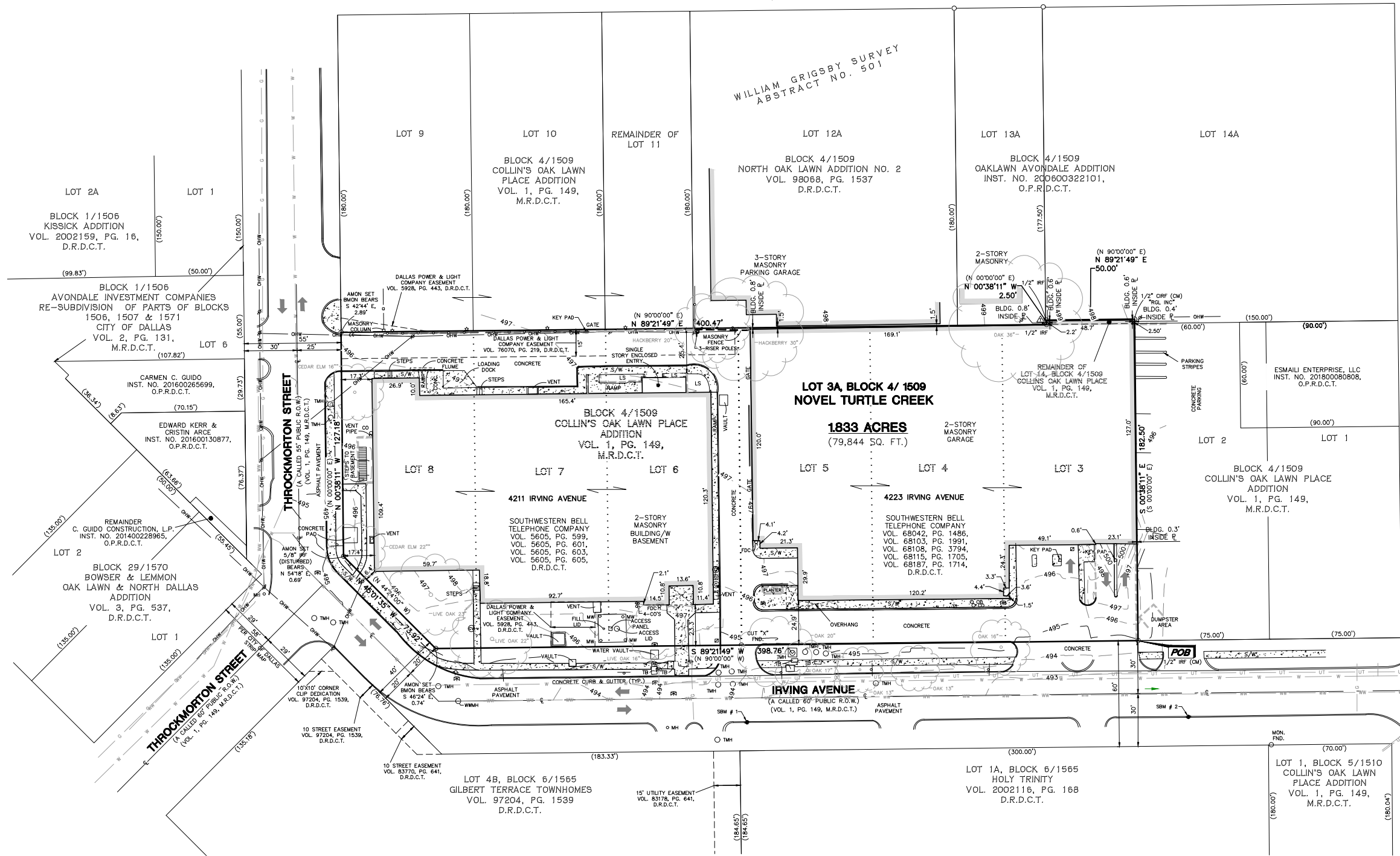


- NOTES**
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK.
 - THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 481300335 K, DATED JULY 7, 2014, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM RECORD INFORMATION, ACTUAL LOCATIONS WERE NOT FIELD VERIFIED EXCEPT AT SURFACE STRUCTURES SUCH AS MANHOLES.
 - REFERENCE BENCHMARK:
A STANDARD CITY OF DALLAS WATER DEPARTMENT BENCHMARK ON CONCRETE CURB AT BEGINNING OF CURB OF NORTHWEST CORNER OF THE INTERSECTION OF WYCLIFF AND GILBERT AVENUE. ELEVATION = 496.64'.
SITE BENCHMARKS:
SBM #1
P.K. NAIL WITH WASHER SET BACK OF CURB ±386' WEST OF THE CENTER OF THE INTERSECTION OF OAKLAWN AVENUE AND IRVING AVENUE, ±13' SOUTH FROM THE CENTERLINE OF IRVING AVENUE. ELEVATION = 494.08'.
SBM #2
P.K. NAIL WITH WASHER SET BACK OF CURB ±150' WEST OF THE CENTER OF THE INTERSECTION OF OAKLAWN AVENUE AND IRVING AVENUE, ±13' SOUTH FROM THE CENTERLINE OF IRVING AVENUE. ELEVATION = 493.36'.
 - THE PURPOSE OF THIS REPEAT IS TO CREATE 1 LOT FROM 6 LOTS FOR RE-DEVELOPMENT.
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - IMPROVEMENTS ON LOTS 3, 4, & 5 ARE TO BE DEMOLISHED. IMPROVEMENTS ON LOTS 6, 7, & 8 ARE TO REMAIN.

LEGEND

BMON	SOUTHWESTERN BELL TEL. CO.
IRF	IRON ROD FOUND
MON	MONUMENT
CIRF	CAPPED IRON ROD FOUND
AMON SET	3-1/4-INCH ALUMINUM DISK STAMPED "NTC STANTEC" AFFIXED TO A 5/8-INCH IRON ROD SET FOR CORNER
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
FND	FOUND
R.O.W.	RIGHT-OF-WAY
(XXX)	RECORD BEARING/DISTANCE
BLDG	BUILDING
—	PROPERTY LINE
↔	LAND HOOK (DENOTES COMMON OWNERSHIP)
S/W	CONCRETE SIDEWALK
MH	MANHOLE
WMH	WATER MANHOLE
TB	TELEPHONE CABINET
FDC	FIRE DEPARTMENT CONNECTION
MW	MONITORING WELL
△	TELEPHONE PEDESTAL
—	CENTERLINE
←	TRAFFIC FLOW INDICATOR
—	SIGN
⊠	GAS METER
⊙	IRRIGATION CONTROL VALVE
⊖	WASTEWATER CLEANOUT
⊕	FIRE HYDRANT
⊗	WATER METER
⊖	WATER VALVE
•	BOLLARD
⊙	LIGHT POLE
⊖	POWER POLE
—	GUY WIRE
TMH	TELEPHONE MANHOLE
—	CHAIN LINK FENCE
—	WOOD FENCE
—	WROUGHT IRON FENCE
—	WASTEWATER LINE
—	STORM SEWER LINE
—	WATER LINE
—	GAS LINE
—	UNDERGROUND TELEPHONE/COMMUNICATIONS
—	OVERHEAD WIRES
—	CONTOURS

AVONDALE AVENUE
(A CALLED 60' PUBLIC R.O.W.)



OAKLAWN AVENUE
(A CALLED 60' PUBLIC R.O.W.)
(VOL. 1, PG. 149, M.R.D.C.T.)

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
FOR REVIEW PURPOSES ONLY
DAVID J. DE WEIRD, R.P.L.S.
REGISTRATION NO. 5066
December 21, 2018

PRELIMINARY PLAT
NOVEL TURTLE CREEK
LOT 3A, BLOCK 4/1509

REPLAT OF LOTS 3, 4, 5, 6, 7, 8, & PART OF LOT 14, BLOCK 4/1509 OF COLLINS OAK LAWN PLACE
WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501
CITY OF DALLAS, DALLAS COUNTY, TEXAS
1 LOT - 1.833 ACRES

CITY PLAN FILE NO. S189-095
DECEMBER 21, 2018

OWNER
SOUTHWESTERN BELL TELEPHONE COMPANY, INC.
308 S. AKARD ST., FLOOR 21
DALLAS, TEXAS, 75202
PH: (312) 401-7041
CONTACT: DEAN M. PETERSON

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251-2268
PH: (972) 991-0011
CONTACT: DAVID J. DE WEIRD, R.P.L.S.
TBPLS FIRM NO. 10194229

APPLICANT:
CRESCENT COMMUNITIES
400 EAST LAS COLINAS, BLVD, SUITE 1075
IRVING, TEXAS, 75039
PH: (469) 513-5614
CONTACT: BRIAN MCNALLY

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS SOUTHWESTERN BELL TELEPHONE COMPANY, INC. IS THE OWNER OF A 1.833 ACRE TRACT OF LAND SITUATED IN THE WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING ALL OF LOTS 3, 4, 5, 6, 7 AND 8 AND A PORTION OF 14, BLOCK 4/1509 OF COLLINS OAK LAWN PLACE ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 149, MAP RECORDS DALLAS COUNTY, TEXAS AND BEING ALL OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN THE WARRANTY DEEDS TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOLUME 5605, PAGE 599, VOLUME 5605, PAGE 601, VOLUME 5605, PAGE 603, VOLUME 5605, PAGE 605, VOLUME 68103, PAGE 1991, VOLUME 68042, PAGE 1486, VOLUME 68108, PAGE 3794, VOLUME 68115, PAGE 1705 AND VOLUME 68187, PAGE 1714, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), SAID 1.833 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 4/1509, SAME BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK 4/1509 OF SAID COLLINS OAK LAWN PLACE ADDITION AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF IRVING AVENUE, (A CALLED 60-FOOT PUBLIC RIGHT-OF-WAY);

THENCE NORTH 89°21'49" WEST ALONG THE COMMON LINE OF SAID LOTS 3 THROUGH 8, BLOCK 4/1509 AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 398.77 FEET TO AN 3-1/4-INCH ALUMINUM DISK STAMPED "NTC STANTEC" AFFIXED TO A 5/8-INCH IRON ROD SET (HEREINAFTER CALLED AMON SET) FOR CORNER THE SOUTH END OF A CORNER CUT-BACK LINE IN SAID NORTH RIGHT-OF-WAY LINE AND FROM WHICH A BRASS MONUMENT STAMPED "SOUTHWESTERN BELL TEL. CO." FOUND BEARS SOUTH 46°24' EAST, A DISTANCE OF 0.74 FEET;

THENCE NORTH 45°01'35" WEST ALONG SAID CORNER CUT-BACK LINE AND THE SOUTHWESTERLY LINE OF SAID LOT 8, BLOCK 4/1509, A DISTANCE OF 73.91 FEET TO AN AMON SET FOR THE NORTH END OF SAID CUT-BACK LINE IN THE EAST RIGHT-OF-WAY LINE OF THROCKMORTON STREET, (A CALLED 55-FOOT PUBLIC RIGHT-OF-WAY) AND FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH 54°18' EAST, A DISTANCE OF 0.69 FEET;

THENCE NORTH 00°38'11" WEST ALONG THE COMMON LINE OF SAID THROCKMORTON STREET AND SAID LOT 8, BLOCK 4/1509, A DISTANCE OF 127.18 FEET TO AN AMON SET FOR THE NORTHWEST CORNER OF SAID LOT 8, BLOCK 4/1509, SAME BEING THE SOUTHWEST CORNER OF LOT 9, BLOCK 4/1509 OF SAID COLLINS OAK LAWN PLACE ADDITION AND FROM WHICH A BRASS MONUMENT STAMPED "SOUTHWESTERN BELL TEL. CO." FOUND BEARS SOUTH 42°44' EAST, A DISTANCE OF 2.89 FEET;

THENCE NORTH 89°21'49" EAST ALONG THE NORTH LINE OF SAID LOTS 3 THROUGH 8, BLOCK 4/1509, SAME BEING THE SOUTH LINE OF LOTS 9 THROUGH 11, BLOCK 4/1509 OF SAID COLLINS OAK LAWN PLACE ADDITION, THE SOUTH LINE OF LOT 12A, BLOCK 4/1509 OF NORTH OAK LAWN ADDITION NO. 2, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98068, PAGE 1537, D.R.D.C.T. AND THE SOUTH LINE OF LOT 13A, BLOCK 4/1509 OF OAKLAWN AVONDALE ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 200600322101, OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), A DISTANCE OF 400.47 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 13A, BLOCK 4/1509;

THENCE NORTH 00°38'11" WEST ALONG THE EAST LINE OF SAID LOT 13A, BLOCK 4/1509, A DISTANCE OF 2.50 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 14A, BLOCK 4/1509 OF SAID OAKLAWN AVONDALE ADDITION;

THENCE NORTH 89°21'49" EAST ALONG THE SOUTH LINE OF SAID LOT 14A, BLOCK 4/1509, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RGL INC" FOUND FOR CORNER;

THENCE SOUTH 00°38'11" EAST, AT A DISTANCE OF 2.50 FEET PASSING THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 4/1509, SAME BEING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 4/1509, CONTINUING ALONG THE COMMON LINE OF SAID LOTS 3 AND 2, BLOCK 4/1509 FOR A TOTAL DISTANCE OF 182.50 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 79,844 SQUARE FEET OR 1.833 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SOUTHWESTERN BELL TELEPHONE COMPANY, INC. ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS NOVEL TURTLE CREEK, 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 BUILDINGS, 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 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.)

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 THE ____ DAY OF _____, 2019.

SOUTHWESTERN BELL TELEPHONE COMPANY, INC.

BY: _____

DEAN M. PETERSON

IT'S: SR. PORTFOLIO AND TRANSACTIONS MANAGER

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEAN M. PETERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT

I, DAVID J. DE WEIRD, 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 _____, 2019.

DAVID J. DE WEIRD, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066

PRELIMINARY
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DAVID J. DE WEIRD, R.P.L.S.
REGISTRATION NO. 5066
December 21, 2018

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID J. DE WEIRD, 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 PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THE THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT
NOVEL TURTLE CREEK
LOT 3A, BLOCK 4/1509

REPLAT OF LOTS 3, 4, 5, 6, 7, 8, & PART OF LOT 14, BLOCK 4/1509 OF COLLINS OAK LAWN PLACE
WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501
CITY OF DALLAS, DALLAS COUNTY, TEXAS
1 LOT - 1.833 ACRES

CITY PLAN FILE NO. S189-095
DECEMBER 21, 2018

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