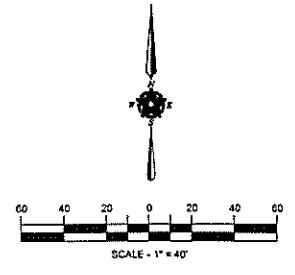
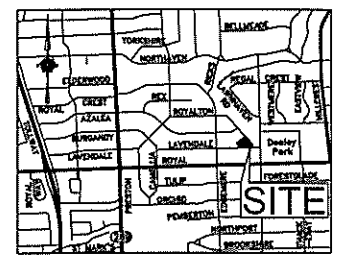


LEGEND

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- SQ.FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY
- IRF 1/2" IRON ROD FOUND
- CM CONTROL MONUMENT
- INST. NO. INSTRUMENT NUMBER
- IPF IRON PIPE FOUND
- WM WATER METER
- CO CLEANOUT



VICINITY MAP - NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Milan Design & Build, LLC, a Texas limited liability company is the owner of a tract of land situated in the John Thomas Survey, Abstract No. 1485 in the City of Dallas Block 5500, Dallas County, Texas, being that same tract of land conveyed to Milan Design & Build, LLC, a Texas limited liability company by General Warranty Deed recorded in Instrument No. 201500030276, Official Public Records, Dallas County, Texas, and being known as all of Lot 4, Block B/5500 of Royal Crest Addition No. 5, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 19, Page 239, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

- Beginning at a 1/2 inch iron rod found for corner at the intersection of the East line of a 15 foot alley and the North right-of-way line of Lavendale Avenue (50 foot right-of-way), said corner also being the Southwest corner of said Lot 4, Block B/5500;
- Thence North 00 degrees 37 minutes 01 seconds West, along said East line of a 15 foot alley, a distance of 36.15 feet to a 1/2 inch iron rod found for corner;
- Thence North 00 degrees 37 minutes 01 seconds West, along said East line of a 15 foot alley, a distance of 35.73 feet to a 1/2 inch iron pipe found at the South corner of Lot 5, Block B/5500;
- Thence North 41 degrees 52 minutes 00 seconds West, along the Northeast line of a 15 foot alley, a distance of 35.73 feet to a 1/2 inch iron pipe found at the South corner of Lot 5, Block B/5500;
- Thence North 48 degrees 25 minutes 33 seconds East, along the Southeast line of said Lot 5, Block B/5500, a distance of 160.20 feet to a 3/4 inch iron rod found at the East corner of said Lot 5, Block B/5500 and lying in the Southwest right-of-way line of Royalton Drive (50 foot right-of-way);
- Thence South 40 degrees 45 minutes 00 seconds East, along said Southwest right-of-way line of Royalton Drive, a distance of 156.69 feet to a 1/2 inch iron pipe found at the beginning of a tangent curve to the right having a radius of 30.00 feet;
- Thence along said tangent curve to the right, having a delta angle of 130 degrees 56 minutes 19 seconds, a chord that bears South 24 degrees 42 minutes 42 seconds West, a chord distance of 54.58 feet, having an arc length of 68.56 feet to a 1/2 inch iron pipe found for corner lying in said North right-of-way line of Lavendale Avenue;
- Thence South 89 degrees 23 minutes 09 seconds West, along said North right-of-way line of Lavendale Avenue, a distance of 177.42 feet to the POINT OF BEGINNING and containing 24,108 square feet or 0.55 acre of land.

SURVEYOR'S STATEMENT

I, Raul D. Reyes, 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 _____ day of _____, 2017.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 11/02/2017
Raul D. Reyes
Texas Registered Professional Land Surveyor No. 5390

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raul D. Reyes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Signature

GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, (2011)
- 2) The sole purpose of this plat is to reduce the existing 30 foot platted building line to wrap around proposed swimming pool.
- 3) Lot-to-lot drainage will not be allowed without engineering section approval.
- 4) Coordinates shown are State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 5) The maximum number of lots permitted by this plat in one.
- 6) BENCHMARKS:
City of Dallas Benchmark No. 25-C-4
A standard water department benchmark on top of a storm sewer drop inlet on the Northeast corner of the intersection of Northaven Road and Crest Brook Drive.
Northing: 7,015,309.262; Easting: 2,490,950.503; Elevation: 607.730

City of Dallas Benchmark No. 25-D-1
A standard water department benchmark set on a concrete curb of storm sewer drop inlet on the Southeast corner of the intersection of Hillcrest Road and Baxtershire Drive.
Northing: 7,016,348.055; Easting: 2,494,087.418; Elevation: 563.631
- 7) According to the F.I.R.M. No. 48113C0195 K, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Milan Design & Build, LLC, a Texas limited liability company, does hereby adopt this plat, designating the herein described property as MILAN ROYALTON ADDITION, 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 _____, 2017.

Milan Design & Build, LLC, a Texas limited liability company

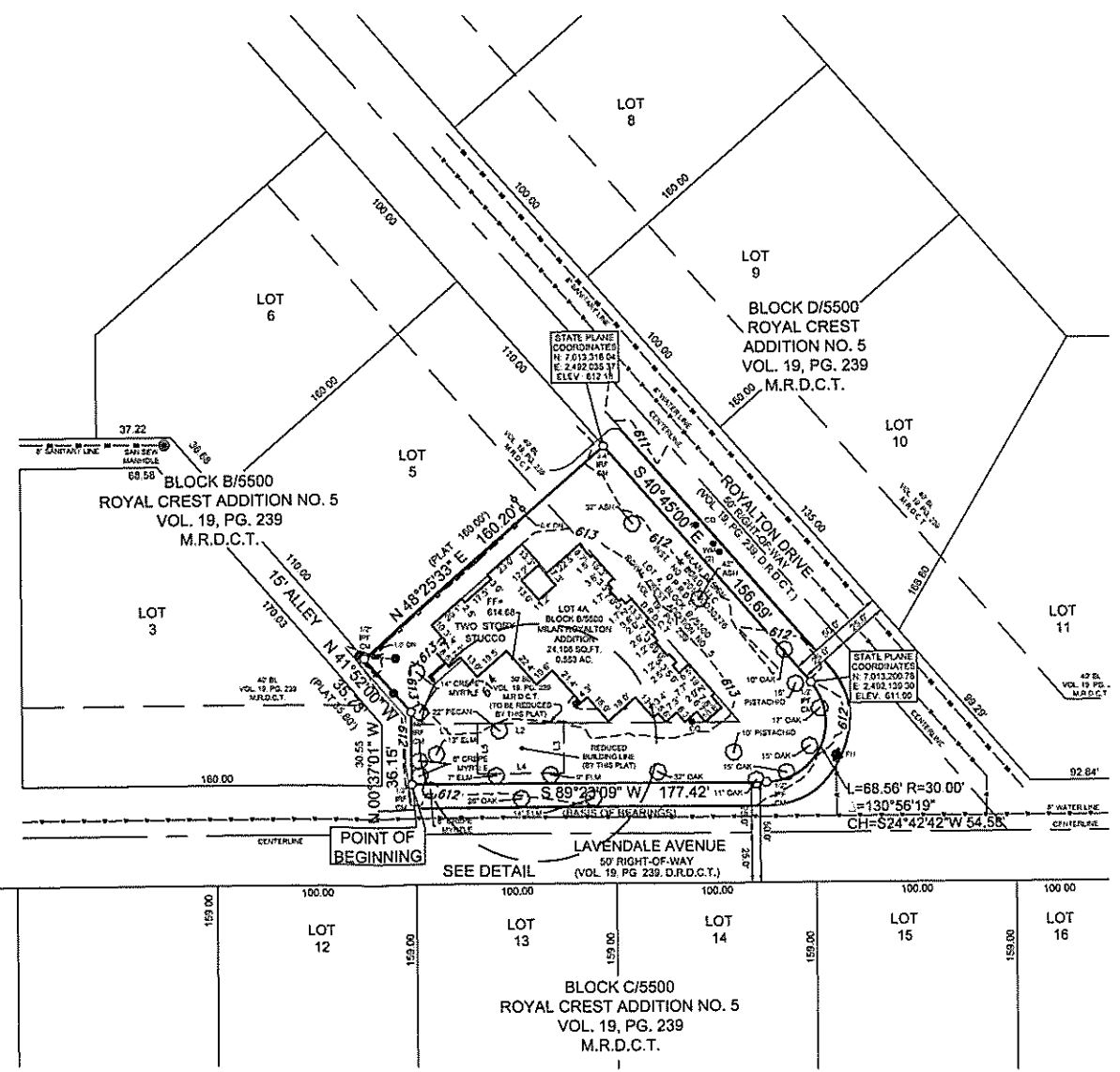
Name
Title

STATE OF TEXAS
COUNTY OF DALLAS

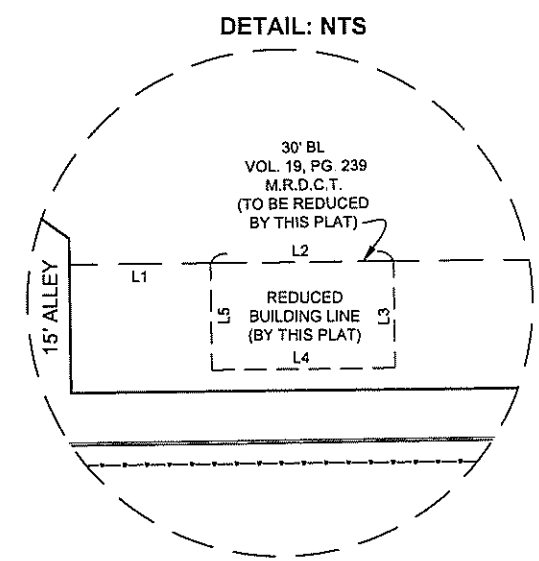
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Signature



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	33.00'	N89°23'09"E
L2	43.00'	N89°23'09"E
L3	25.00'	S0°37'01"E
L4	43.00'	S89°23'09"W
L5	25.00'	N0°37'01"W



SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

OWNER
MILAN DESIGN & BUILD, LLC
a Texas limited liability company
7039 LAKE EDGE DRIVE
DALLAS, TEXAS 75230-2368

10610 Metric Drive, Suite 134, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
t@heritage.com
Firm #10169304



PRELIMINARY REPLAT
MILAN ROYALTON ADDITION
LOT 4A, BLOCK B/5500
A 0.553 ACRE TRACT OF LAND IN CITY BLOCK 5500
ROYAL CREST ADDITION NO. 5
JOHN THOMAS SURVEY, ABSTRACT NO. 1485
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.

DATE 10/06/17 / JOB # 1703181-1 / SCALE - 1" = 40' / DRAWN CH

S 178-068