

LOCATION MAP  
NOT TO SCALE

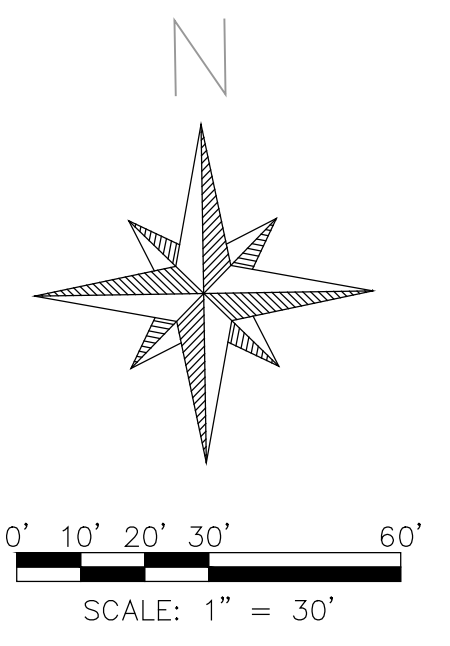
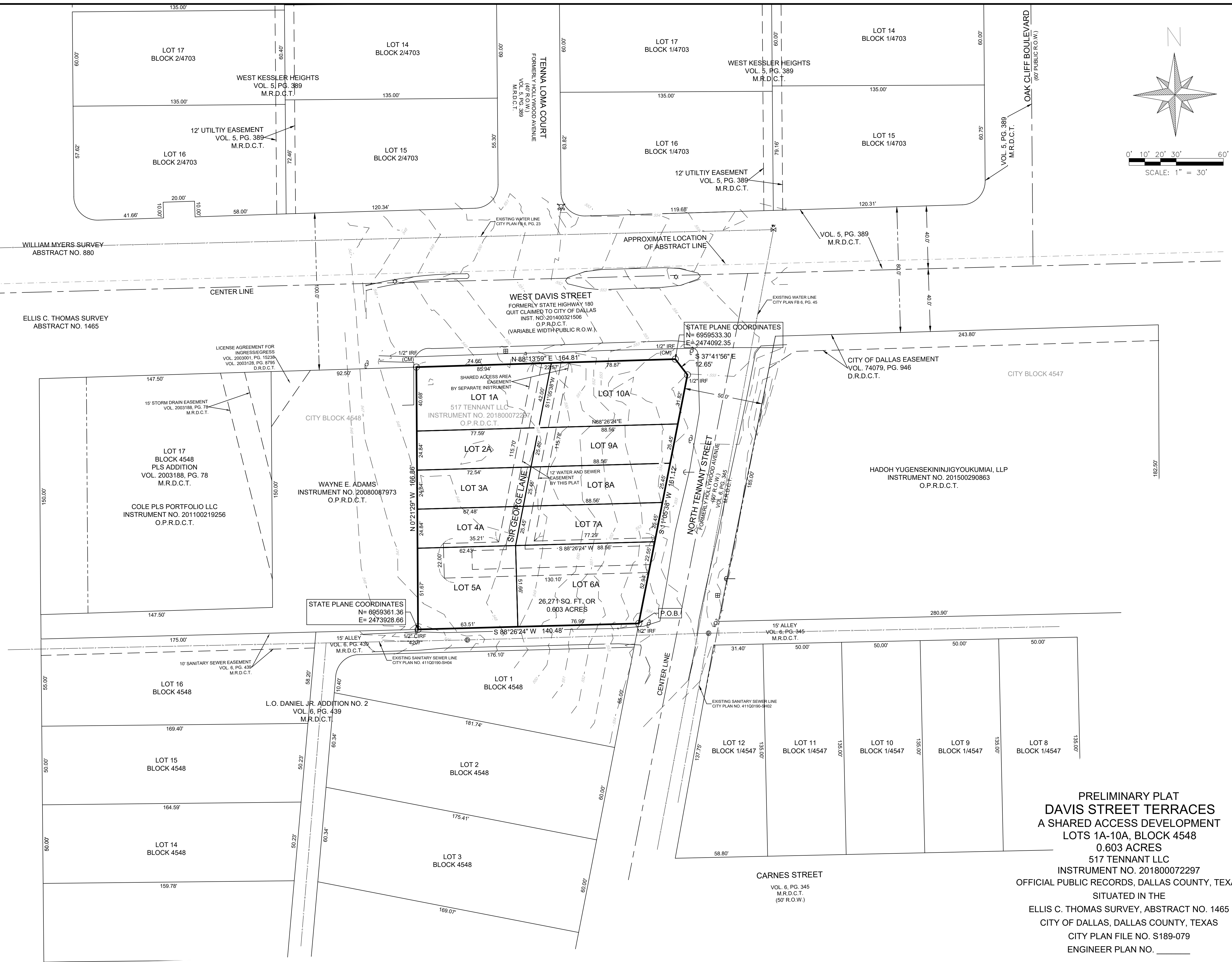
LOT	SQUARE FEET	ACRES
LOT 1A	3337.08 SF	0.08 AC
LOT 2A	1864.11 SF	0.04 AC
LOT 3A	1738.59 SF	0.04 AC
LOT 4A	1613.07 SF	0.04 AC
LOT 5A	3252.81 SF	0.07 AC
LOT 6A	4275.12 SF	0.10 AC
LOT 7A	2199.24 SF	0.05 AC
LOT 8A	2199.24 SF	0.05 AC
LOT 9A	2199.24 SF	0.05 AC
LOT 10A	3593.17 SF	0.08 AC

LEGEND:

IRF - IRON ROD FOUND  
 IRFC - IRON ROD FOUND CAPPED  
 R.O.W. - RIGHT-OF-WAY  
 C.M. - CONTROLLING MONUMENT  
 M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS  
 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  
 P.O.B. - POINT OF BEGINNING  
 FND. - FOUND  
 ESMT - EASEMENT  
 VOL. - VOLUME  
 PG. - PAGE

GENERAL NOTES:

- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- BEARING SOURCE: THE SOUTHEAST RIGHT-OF-WAY LINE OF MONARCH STREET, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 1983.
- COORDINATES BASED ON: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION
- THIS DEVELOPMENT IS RESTRICTED TO SINGLE FAMILY DWELLINGS ONLY.
- NO VEHICULAR ACCESS IS PERMITTED TO ADJACENT PROPERTY OUTSIDE THE PLATTED PROPERTY FROM THE SHARED ACCESS AREA EXCEPT TO A PUBLIC OR CITY COUNCIL APPROVED PRIVATE STREET.
- SHARED ACCESS AREA EASEMENT RECORDED IN INSTRUMENT NO. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
- THE PURPOSE OF THIS PLAT IS TO ESTABLISH 10 SINGLE FAMILY LOTS.
- ALL STRUCTURES WILL BE REMOVED WITHIN THE PERIMETER OF THE PLAT



PRELIMINARY PLAT  
 DAVIS STREET TERRACES  
 A SHARED ACCESS DEVELOPMENT  
 LOTS 1A-10A, BLOCK 4548  
 0.603 ACRES  
 517 TENNANT LLC  
 INSTRUMENT NO. 201800072297  
 OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 SITUATED IN THE  
 ELLIS C. THOMAS SURVEY, ABSTRACT NO. 1465  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S189-079  
 ENGINEER PLAN NO. \_\_\_\_\_

ENGINEER: MACATEE ENGINEERING, LLC.  
 3519 MILES STREET  
 DALLAS, TEXAS 75209  
 (214) 373-1180 (VOICE)

OWNER/DEVELOPER: 517 TENNANT LLC  
 5706 MOCKINGBIRD LN, STE. 115 362  
 DALLAS, TEXAS 75206

NO.	DATE	REVISION
1.		
2.		
3.		

TBPS No. 101733-00

**SURVEY GROUP**  
 SURVEYING \* CONSULTING \* MANAGEMENT

1475 HERITAGE PKWY., STE 217  
 MANSFIELD, TEXAS 76063

(817) 354-1445  
 surveygroup@att.net

JOB NO.:	18-145
DATE:	December 5, 2018
SCALE:	1" = 30'
DRAWN BY:	RP

OWNER'S DEDICATION  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 517 Tennant, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as DAVIS STREET TERRACES, 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 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. Sidewalks shall be constructed by the builder as required by City Council Resolutions No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

517 Tennant, LLC

BY: \_\_\_\_\_

PRINTED NAME : \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Josh Nichols, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for Dallas County

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, grantees 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.  
Chief Engineer of Department of  
Sustainable Development and Construction

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas 517 Tennant, LLC is the sole owner of all that certain 0.603 acre tract, or parcel of land located in the Ellis C. Thomas Survey, Abstract No. 1465 in Dallas County, Texas and being a portion of City Block 4548, City of Dallas, and being the same tract of land described in a Special Warranty Deed with Vendor's Lien to 517 Tennant, LLC as recorded in Instrument No. 201800072297, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod at the southeast corner of the said 517 Tennant tract, said point being in the west line of North Tennant Street (50 foot right-of-way), and the northeast corner of a 15 foot alley in the L.O. Daniel Jr. Addition, an addition to the city of Dallas according to the plat thereof recorded in Volume 6, Page 439, Map Records, Dallas County, Texas;

THENCE South 88 degrees 26 minutes 24 seconds West along the north line of said 15 foot alley and the south line of the said 517 Tennant tract, a distance of 140.48 feet to a capped 1/2 inch iron rod stamped "4207" at the southeast corner of a tract of land as described in a deed to Wayne E. Adams as recorded in Instrument No. 20080087973 of the said Official Public Records;

THENCE North 00 degrees 21 minutes 29 seconds West along the common east line of the said Adams tract and the west line of the said Tennant tract, a distance of 166.86 feet to a 1/2 inch iron rod found in the south line of West Davis Street (A variable width right-of-way);

THENCE North 88 degrees 13 minutes 59 seconds East along the common south line of the said West Davis right-of-way and the south line of the said 517 Tennant tract, a distance of 164.81 feet to a 1/2 inch iron rod found at the corner clip of said West Davis Street and North Tennant Street;

THENCE South 37 degrees 41 minutes 56 seconds East along the clip intersection of the south line of West Davis Street and the west line of North Tennant Street, a distance of 121.65 feet to a 1/2 inch iron rod found in the said west line;

THENCE South 11 degrees 05 minutes 38 seconds West along the east line of the said 517 Tennant tract and the west line of said North Tennant Street, a distance of 161.12 feet to the POINT OF BEGINNING and containing 26,271 square feet or 0.603 acres of computed land.

SURVEYOR'S STATEMENT

I, William P. Price, 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.

PRELIMINARY-FOR REVIEW PURPOSES ONLY

William P. Price Date \_\_\_\_\_  
Registered Professional Land Surveyor, No. 3047

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William P. Price, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

\_\_\_\_\_  
Notary Public in and for Dallas County, Texas

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ENGINEER PLAN NO. \_\_\_\_\_

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SHEET: 2 OF 2

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3519 MILES STREET  
DALLAS, TEXAS 75209  
(214) 373-1180 (VOICE)

OWNER/DEVELOPER:

517 TENNANT LLC  
5706 MOCKINGBIRD LN, STE. 115 362  
DALLAS, TEXAS 75206

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