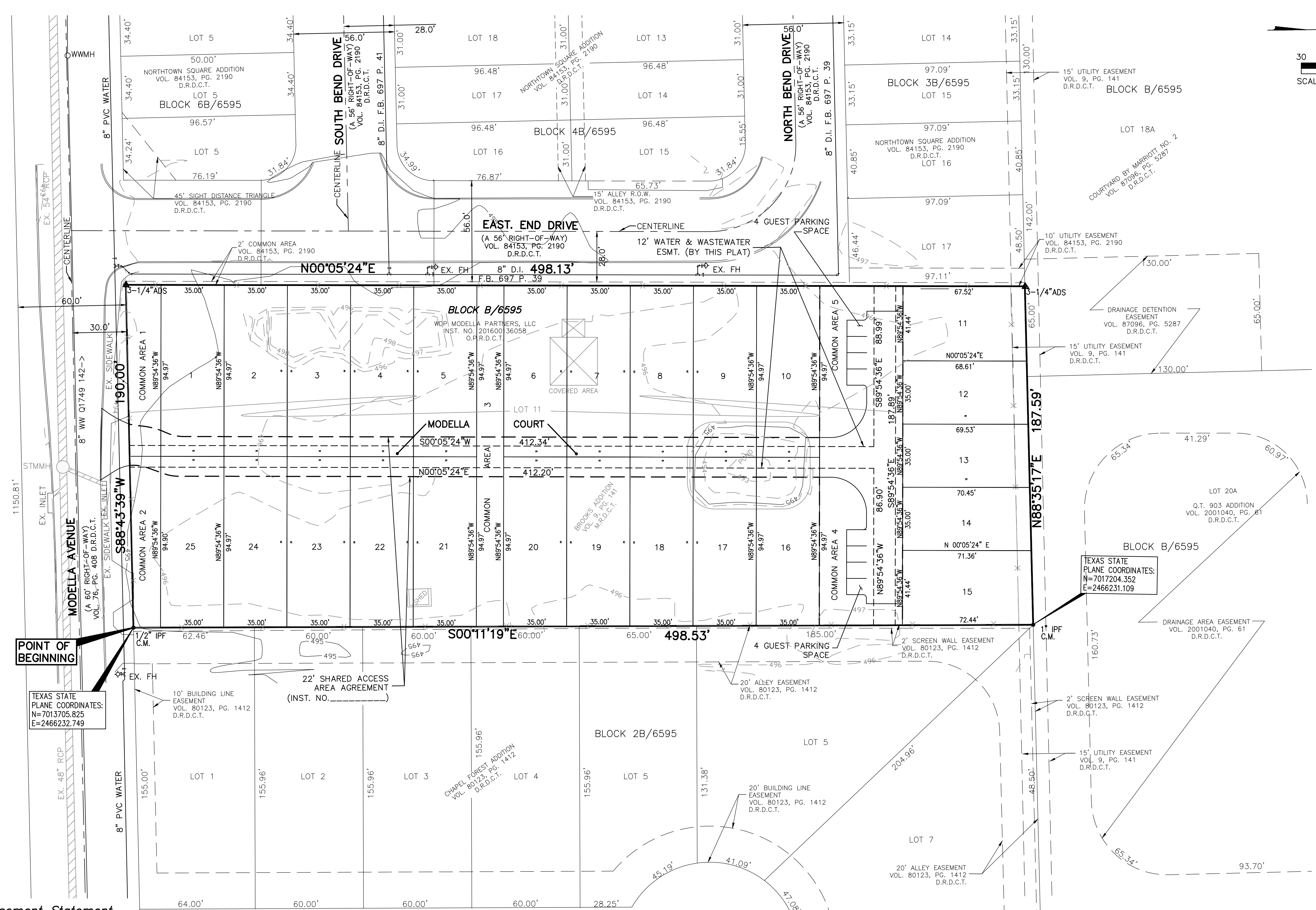


VICINITY MAP
MAPSCO: 23B
NOT TO SCALE



LOT AREAS			
LOT	BLOCK	AREA (sq. ft.)	AREA (ac.)
1	B/695	3324	0.076
2	B/695	3324	0.076
3	B/695	3324	0.076
4	B/695	3324	0.076
5	B/695	3324	0.076
6	B/695	3324	0.076
7	B/695	3324	0.076
8	B/695	3324	0.076
9	B/695	3324	0.076
10	B/695	3324	0.076
11	B/695	2821	0.065
12	B/695	2417	0.055
13	B/695	2450	0.056
14	B/695	2482	0.057
15	B/695	2967	0.068
16	B/695	3262	0.075
17	B/695	3268	0.075
18	B/695	3274	0.075
19	B/695	3280	0.075
20	B/695	3286	0.075
21	B/695	3295	0.076
22	B/695	3301	0.076
23	B/695	3307	0.076
24	B/695	3313	0.076
25	B/695	3319	0.076
CA-1	B/695	1747	0.040
CA-2	B/695	1532	0.035
CA-3	B/695	2835	0.065
CA-4	B/695	1895	0.044
CA-5	B/695	1986	0.046

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.

GENERAL NOTES:

- No lot-to-lot drainage will be permitted without Engineering Section approval.
- The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2011)
- The purpose of this plat is to establish 25 single family lots and 5 common areas within a shared access area.
- All remaining structures and pond will be removed from property.
- Coordinates shown are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.

LEGEND	
—	Boundary Line
---	Adjacent Lot/Right-of-way Line
---	Ownership Line
- - - -	Existing Easement
PG.	Page
VOL.	Volume
Δ 3-1/4" ADS	3-1/4" Aluminum Disk Set Stamped, "THE CEDARS, 5867"
○ IPF	Iron Pipe Found
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
FND	Found
INST. NO.	Instrument Number
CA	Common Area
sf	Square Feet
ac	Acres

Lloyd Denman, P.E.
Chief Engineer of Department of Sustainable Development and Construction

OWNER:
WDP MODILLA PARTNERS, LLC
511 E. JOHN CARPENTER FRWY, STE. 50
IRVING, TEXAS 75062

**PRELIMINARY PLAT
MODELLA PARK**
Lot 1-25, Block 11/6595
2.159 ACRES
A SHARED ACCESS DEVELOPMENT
BEING A REPLAT OF
Lot 11, Block 11/6595
BROOKS ADDITION
OUT OF THE
FRANKLIN BOWLES SURVEY, ABSTRACT NO. 69
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-038

NOVEMBER 2017 SHEET 1 OF 2
VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2016-089