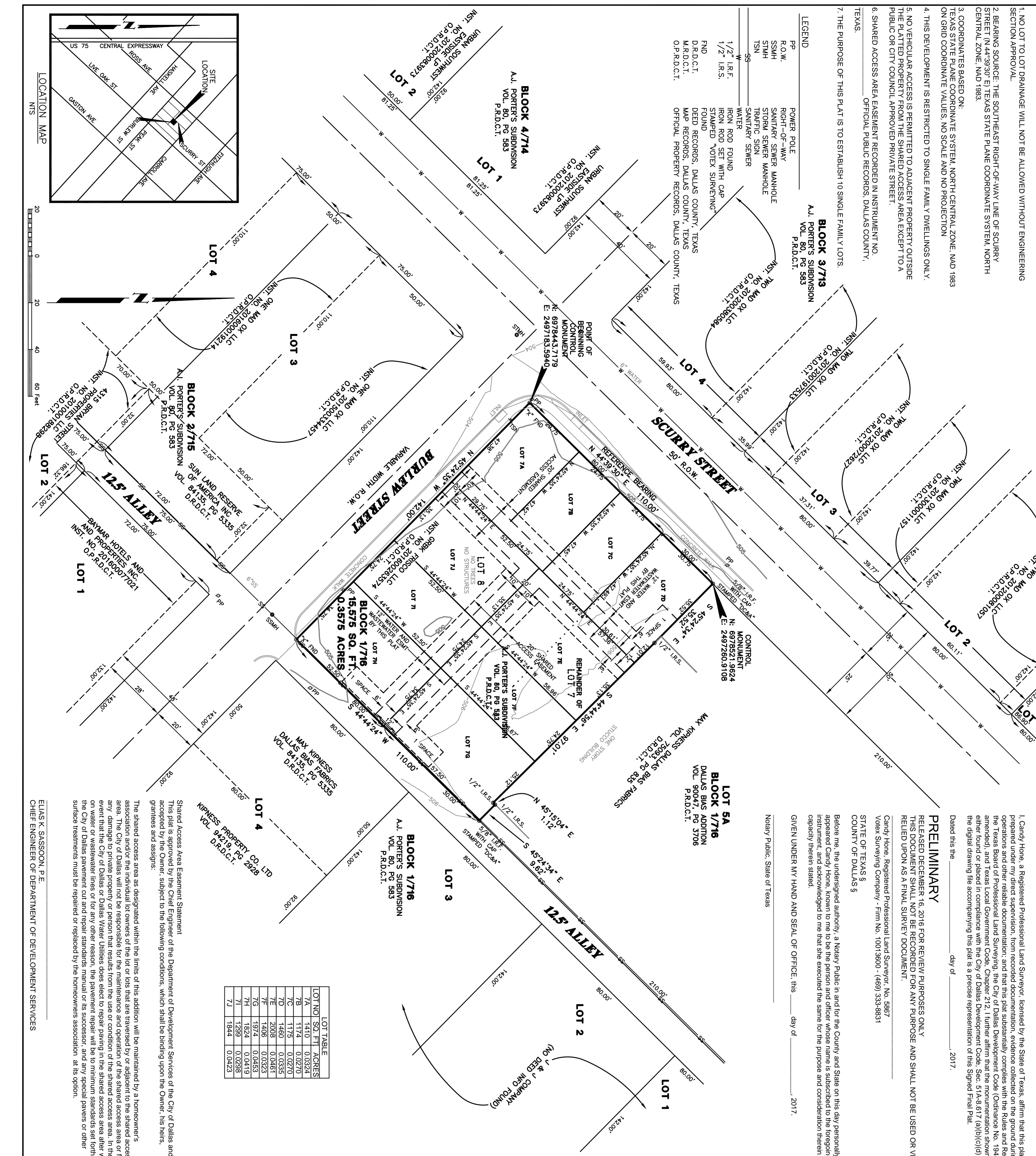


NOTES:

1. NO LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
2. BEARING SOURCE: THE SOUTHEAST RIGHT-OF-WAY LINE OF SCURRY STREET (N 44°39'30" E) TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983.
3. COORDINATES BASED ON: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. THIS DEVELOPMENT IS RESTRICTED TO SINGLE FAMILY DWELLINGS ONLY.
5. 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.
6. SHARED ACCESS AREA EASEMENT RECORDED IN INSTRUMENT NO. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
7. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 10 SINGLE FAMILY LOTS.

LEGEND

PP POWER POLE
R.O.W. RIGHT-OF-WAY
SSMH SANITARY SEWER MANHOLE
STMH STORM SEWER MANHOLE
TSN TRAFFIC SIGN
SS SANITARY SEWER
W WATER
1/2" I.R.F. IRON ROD SET WITH CAP
1/2" I.R.S. STAMPED "VOTEX SURVEYING"
FND FOUND
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS



LOT NO.	SO. FT.	ACRES
7A	1410	0.0324
7B	1174	0.0270
7C	1175	0.0270
7D	1460	0.0335
7E	2008	0.0461
7F	1406	0.0323
7G	1974	0.0453
7H	1824	0.0419
7I	1299	0.0298
7J	1844	0.0423

SURVEYOR'S STATEMENT

I, Candy Hone, 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 the 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

RELEASED DECEMBER 16, 2016 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 58672
Voter Surveying Company - Firm No. 10013600 - (469) 333-8831
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

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

Notary Public, State of Texas

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS GRBK FRISCO, LLC is the owner of a 0.3575 acre tract of land situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, City of Dallas, Dallas County, Texas, being all of Lot 8 and part of Lot 7, Block 1/716 of A.J. Porter's Subdivision, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 80, Page 583, Plat Records, Dallas County, Texas and being part of that called 0.3575 acre tract of land conveyed by Special Warranty Deed, recorded in Instrument No. 20160235374 Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for corner at the intersection of the northeasterly right-of-way line of Burrelew Street (a variable width R.O.W.) with the southeasterly right-of-way line of Scurry Street (a 50' R.O.W.), being the west corner of said Lot 8;

THENCE N 44° 39' 30" E, along the southeasterly right-of-way line of said Scurry Street, a distance of 110.00 feet to a 5/8" iron rod with a cap stamped "DCCA" found for corner, being the west corner of Lot 5A, Block 1/716 of Dallas Bias Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 90047, Page 3706, Plat Records, Dallas County, Texas;

THENCE S 45° 24' 34" E, along the southwest line of said Lot 5A, a distance of 35.52 feet to a 1/2" iron rod set with a cap stamped "VOTEX SURVEYING" for corner;

THENCE S 44° 44' 56" E, a distance of 97.01 feet to a 1/2" iron rod set with a cap stamped "VOTEX SURVEYING" for corner;

THENCE N 45° 15' 04" E, a distance of 1.12 feet to a 1/2" iron rod set with a cap stamped "VOTEX SURVEYING" for corner;

THENCE N 45° 15' 04" E, a distance of 1.12 feet to a 1/2" iron rod set with a cap stamped "VOTEX SURVEYING" for corner in the southwest line of said Lot 5A

THENCE S 45° 24' 34" E, along the southwest line of said Lot 5A, a distance of 9.62 feet to a 5/8" iron rod with cap stamped "DCCA" found for corner in the northeasterly line of a 12.5' foot alley and being the south corner of said Lot 5A.

THENCE S 44° 44' 56" E, along the northwest line of said alley, a distance of 110.00 feet to an "X" cut in concrete found for corner in the northeasterly right-of-way line of said Burrelew Street, being the south corner of said Lot 8;

THENCE N 45° 24' 34" E, along the northeasterly right-of-way line of said Burrelew Street, a distance of 142.00 feet to the POINT OF BEGINNING and containing 15,575 sq. ft. or 0.3575 acres of land.

OWNER'S DECLARATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, GRBK FRISCO, LLC, by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **SCURRY AT BURRELEW**, 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 hereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and the 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 the lane easements is the responsibility of the property owner. No buildings, fences, sheds, or other improvements or devices shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements or devices 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 full right to remove and keep removed all or parts of any buildings, fences, sheds, or other improvements or devices which in any way may endanger or interfere with the construction, maintenance, and efficiency of its respective system on the easements and all public utility shall at all times have the full right of ingress and egress to or from and upon said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system 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 and 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 manholes, cleanouts, the hydrants, water servers, wastewater services, from the main to the curb or pavement line, and the description of such additional services herein 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.

by: GRBK Frisco, LLC

JED DOLSON
TITLE: President
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Jed Dolson, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

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

Notary Public, State of Texas

OWNER

GRBK FRISCO, LLC
CONTACT: JED DOLSON
2805 N. DALLAS PARKWAY, SUITE 400
DALLAS, TEXAS 75093
PH: (469) 450 5585
EMAIL: jed@greenbuckpartners.com

DATE: JANUARY 19, 2017

VOTEX SURVEYING COMPANY - TBR'S FIRM NO. 10013600
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231
PH (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2016-0684

PRELIMINARY PLAT
SCURRY AT BURRELEW
A SHARED ACCESS DEVELOPMENT
LOT 7A - LOT 7J
BLOCK 1/716
0.3575 ACRES
BEING A REPLAT OF
ALL OF LOT 8, BLOCK 1/716
AND PART LOT 7, BLOCK 1/716
A. J. PORTER'S SUBDIVISION
OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-087

Shared Access Area Easement Statement
This plat is approved by the Chief Engineer of the Department of Development Services 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.

ELIAS K. SASSOUN, P. E.
CHIEF ENGINEER OF DEPARTMENT OF DEVELOPMENT SERVICES