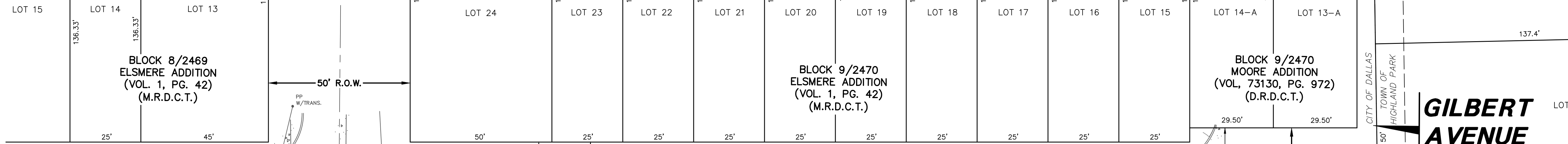


VICINITY MAP
(NOT TO SCALE)

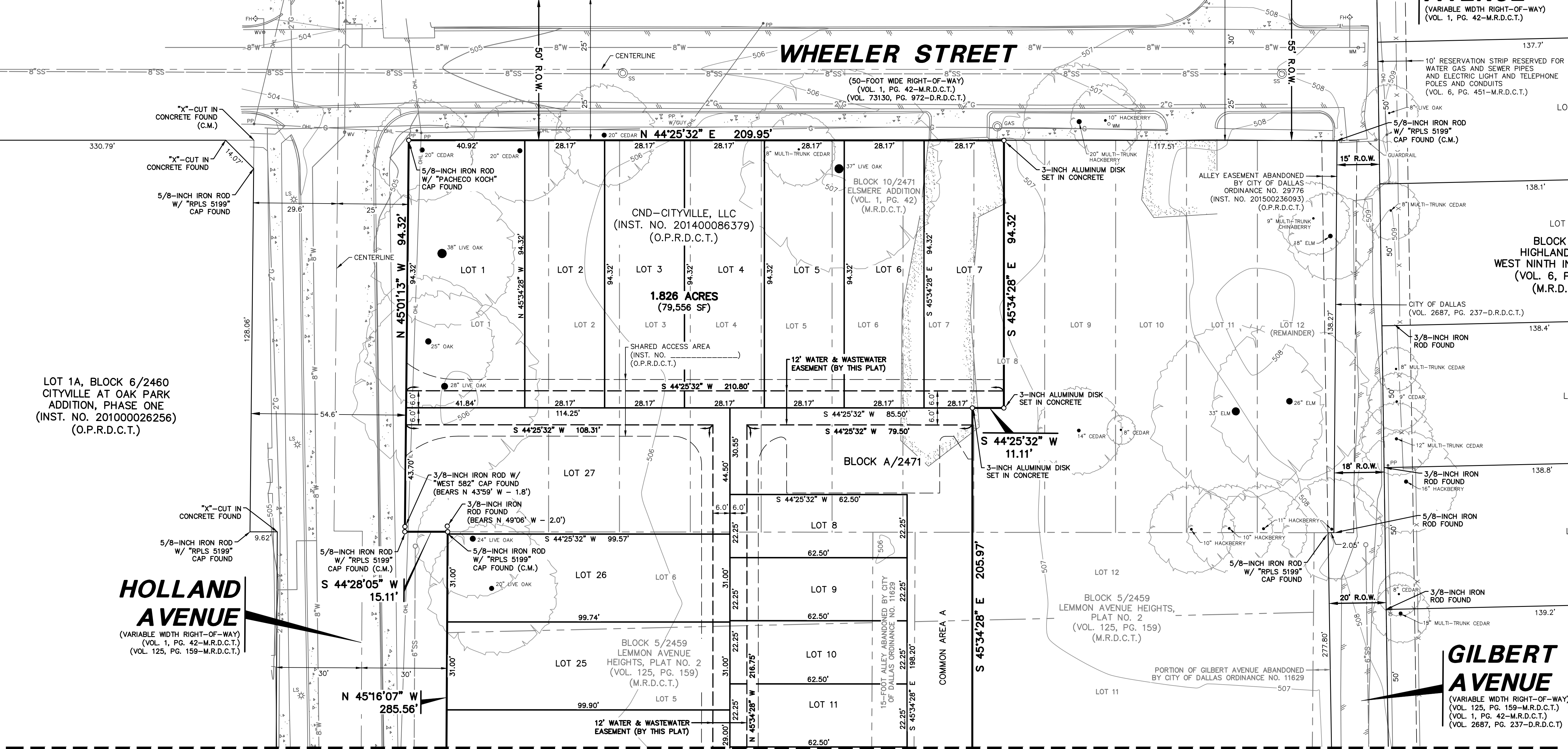


WHEELER STREET

(50-FOOT WIDE RIGHT-OF-WAY)
(VOL. 1, PG. 42-M.R.D.C.T.)
(VOL. 73130, PG. 972-D.R.D.C.T.)

GILBERT AVENUE

(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 1, PG. 42-M.R.D.C.T.)



LOT 1A, BLOCK 6/2460
CITYVILLE AT OAK PARK
ADDITION, PHASE ONE
(INST. NO. 20100026256)
(O.P.R.D.C.T.)

HOLLAND AVENUE

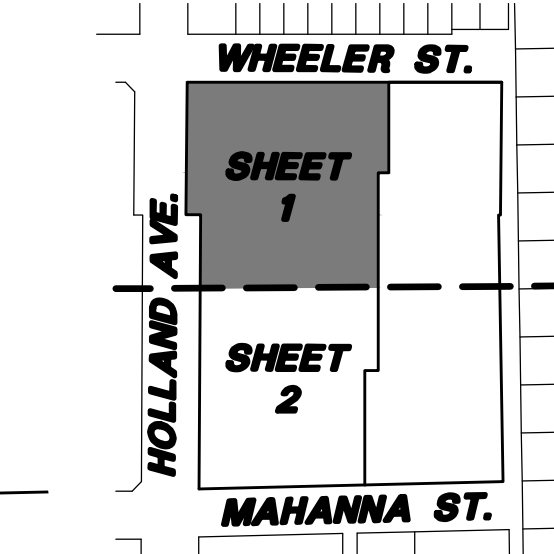
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 1, PG. 42-M.R.D.C.T.)
(VOL. 125, PG. 159-M.R.D.C.T.)

GILBERT AVENUE

(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 125, PG. 159-M.R.D.C.T.)
(VOL. 2687, PG. 237-D.R.D.C.T.)

KEY MAP

NOT TO SCALE



GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0330 J, Community-Panel No. 480171 0330 J, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
- Lot-to-lot drainage will not be permitted without engineering section approval.
- The purpose of this plat is to create twenty-seven (27) Lots and one (1) Common Area from a previously platted property.
- No vehicular access is permitted to adjacent property from the shared access area except to a public or City Council approved private street.
- The site is within the 65 Ldn contour of Love Field and this noise level may require special construction standards for certain uses per the building code.

LEGEND

CO - CLEANOUT	(C.M.) CONTROLLING MONUMENT
FH - FIRE HYDRANT	PROPERTY LINE
GM - GAS MANHOLE	EASEMENT LINE
GA - GUY ANCHOR	SURVEY ABSTRACT LINE
LS - LIGHT STANDARD	FENCE
PP - POWER POLE	OH - OVERHEAD UTILITY LINE
PP W/ LIGHT	GR - GUARD RAIL
PP W/ GUY ANCHOR	613 - EXIST CONTOUR
SM - SAN. SEWER MANHOLE	M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
WM - WATER METER	D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
WV - WATER VALVE	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
UG - UNDERGROUND GAS LINE	
W - WATER LINE	
SS - SANITARY SEWER LINE	

CITYVILLE NO. 3 SHARED ACCESS DEVELOPMENT LOTS 1-27 AND COMMON AREA A CITY BLOCK A/2471

BEING A REPLAT OF LOTS 1-6 AND PART OF LOTS 7-8, BLOCK 10/2471 OF ELSMERE ADDITION, BEING ALL OF LOTS 1-6 AND PART OF LOTS 7-12, BLOCK 5/2459 OF LEMMON AVENUE HEIGHTS, PLAT NO. 2 AND BEING ALL OF AN ABANDONED 15-FOOT ALLEY LOCATED IN THE CITY OF DALLAS, TEXAS AND BEING OUT OF THE CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532, DALLAS COUNTY, TEXAS
SHEET 4 OF 4
CITY PLAN FILE NO. S167-103

OWNER:
CND-CITYVILLE, LLC.
3301 NORTH I-35
CARROLLTON, TX 75007
PH: 817-739-1912
CONTACT: TJ MOORE

SURVEYOR / ENGINEER:
PACHECO KOCH LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JONATHAN E. COOPER

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805	
DRAWN BY CM	CHECKED BY JEC	SCALE 1"=20'	DATE FEB. 2017
		JOB NUMBER 3864-16.423	

CITYVILLE NO. 3 - PRELIMINARY PLAT

COOPER, J. E. 16.19 AM
K:\DWG\3864-16.423\DWG\SURVEY_C3D_2015\3864-16.423\PRELIM_1.DWG

