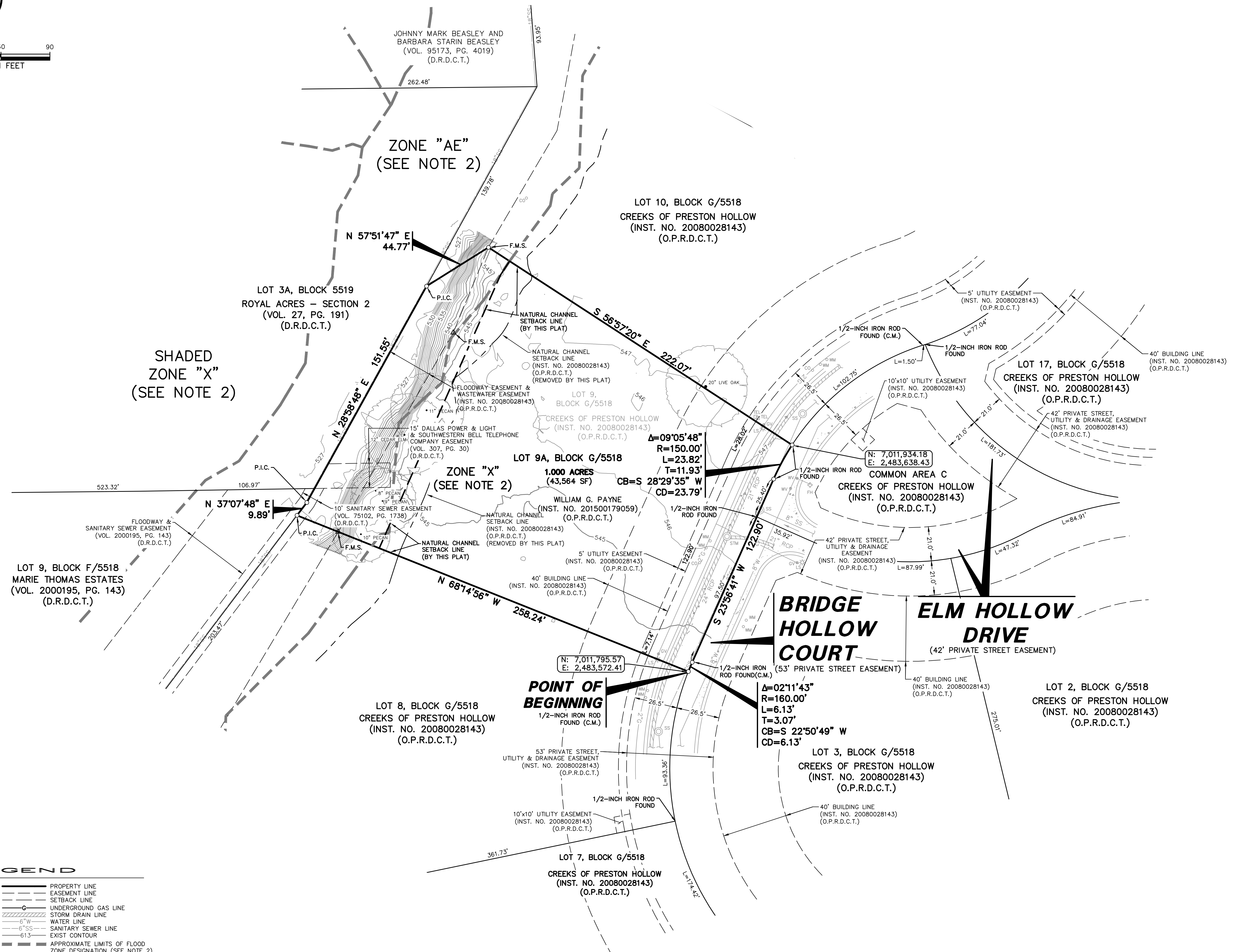
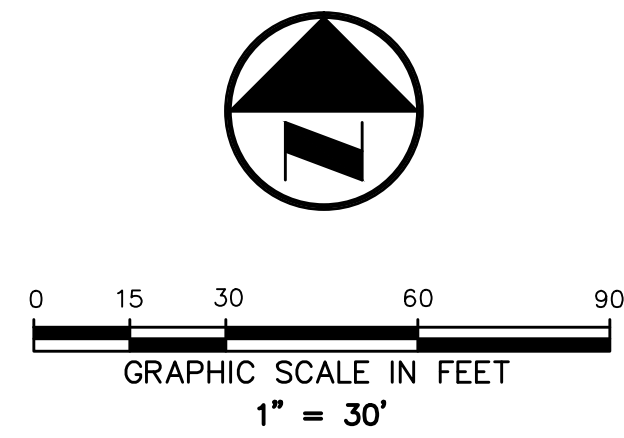


VICINITY MAP
(NOT TO SCALE)



SHADED
ZONE "X"
(SEE NOTE 2)

ZONE "AE"
(SEE NOTE 2)

ZONE "X"
(SEE NOTE 2)

**BRIDGE
HOLLOW
COURT**

**ELM HOLLOW
DRIVE**
(42' PRIVATE STREET EASEMENT)

**POINT OF
BEGINNING**

PRELIMINARY PLAT
**CREEKS OF PRESTON
HOLLOW**

LOT 9A, BLOCK G/5518

BEING A REPLAT OF LOT 9, BLOCK G/5518,
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
MILFORD F. FORTNER SURVEY, ABSTRACT NO. 479,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-151
ENGINEERING FILE NO. S____-____A
SHEET 1 OF 2

LEGEND

<ul style="list-style-type: none"> TH ◊ FIRE HYDRANT GV ◊ GAS VALVE LS ◊ LIGHT STANDARD SS ◊ SAN. SEWER MANHOLE STM ◊ STORM SEWER MANHOLE WM ◊ WATER METER WV ◊ WATER VALVE P.I.C. POINT IN CREEK (NO MONUMENT SET) F.M.S. FLOODWAY MAKER SET VOL. VOLUME PG. PAGE O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY INST. NO. INSTRUMENT NUMBER (C.M.) CONTROLLING MONUMENT SF SQUARE FEET 	<ul style="list-style-type: none"> — PROPERTY LINE - - - EASEMENT LINE - - - SETBACK LINE - - - UNDERGROUND GAS LINE - - - STORM DRAIN LINE - - - WATER LINE - - - SANITARY SEWER LINE - - - EXIST CONTOUR - - - APPROXIMATE LIMITS OF FLOOD ZONE DESIGNATION (SEE NOTE 2)
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

SURVEYOR / ENGINEER:
PACHECO KOCH LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: MICHAEL C. CLOVER

OWNER:
WILLIAM G. PAYNE
3953 MAPLE AVENUE, SUITE 290
DALLAS, TX 75219
PH: 214-697-5695
CONTACT: WILLIAM G. PAYNE

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 MCC	SCALE 1"=30'	DATE MARCH 2016
		JOB NUMBER 3798-16.121	

ADELIZ... 8.03 AM... 16.121\DWG\SURVEY_C3D_2015\3798-16.121\PPP.DWG

PRELIMINARY PLAT - LOT 9A, BLOCK G/5518 CREEKS OF PRESTON HOLLOW

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

DESCRIPTION of a 1.000 acre tract of land situated in the Millford F. Fortner Survey, Abstract No. 479, Dallas County, Texas; said tract being all of Lot 9, Block G/5518, Creeks of Preston Hollow, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 20080028143 of the Official Public Records of Dallas County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to William G. Payne recorded in Instrument No. 201500179059 of said Official Records; said 1.000 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found, said point being in centerline of Bridge Hollow Court (a 53-foot Private Street, Utility & Drainage Easement); said point being in the northwest line of Lot 3, Block G/5518 of said Creeks of Preston Hollow addition; the northeast corner of Lot 8, Block G/5518 of said Creeks of Preston Hollow addition and the southeast corner of said Lot 9;

THENCE, North 68 degrees, 14 minutes, 56 seconds West, departing the said northwest line of Lot 3; along the north line of said Lot 8 and the south line of said Lot 9, a distance of 258.24 feet to a point for corner in the east line of Lot 9, Block F/5518 of Marie Thomas Estates, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000195, Page 143 of the Deed Records of Dallas County, Texas; said point also being the northwest corner of said Lot 8 and the southwest corner of said Lot 9;

THENCE, North 37 degrees, 07 minutes, 48 seconds East, along the said east line of Lot 9, Block F/5518 and the west line of said Lot 9, a distance of 9.89 feet to a point for corner;

THENCE, North 28 degrees, 58 minutes, 48 seconds East, along the said east line of Lot 9, Block F/5518 and the said west line of Lot 9, at a distance of 9.86 feet passing the northeast corner of said Lot 9, Block F/5518 and the southeast corner of Lot 3A, Block 5519 of Royal Acres - Section 2, an addition to the City of Dallas, Texas according to the plat recorded in Volume 27, Page 191 of said Deed Records, continuing in all a total distance of 151.55 feet to a point for corner; said point being the southwest corner of Lot 10, Block G/5518 of said Creeks of Preston Hollow addition;

THENCE, North 57 degrees, 51 minutes, 47 seconds East, departing the east line of said Lot 3A, along the south line of said Lot 10 and the north line of said Lot 9, a distance of 44.77 feet to an angle point;

THENCE, South 56 degrees, 57 minutes, 20 seconds East, along the said south line of Lot 10 and the north line of said Lot 9, a distance of 222.07 feet to a 1/2-inch iron rod found in the northwest line of Common Area C of said Creeks of Preston Hollow addition; said point being in the centerline of said Bridge Hollow Court; said point also being the southeast corner of said Lot 10 and the northeast corner of said Lot 9 and the beginning of a non-tangent curve to the left;

THENCE, southwesterly along said curve, along the said centerline of Bridge Hollow Court, the said northwest line of Common Area C and the southeast line of said Lot 9, having a central angle of 09 degrees, 05 minutes, 48 seconds, a radius of 150.00 feet, a chord bearing and distance of South 28 degrees, 29 minutes, 35 seconds West, 23.79 feet, an arc distance of 23.82 feet to a 1/2-inch iron rod found at the end of said curve;

THENCE, South 23 degrees, 56 minutes, 41 seconds West, along the said centerline of Bridge Hollow Court, along the said northwest line of Common Area C and the said southeast line of Lot 9, at a distance of 25.40 feet passing a 1/2-inch iron rod found in the centerline of Elm Hollow Drive (a 42-foot Private Street Easement), the southwest corner of said Common Area C and the northwest corner of said Lot 3, continuing in all a total distance of 122.90 feet to a 1/2-inch iron rod found for corner being the beginning of a curve to the left;

THENCE, southwesterly along said curve, along the said centerline of Bridge Hollow Court, the said northwest line of Lot 3 and the southeast line of said Lot 9, having a central angle of 02 degrees, 11 minutes, 43 seconds, a radius of 160.00 feet, a chord bearing and distance of South 22 degrees, 50 minutes, 49 seconds West, 6.13 feet, an arc distance of 6.13 feet to the POINT OF BEGINNING;

CONTAINING: 43,564 square feet or 1.000 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Michael C. Clover, 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 the _____ day of _____, 2016.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 3/30/16.

Michael C. Clover
Registered Professional Land Surveyor
No. 5225

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Clover, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, William G. Payne, does hereby adopt this plat, designating the herein described property as **CREEKS OF PRESTON HOLLOW**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any floodway management areas shown thereon, and do hereby reserve the streets shown thereon as private. Streets to be deeded, in fee simple to the homeowners association. The easements shown thereon are hereby reserved for the purposes indicated. The private streets, 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 private streets is the responsibility of the homeowners association. 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 systems 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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.

WITNESS my hand at Dallas, Texas, this the _____ day of _____, 2016.

William G. Payne
Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William G. Payne, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas

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. 48113C0190K, Community-Panel No. 480171 0190 K, MAP REVISED: July 7, 2014. All of the subject property is shown to be located in Zone "X" and Zone "AE" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood Base flood elevations determined.
- Lot-to-lot drainage will not be permitted without engineering section approval.
- The purpose of this plat is to revise the natural channel setback line on Lot 9, Block G/5518.
- Coordinates shown hereon are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011), no scale and no projection.

FLOODWAY EASEMENT STATEMENT

The existing water courses, creek or creeks described as Floodway Easement traversing along Block G/5518 within the limits of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Block G/5518. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block G/5518, unless approved by the Chief Engineer of Development Services; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block G/5518, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

PRELIMINARY PLAT
CREEKS OF PRESTON HOLLOW
LOT 9A, BLOCK G/5518
BEING A REPLAT OF LOT 9, BLOCK G/5518, LOCATED IN THE CITY OF DALLAS, TEXAS AND BEING OUT OF THE MILFORD F. FORTNER SURVEY, ABSTRACT NO. 479, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-151
ENGINEERING FILE NO. S____-____A
SHEET 2 OF 2

		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	CHECKED BY	SCALE	DATE
CM	MCC	NONE	MARCH 2016
JOB NUMBER		3798-16.121	

SURVEYOR / ENGINEER:
PACHECO KOCH LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: MICHAEL C. CLOVER

OWNER:
WILLIAM G. PAYNE
3953 MAPLE AVENUE, SUITE 290
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