



**BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 00°35'49" W	11.70'
L2	S 36°34'21" W	24.56'

**R.O.W. TABLE**

1	VOL. 409, PG. 893 - DRDCT
2	VOL. 397, PG. 318 - DRDCT
3	VOL. 760, PG. 1744 - DRDCT
4	VOL. 476, PG. 1515 - DRDCT
5	VOL. 620, PG. 863 - DRDCT
6	VOL. 577, PG. 477 - DRDCT
7	VOL. 414, PG. 1202 - DRDCT
8	VOL. 396, PG. 1294 - DRDCT
9	VOL. 532, PG. 1361 - DRDCT

- GENERAL NOTES:**
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
  - THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
  - THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM MULTIPLE LOTS.
  - ALL COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
  - NO BUILDINGS OR STRUCTURES REMAIN ON PROPERTY.

**LEGEND**

⊙	MONUMENT AS NOTED
P.O.B.	POINT OF BEGINNING
I.R.F.	IRON ROD FOUND
ADS	1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "TYLER RPLS 6570" SET
(CM)	CONTROLLING MONUMENT
(XXX'X)	RECORD DISTANCE
VOL.	VOLUME
PAGE	PAGE
FKA	FORMERLY KNOWN AS
INST. NO.	INSTRUMENT NUMBER
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
ESMT.	EASEMENT
VAR.	VARIABLE
SQ. FT.	SQUARE FEET
FND.	FOUND
N.T.S.	NOT TO SCALE
R.O.W.	RIGHT-OF-WAY
SS	GAS LINE
—S—	SANITARY SEWER
—W—	WATER LINE
—ST—	STORM LINE
—E—	ELECTRIC LINE
—SM—	SANITARY SEWER MANHOLE
—WM—	WATER METER
⊗	RIGHT-OF-WAY DEDICATION TABLE NUMBER

"X" FOUND AT INTERSECTION WEST LINE TYLER STREET & NORTH LINE DAVIS STREET

**SURVEYOR'S STATEMENT**

I, DANIEL CHASE O'NEAL, 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 COMPLES 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-8.6.17 (c)(1)(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 \_\_\_\_\_, 2018.

**PRELIMINARY**

DANIEL CHASE O'NEAL  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570

**OWNER**  
GWC-TX INVESTMENTS  
1701 N. MARKET, SUITE 401  
DALLAS, TX 75202

**ENGINEER**  
URBAN STRUCTURE  
8140 WALNUT HILL LANE, STE 905  
DALLAS, TX 75204

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, GWC-TX INVESTMENTS IS THE OWNER OF A TRACT OF LAND SITUATED IN THE AARON OVERTON SURVEY, ABSTRACT NUMBER 1101, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF LOT 4 AND A PORTION OF THE REMAINDER OF LOT 3, SECOND INSTALLMENT SUNRISE SLOPE ADDITION, AN ADDITION TO THE CITY OF DALLAS BY PLAT THEREOF RECORDED IN VOLUME 2, PAGE 133, MAP RECORDS, DALLAS COUNTY, TEXAS (MRDCT) AS CONVEYED TO GWC-TX INVESTMENTS BY GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 201700168968, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE WEST LINE OF N. TYLER STREET (VARIABLE WIDTH RIGHT-OF-WAY) AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED LOT 4 AND SOUTHEAST CORNER OF LOT 5 IN THE ABOVE-MENTIONED SUNRISE SLOPE ADDITION, FROM WHICH A 1" IRON ROD FOUND AT THE NORTHEAST CORNER OF THE JUST MENTIONED LOT 5 BEARS NORTH 00 DEGREES 35 MINUTES 49 SECONDS WEST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 00 DEGREES 35 MINUTES 49 SECONDS EAST, ALONG THE WEST LINE OF N. TYLER STREET, AT A DISTANCE OF 85.00 FEET PASSING THE SOUTHEAST CORNER OF SAID LOT 4 AND NORTHEAST CORNER OF THE ABOVE MENTIONED LOT 3, AND CONTINUING FOR A TOTAL DISTANCE OF 95.00 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM CAP STAMPED "TYLER RPLS 6570" SET IN THE EAST LINE OF THE ABOVE MENTIONED LOT 3, FROM WHICH AN "X" FOUND IN CONCRETE AT THE INTERSECTION OF THE WEST LINE OF N. TYLER STREET AND THE NORTH LINE OF DAVIS STREET BEARS SOUTH 00 DEGREES 35 MINUTES 49 SECONDS EAST, A DISTANCE OF 491.24 FEET;

THENCE SOUTH 89 DEGREES 24 MINUTES 11 SECONDS WEST, OVER AND ACROSS SAID LOT 3, A DISTANCE OF 228.50 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM CAP STAMPED "TYLER RPLS 6570" SET IN THE EAST LINE OF A 15' ALLEY AS SHOWN IN SAID SUNRISE SLOPE ADDITION, SAME BEING THE WEST LINE OF SAID LOT 3;

THENCE NORTH 00 DEGREES 35 MINUTES 49 SECONDS WEST, AT A DISTANCE OF 10.00 FEET PASS THE NORTHWEST CORNER OF SAID LOT 3 AND SOUTHWEST CORNER OF SAID LOT 4, AND CONTINUING FOR A TOTAL DISTANCE OF 11.70 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM CAP STAMPED "TYLER RPLS 6570" SET IN THE SOUTHEAST LINE OF N. POLK STREET (60' RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHEAST LINE OF N. POLK STREET AND THE WEST LINE OF THE ABOVE MENTIONED 15' ALLEY BEARS SOUTH 36 DEGREES 34 MINUTES 21 SECONDS WEST, A DISTANCE OF 24.56 FEET, AND ALSO FROM WHICH A 5/8" IRON ROD WITH YELLOW CAP "ILLEGIBLE" FOUND AT THE INTERSECTION OF THE SOUTHEAST LINE OF N. POLK STREET AND THE NORTH LINE OF SAID 15' ALLEY BEARS SOUTH 36 DEGREES 34 MINUTES 21 SECONDS WEST, A DISTANCE OF 185.04 FEET;

THENCE NORTH 36 DEGREES 34 MINUTES 21 SECONDS EAST, ALONG THE SOUTHEAST LINE OF N. POLK STREET, A DISTANCE OF 104.54 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM CAP STAMPED "TYLER RPLS 6570" SET IN THE NORTH LINE OF SAID LOT 4 AND SOUTH LINE OF SAID LOT 5, FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 87 DEGREES 14 MINUTES 13 SECONDS EAST, A DISTANCE OF 15.50 FEET;

THENCE NORTH 89 DEGREES 24 MINUTES 11 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 4 AND THE COMMON SOUTH LINE OF SAID LOT 5, A DISTANCE OF 165.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.438 ACRES (19,077 SQUARE FEET) OF LAND, MORE OR LESS.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT GWC-TX INVESTMENTS ACTING BY AND THROUGH THEIR AUTHORIZED AGENT, \_\_\_\_\_, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **TYLER STREET ADDITION**, 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 AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OF 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 THE 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, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

GWC-TX INVESTMENTS

BY: NAME \_\_\_\_\_  
TITLE \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL CHASE O'NEAL, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

**PRELIMINARY FINAL PLAT**  
**TYLER STREET ADDITION**  
**LOT 4A, BLOCK 3477**  
**A REPLAT OF**  
**A PORTION OF LOTS 3 AND 4, BLOCK 3477**  
**SECOND INSTALLMENT OF SUNRISE SLOPE**  
**AARON OVERTON SURVEY, ABSTRACT NO. 1101**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
**CITY PLAN FILE NUMBER S178-260**  
**ENGINEERING NO. 311T-XXXX**

**O'NEAL SURVEYING CO.**  
3111 COLE AVE., STE. 103  
DALLAS, TX 75204  
(903) 708-2891  
TBPLS FIRM # 10194132  
WWW.ONEALSURVEYING.COM