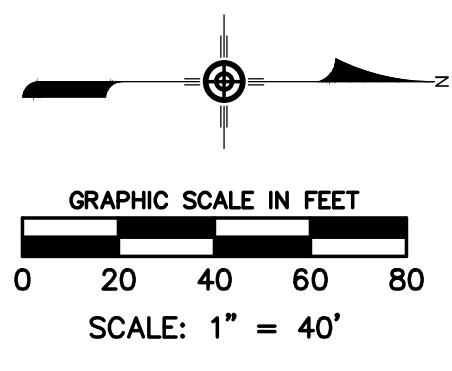


VICINITY MAP
NOT TO SCALE
MAPSCO 54 A



LEGEND

IRF	IRON ROD FOUND
CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
INST. NO.	INSTRUMENT NUMBER
(CM)	CONTROLLING MONUMENT
FND	FOUND
B-B	BACK OF CURB TO BACK OF CURB
←	GUY ANCHOR
—	SIGN
—	CHAIN LINK FENCE
—	WOOD FENCE
—	FIRE HYDRANT
—	WATER VALVE
CI	CURB INLET
WMMH	WASTEWATER MANHOLE
—	UTILITY POLE
—	OVERHEAD WIRES
(TYP.)	TYPICAL
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
←	TRAFFIC FLOW INDICATOR
—	CENTERLINE
⊙	DENOTES COMMON OWNERSHIP
⊙	GUEST PARKING COUNT

LOT AREA			LOT AREA			LOT AREA			LOT AREA			COMMON AREA LOT		
LOT #	AC.	SQ. FT.	LOT #	AC.	SQ. FT.	LOT #	AC.	SQ. FT.	LOT #	AC.	SQ. FT.	LOT #	AC.	SQ. FT.
1	0.1355 AC.	5,902 S.F.	16	0.0589 AC.	2,565 S.F.	31	0.1337 AC.	5,825 S.F.	46	0.0749 AC.	3,263 S.F.	58	0.1033 AC.	4,500 S.F.
2	0.0589 AC.	2,565 S.F.	17	0.0647 AC.	2,820 S.F.	32	0.1214 AC.	5,286 S.F.	47	0.0749 AC.	3,263 S.F.	59	1.7582 AC.	76,587 S.F.
3	0.0589 AC.	2,565 S.F.	18	0.0647 AC.	2,820 S.F.	33	0.0647 AC.	2,820 S.F.	48	0.0774 AC.	3,371 S.F.	60	0.0279 AC.	1,215 S.F.
4	0.0589 AC.	2,565 S.F.	19	0.1040 AC.	4,530 S.F.	34	0.0973 AC.	4,237 S.F.	49	0.1040 AC.	4,530 S.F.			
5	0.0589 AC.	2,565 S.F.	20	0.1015 AC.	4,423 S.F.	35	0.0687 AC.	2,993 S.F.	50	0.1015 AC.	4,422 S.F.			
6	0.0589 AC.	2,565 S.F.	21	0.1040 AC.	4,530 S.F.	36	0.0665 AC.	2,898 S.F.	51	0.0990 AC.	4,313 S.F.			
7	0.0609 AC.	2,655 S.F.	22	0.0774 AC.	3,370 S.F.	37	0.0665 AC.	2,898 S.F.	52	0.1604 AC.	6,987 S.F.			
8	0.0651 AC.	2,835 S.F.	23	0.0749 AC.	3,264 S.F.	38	0.0989 AC.	4,309 S.F.	53	0.1064 AC.	4,636 S.F.			
9	0.0589 AC.	2,565 S.F.	24	0.0749 AC.	3,264 S.F.	39	0.1275 AC.	5,556 S.F.	54	0.1064 AC.	4,635 S.F.			
10	0.0589 AC.	2,565 S.F.	25	0.0749 AC.	3,264 S.F.	40	0.0749 AC.	3,263 S.F.	55	0.1090 AC.	4,746 S.F.			
11	0.0589 AC.	2,565 S.F.	26	0.0749 AC.	3,263 S.F.	41	0.0749 AC.	3,264 S.F.	56	0.1089 AC.	4,743 S.F.			
12	0.0589 AC.	2,565 S.F.	27	0.0749 AC.	3,263 S.F.	42	0.0749 AC.	3,263 S.F.	57	0.1269 AC.	5,526 S.F.			
13	0.0589 AC.	2,565 S.F.	28	0.0749 AC.	3,263 S.F.	43	0.0749 AC.	3,264 S.F.						
14	0.0610 AC.	2,655 S.F.	29	0.0749 AC.	3,264 S.F.	44	0.0749 AC.	3,264 S.F.						
15	0.0651 AC.	2,835 S.F.	30	0.0749 AC.	3,264 S.F.	45	0.0749 AC.	3,264 S.F.						

GUEST PARKING COUNT		
REQUIRED	PROVIDED	SPACES
REQUIRED	15 SPACES	
PROVIDED	30 SPACES	

TREE TABLE		TREE TABLE	
TAG #	DESCRIPTION	TAG #	DESCRIPTION
6614	PECAN 23"	6703	ELM 16"
6615	PECAN 19"	6704	JUNIPER 18"
6616	PECAN 21"	6705	CHINABERRY 41"
6617	PECAN 22"	6706	JUNIPER 20"
6618	PECAN 21"	6707	ELM 21"
6619	CEDAR ELM 19"	6708	CHINABERRY 17"
6620	CEDAR ELM 30"	6709	CHINABERRY 22"
6621	TREE 10"	6710	CHINABERRY 21"
6622	CEDAR ELM 13"	6711	CHINABERRY 20"
6623	CEDAR 14"	6712	MULBERRY 28"
6624	CEDAR ELM 15"	6713	ELM 13"
6625	PECAN 27"	6714	CEDAR ELM 18"
6626	PECAN 26"	6715	PECAN 17"
6627	PECAN 24"	6716	PECAN 33"
6628	PECAN 19"	6717	CHINABERRY 7"
6629	BROADFORD PEAR 8.5"	6718	CHINABERRY 11"
6630	BROADFORD PEAR 24"	6719	TREE 6"
6631	CEDAR ELM 23.5"	6720	PECAN 18"
6701	OAK 24"	6721	HACKBERRY 22"
6702	ELM 21"		

- NOTES**
- BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM (TEXAS NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.999863513.
 - REFERENCE BENCHMARK:
CITY OF DALLAS WATER DEPARTMENT BENCHMARK FOUND ON TOP OF A CONCRETE CURB AT THE CENTER OF A STORM SEWER DROP INLET AT THE NORTHEAST CORNER OF THE INTERSECTION OF W. DAVIS ST. AND STEVENS VILLAGE DRIVE.
REFERENCE ELEVATION: 552.04'
SITE BENCHMARK:
AN "X" CUT SET ON TOP OF CURB ±20" EAST OF CENTERLINE OF STEVENS VILLAGE DRIVE, ±100 NORTH OF INTERSECTION OF STEVENS VILLAGE DRIVE & STEVENS FOREST.
ELEVATION: 524.42'
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - THE PURPOSE OF THIS PLAT IS TO CREATE A SHARED ACCESS DEVELOPMENT.
 - ALL EXISTING IMPROVEMENTS WITHIN THE BLOCK TO BE DEMOLISHED PRIOR TO DEVELOPMENT.
 - THE SUBJECT PROPERTY IS CURRENTLY ZONED PD 768 (PLANNED DEVELOPMENT).
 - ALL EXISTING RECORDED EASEMENTS AND BUILDING LINES WITHIN THE SUBJECT BLOCK TO BE ABANDONED.

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
David J. De Weirtd, R.P.L.S.
Registration No. 50666
August 5, 2016

PRELIMINARY PLAT
STEVENS VILLAGE ADDITION
LOTS 1 - 60,
BLOCK 6/4736
A SHARED ACCESS DEVELOPMENT
BE A REPLAT OF A PORTION OF BLOCK 6/4736
APARTMENT SITE
WILLIAM MEYERS SURVEY, ABSTRACT NO. 880
CITY OF DALLAS, DALLAS COUNTY, TEXAS
60 LOTS - 6.291 ACRES
CITY PLAN FILE NO. S156-262
AUGUST 5, 2016

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SURVEYOR:
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5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
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