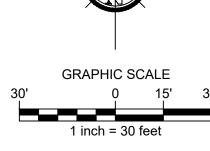
**VICINITY MAP** 

(NOT TO SCALE)



	<i>ABBREVIATIONS</i>
INST. NO.	INSTRUMENT NUMBER
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEX
VOL.	VOLUME
PG.	PAGE

	10201112
PG.	PAGE
(XX° XX' XX")	RECORD BEARING
(XX.XX)	RECORD DISTANCE
P.O.B.	POINT OF BEGINNING
(C.M.)	CONTROLLING MONUMENT

CIRS	IRON ROD SET w/ ORANGE CAP STAMPED
	"URBAN STRATEGY"
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND CAPPED
<b>ESMT</b>	EASEMENT

STREET CENTERLINE
— ASPHALT — OHE OVERHEAD ELECTRIC LINE
WASTEWATER LINE (SANITARY SEWER)
WATER LINE GAS LINE
WROUGHT-IRON FENCE

STREET CENTERLINE ASPHALT OVERHEAD ELECTRIC LINE WASTEWATER LINE
 WROUGHT-IRON FENCE
 WOOD FENCE

LINETY	PES'
	STREET CENTERLINE ASPHALT
OHE	OVERHEAD ELECTRIC LINE
ww	WASTEWATER LINE (SANITARY SEWER)
<b>W</b>	
	WROUGHT-IRON FENCE

w	WATER LINE
G	GAS LINE
	WROUGHT-IRON FENCE

WATER LINE GAS LINE
———— c ———— GASTINE
UAS LINE
□ □ WROUGHT-IRON FENCE
WOOD FENCE  BUILDING

	•	EASEMENT CORNER
ELECTRIC LINE	$\Diamond$	LIGHT POLE
ER LINE SEWER)	Ø	POWER POLE
-	þ	GUY WIRE
_		ELECTRIC TRANSFORMER
IDON FENCE	$\infty$	GAS METER
IRON FENCE	GV	GAS VALVE
CE	<u></u>	GAS MARKER

WASTEWATER MANHOLE OWASTEWATER CLEANOUT ■ INLET STORM DRAIN MANHOLE

LEGEND

BOUNDARY/LOT CORNER

⊗ WATER METER X WATER VALVE

> MB MAILBOX → SIGN **UNKNOWN MANHOLE**

MH	UNKNOW
$\odot$	TREE

OWNERSHIP INFORMATION  INSTRUMENT NO RECORDING		
NAME	VOLUME/PAGE	INFORMATION
	INST. NO. 202000353418	O.P.R.D.C.T.
	INST. NO. 201900069945	O.P.R.D.C.T.
	INST. NO. 201800056050	O.P.R.D.C.T.
4409 TRAVIS LLC  4409 TRAVIS STREET LLC	INST. NO. 202000256536	O.P.R.D.C.T.
	INST. NO. 201700018185	O.P.R.D.C.T.
	INST. NO. 202000353421	O.P.R.D.C.T.
	INST. NO. 202000353420	O.P.R.D.C.T.
	INST. NO. 201800176978	O.P.R.D.C.T.
	INST. NO. 201700137717	O.P.R.D.C.T.
	INST. NO. 202000353419	O.P.R.D.C.T.
	INST. NO. 202000256537	O.P.R.D.C.T.
	INST. NO. 201900045569	O.P.R.D.C.T.
	INST. NO. 201900045547	O.P.R.D.C.T.

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.

### **GENERAL NOTES:**

Bearings are based on State Plane Coordinate System, North Texas Central

Zone 4202, North American datum of 1983. Adjustment realization 2011.

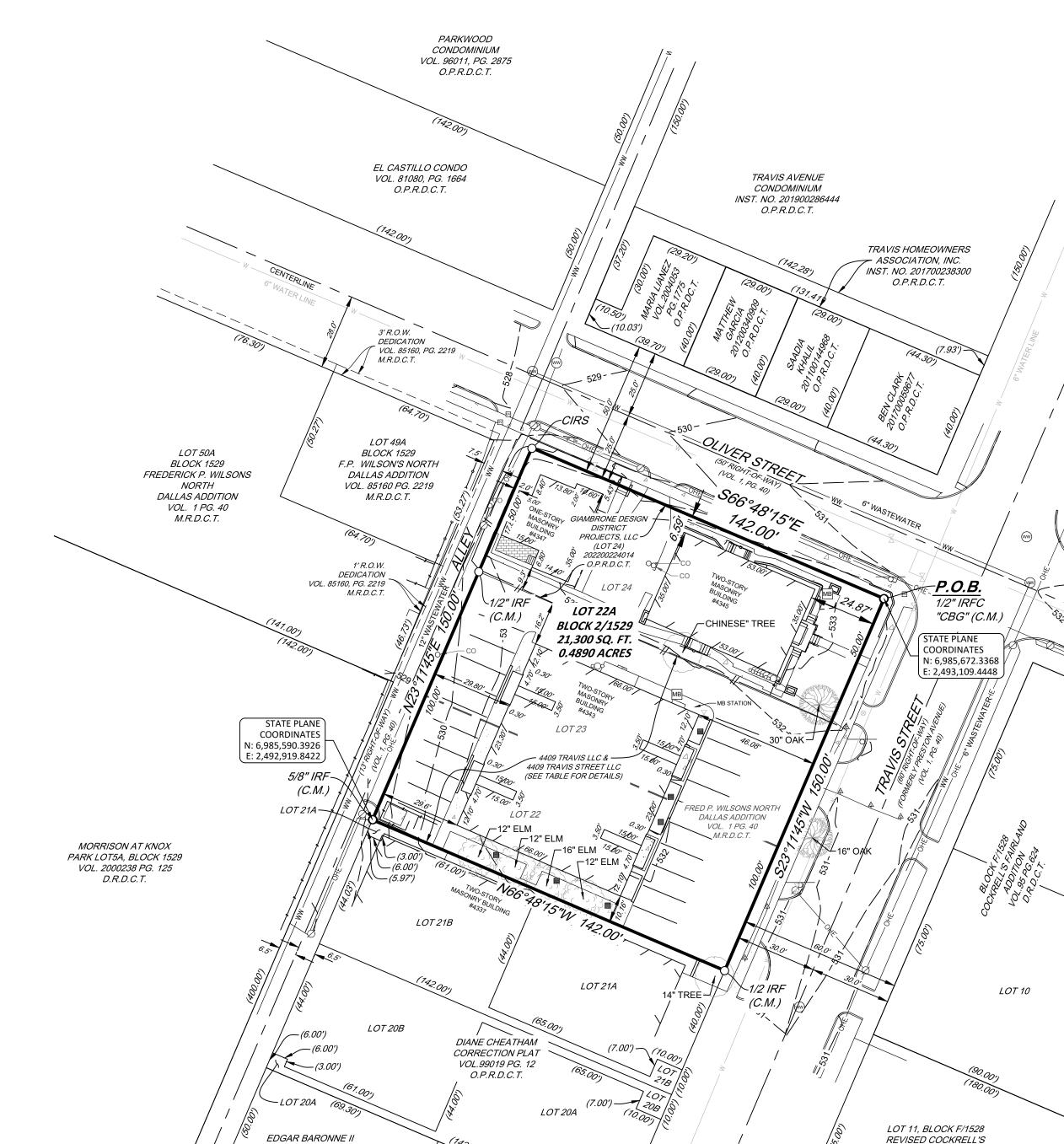
Not all lot lines outside of the boundary of the subject property show hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps.

Lot to lot drainage will not be allowed without City of Dallas paving & drainage engineering section approval.

All existing underground utilities shown are approximate location and/or scaled in graphically according to existing as-builts.

Existing structures to be removed.

The purpose of this plat is to create one (1) lot, from three (3)



INST. NO.

201600362251

O.P.R.D.C.T.

LOT 9, BLOCK 2/1529

FREDERICK P. WILSONS NORTH DALLAS ADDITION VOL. 1 PG. 40

M.R.D.C.T.

JAMES R. RELS INST. NO.

201300070152

O.P.R.D.C.T.

**OWNER'S CERTIFICATE** 

BERRY II UPTOWN BJO, LLC &

BERRYSET II UPTOWN LTN, LLC

INST. NO. 202100338551 D.R.D.C.T.

OLIVER PLACE

CONDOMINIUM

VOL. 99142, PG. 1292

LOT9

FAIRLAND ADDITION

VOL. 142, PG. 382

LOT 12, BLOCK F/1528

COCKRELL'S FAIRLAND

ADDITION

VOL.95 PG.624

D.R.D.C.T.

BLOCK I/1531

COCKRELL'S FAIRLAND

VOL. 142, PG. 382 D.R.D.C.T.

<u>CIVIL</u> URBAN STRATEGY

4222 MAIN ST.

214-295-5775

469-283-0083

DALLAS, TX 75226

SURVEYOR MARK A. NACE, RPLS

URBAN STRATEGY

**TEXAS LICENSE NO 5539** 

1100 E. CAMPBELL, STE 210

TBPLS FIRM NO. 10194610

**DEVELOPER/ OWNER** 

3610 EDGEWATER ST.

DALLAS, TX 75205

MARKN@URBANSTRATEGY.US

CONTACT: MIKE GIAMBRONE

MGIAMBRONE@BARROWHANLEY.COM

WWW.URBANSTRATEGY.US

STATE OF TEXAS COUNTY OF DALLAS §

WHEREAS Giambrone Design District Projects, LLC, 4409 Travis Street LLC, and 4409 Travis LLC, are the owners of a 21,300 square foot or 0.4890 of an acre tract of land situated in the W.B. Coats Survey, Abstract No. 237, City of Dallas, Dallas County, Texas, being that tract of land described to said Giambrone Design District Projects, LLC by Warranty Deed with Vendor's Lien recorded in Instrument No. 202200224014, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), that tract of land described to said 4409 Travis Street LLC by General Warranty Deed recorded in Instrument No. 201900045569 and 201900045547, O.P.R.D.C.T., said 4409 Travis LLC by General Warranty Deed with vendors lien recorded in Instrument No. 202000256537, 202000353418, 202000256536, 202000353421, 202000353420, and 202000353419, O.P.R.D.C.T., and said 4409 Travis LLC, by General Warranty Deed recorded in Instrument No. 201900069945, 201800056050, 201700018185, 201800176978, and 201700137717, O.P.R.D.C.T., same being Lots 22, 23, and 24, Block 2/1529, Frederick P. Wilsons North Dallas Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 40, Map Records, Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "CBG Surveying" found for the intersection of the southwest Right-of-Way (R.O.W.) line of Oliver Street, a 50 foot R.O.W. according to Volume 1, Page 40, M.R.D.C.T., and the northwest R.O.W. line of Travis Street, a 60 foot R.O.W., formerly known as Preston Avenue according to Volume 1, Page 40, M.R.D.C.T.;

**THENCE** South 23 degrees 11 minutes 45 seconds West, with the northwest R.O.W. line of said Travis Street, a distance of 150.00 feet to a 1/2 inch iron rod found for the east corner of Lot 21A, Block 2/1529, Diane Cheatham Correction Plat, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 99019, Page 12, D.R.D.C.T.;

**THENCE** North 66 degrees 48 minutes 15 seconds West, with the northeast line of said Lot 21A, and departing the northwest R.O.W. line of said Travis Street, a distance of 142.00 feet to a 5/8 inch iron rod found for the north corner of said Lot 21A, and being in the southeast R.O.W. line of a 13 foot Alley, according to Volume 1, Page 40, M.R.D.C.T.;

THENCE North 23 degrees 11 minutes 45 seconds East, with the southeast R.O.W. line of said Alley, passing a 1/2 inch iron rod found for reference for the north corner of said 4343 Travis Avenue Condominium tract, and the west corner of said Giambrone Design District Projects, LLC tract, a distance of 100.00 feet, and continuing a total distance of 150.00 feet to a 1/2 inch iron rod with plastic orange cap stamped "Urban Strategy" set for the intersection of the southeast R.O.W. line of said Alley, and the southwest R.O.W. of said Oliver Street;

**THENCE** South 66 degrees 48 minutes 15 seconds East, with the southwest R.O.W. line of said Oliver Street, a distance of 142.00 feet to the POINT OF BEGINNING, and containing 21,300 square feet or 0.4890 of an acre tract of land.



# PRELIMINARY REPLAT

# TRAVIS STREET TOWNHOMES

LOT 22A, BLOCK 2/1529 0.4890 ACRES / 21,300 SQUARE FEET

BEING A REPLAT OF LOTS 22, 23, AND 24, BLOCK 2/1529 FREDERICK P. WILSONS NORTH DALLAS ADDITION RECORDED IN VOLUME 1, PAGE 40 IN THE MAP RECORDS OF DALLAS COUNTY, TEXAS OUT OF THE W.B. COATS SURVEY, ABSTRACT NO. 237 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S245-071

ENGINEERING PLAN FILE NO. ISSUE DATE: 01/06/2025 | PROJECT NO.: 241098 | SCALE: 1 inch = 30 ft. | PAGE 1 OF 2



existing lots of record.

STATE OF TEXAS
COUNTY OF DALLAS

Mike Giambrone, Owner

STATE OF TEXAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Giambrone Design District Projects, LLC, 4409 Travis Street LLC, and 4409 Travis LLC, acting by and through their duly authorized agent, Mike Giambrone, do hereby adopt this plat, designating the herein described property as **TRAVIS STREET TOWNHOMES**, 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 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).

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 \_\_\_\_\_\_\_, 2025.

Giambrone Design District Projects, LLC

\_\_\_\_\_\_!

Mike Giambrone, Owner

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Mike Giambrone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for

the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 2025.

Notary Signature

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 2025.

4409 Travis Street LLC a Texas limited liability company

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Mike Giambrone, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2025.

Notary Signature

WITNESS MY HAND THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 2025.
4409 Travis LLC

Mike Giambrone, Owner

STATE OF TEXAS

**Notary Signature** 

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Mike Giambrone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:
[Bank/mortgagee]
Bv:

By: \_\_\_\_\_\_\_
Name: \_\_\_\_\_\_
Title: \_\_\_\_\_

STATE OF TEXAS
COUNTY OF \_\_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_\_ (date of acknowledgement) by \_\_\_\_\_\_ (name of person who signed), as \_\_\_\_\_ (title of officer-usually president or secretary, of \_\_\_\_\_\_ (name of business), a \_\_\_\_\_\_ (state of business, i.e., LLC, Corp, etc.), on behalf of the \_\_\_\_\_\_ (LLC, Corp., etc.).

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

Mark A. Nace

STATE OF TEXAS §

COUNTY OF DALLAS §

I, Mark A. Nace, 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 and the city of Dallas, Texas development codes and ordinances. I further affirm that monumentation shown hereon was either found or set under my direction and supervision.

Dated this the \_\_\_\_ day of \_\_\_\_\_\_\_, 2025.

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.

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Mark A. Nace, 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 and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_\_, 2025.

Notary Public, in and for the State of Texas

Registered Professional Land Surveyor no. 5539

## PLACE COUNTY RECORDING LABEL HERE

### CERTIFICATE OF APPROVAL

I, <u>Tony Shidid</u>, Chairperson or <u>Brent Rubin</u>, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_ day of \_\_\_\_ A.D. 20\_\_ and same was duly approved on the \_\_ day of \_\_\_\_ , 20\_\_. by said Commission

Chairperson or Vice Chairperson City Plan Commission Dallas, Texas

Attest:

Secretary



# PRELIMINARY REPLAT

## TRAVIS STREET TOWNHOMES

LOT 22A, BLOCK 2/1529 0.4890 ACRES / 21,300 SQUARE FEET

BEING A REPLAT OF
LOTS 22, 23, AND 24, BLOCK 2/1529
FREDERICK P. WILSONS NORTH DALLAS ADDITION
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CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. \$245-071

ISSUE DATE: 01/06/2025 | PROJECT NO.: 241098 | SCALE: 1 inch = 30 ft. | PAGE 2 OF 2

ENGINEERING PLAN FILE NO.

CIVIL URBAN STRATEGY

DALLAS, TX 75226

SURVEYOR MARK A. NACE, RPLS

URBAN STRATEGY

**TEXAS LICENSE NO 5539** 

1100 E. CAMPBELL, STE 210

TBPLS FIRM NO. 10194610

**DEVELOPER/OWNER** 

3610 EDGEWATER ST.

DALLAS, TX 75205

MARKN@URBANSTRATEGY.US

CONTACT: MIKE GIAMBRONE

GIAMBRONE DESIGN DISTRICT PROJECTS, LLC

MGIAMBRONE@BARROWHANLEY.COM

WWW.URBANSTRATEGY.US

4222 MAIN ST.

214-295-5775

469-283-0083

GENERAL NOTES:

Bearings are based on State Plane Coordinate System, North Texas Central Zone 4202, North American datum of 1983. Adjustment realization 2011.

Not all lot lines outside of the boundary of the subject property show hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps.

Lot to lot drainage will not be allowed without City of Dallas paving & drainage engineering section approval.

All existing underground utilities shown are approximate location and/or scaled in graphically according to existing as-builts.

Existing structures to be removed.

PURPOSE NOTE:
The purpose of this plat is to create one (1) lot, from three (3) existing lots of record.

FILE NAME: SVY-241098-PRELIMINARY PLAT.DWG
FILE LOCATION: R:\Projects\2024\241098-Travis Street TH\ACAD\Sheets\SVY-241098-PRELIMINARY PLAT.dwg