

ZONING PD-399

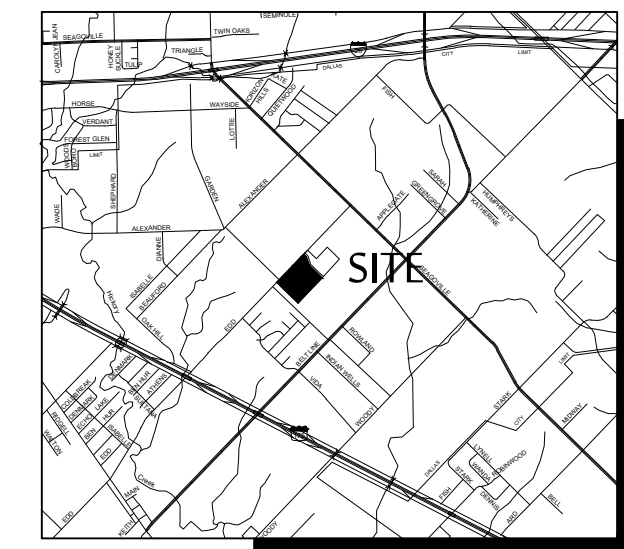
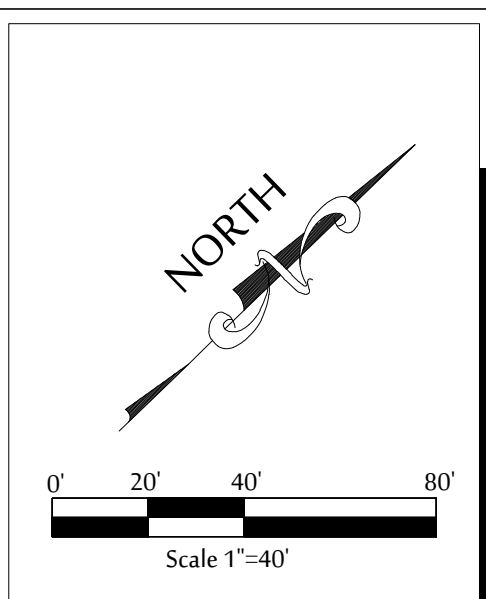
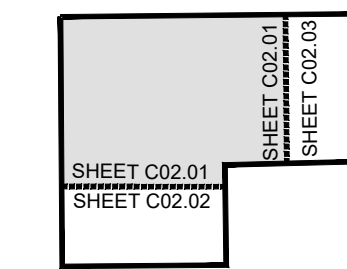
LOT 3A, BLOCK A/8825 GILES ACRES ADDITION VOL. 2000136, PG. 546 275' D.R.D.C.T.

BEATRIZ CECILIA NEVAREZ INST. NO. 201700311124 O. P.R.D.C.T.

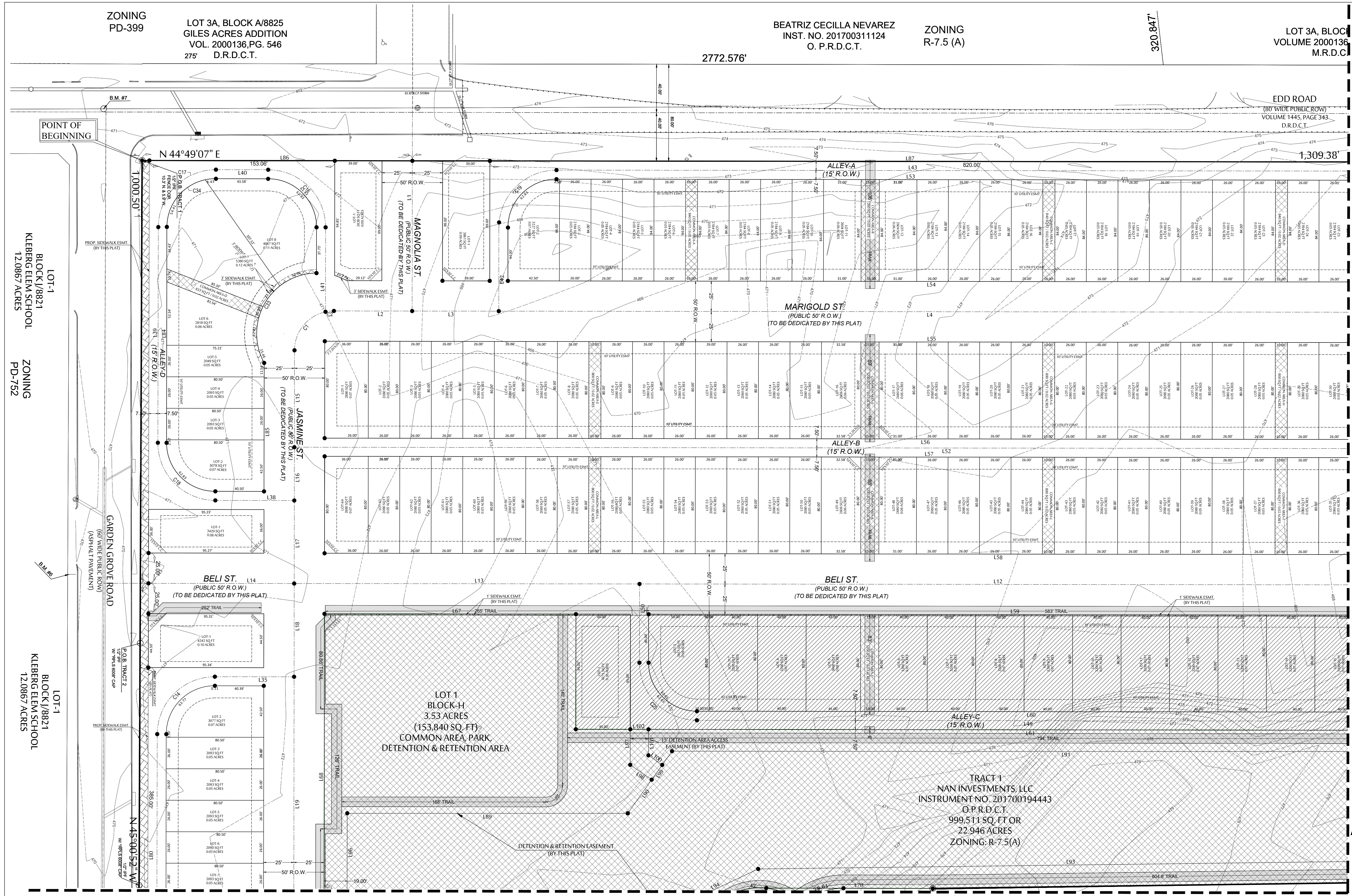
ZONING R-7.5 (A)

LOT 3A, BLOCK VOLUME 2000136 M.R.D.C.

KEY MAP



VICINITY MAP (N.T.S.) MAPSCO NO: 62-H



MATCH LINE SHEET C02.03

MATCH LINE SHEET C02.02

LAND INFORMATION		
COMMON AREA, PARK, DETENTION AND RETENTION POND	3.53 Ac (153840 sq. ft.) 15.40%	
SUB AREA B	16 DETACHED SINGLE FAMILY LOTS	
SUB AREA A	181 ATTACHED SINGLE FAMILY LOTS	
PROPOSED SIDEWALK EASEMENT		
8' TRAIL	3665 L.F.T.	

ABBREVIATION LEGEND	
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
FIR(C)	FOUND IRON ROD (WITH CAP)
SIR	1/2" SET IRON ROD WITH YELLOW CAP STAMPED "GEONAV"
PP	POWER POLE
OHE	OVERHEAD ELECTRIC
CMP	CORRUGATED METAL PIPE
C.C.	CORNER CLIP
1/2" IPF	1/2" IRON ROD FOUND w/PLASTIC CAP
5/8" IPF	5/8" IRON ROD FOUND w/PLASTIC CAP

LOT 1 BLOCK-H 3.53 ACRES (153,840 SQ. FT.) COMMON AREA, PARK, DETENTION & RETENTION AREA

TRACT 1 NAN INVESTMENTS, LLC INSTRUMENT NO. 201700194443 O.P.R.D.C.T. 999,511 SQ. FT OR 22.946 ACRES ZONING: R-7.5(A)

- BENCHMARKS:**
- City of Dallas BM 70-J-1, Garden Grove Dr. - Biggs St. 7/14/2009 60 D Nail in Power Pole #7S-13E-235 Northeast Corner of Garden Grove Dr. and Biggs St. N:6941724.624 E:2529934.453 Elev. 452.11
  - BM#1: Top of the manhole rim of the sanitary sewer located on beltline road opposite to the connecting driveway at north from the site. N:6941724.624 E:2529934.453 Elev. 469.53
  - BM#2: "X" mark on top of the curb of the concrete driveway, approximately 160 ft northeast from the point of beginning. N:6941724.624 E:2529934.453 Elev. 472.78

- GENERAL NOTES:**
- Lot to lot drainage will not be allowed without Engineering Section approval.
  - Any structure new or existing may not extend across new property line.
  - Contours derived from City of Dallas Water Department Benchmarks.
  - All existing structure are demolished from the property. New structures are proposed.
  - Each cluster of townhomes including eight single group of townhomes must have minimum of 10 feet between each group.

PURPOSE OF THE PLAT: DIVIDE SINGLE TRACT OF THE LAND INTO 197 LOTS, INCLUDING 181 ATTACHED SINGLE FAMILY/TOWNHOMES, 16 DETACHED SINGLE FAMILY/PATIO LOTS

DEVELOPER: DALLAS DOWDY PARTNERS, LLC. 2735 TROPHY CLUB TROPHY CLUB, TEXAS 76262 TEL: 817-715-3613 EMAIL: farrukh\_azim@hotmail.com

ENGINEER: S.I.ABED, PRINCIPAL, DDC, INC. 400 CHISHOLM PLACE # 310 PLANO, TEXAS 75075 TEL: 214-868-9320 EMAIL: abed.ddc@gmail.com

SURVEYOR: JOEL C. HOWARD, RPSL NO. 6267 3410 MIDCOURT RD., SUITE # 110, CARROLLTON, TEXAS, 75006 EMAIL: chris.howard@geo-nav.com TEL: 281-701-3989

**PRELIMINARY PLAT**  
**AZIM ESTATES-TOWNHOMES**  
 1250 EDD RD., DALLAS, TEXAS  
 LOTS 1-29, BLOCK A, LOTS 1-64, BLOCK B  
 LOTS 1-29, BLOCK C, LOTS 1-8, BLOCK D,  
 LOTS 1-14, BLOCK E, LOTS 1-24, BLOCK F,  
 LOTS 1-28, BLOCK G,  
 22.946 ACRE TRACT BEING ALL OF  
 NAN INVESTMENTS, LLC.  
 INSTRUMENT NO. 201700194443  
 OFFICIAL PUBLIC REPORTS, DALLAS COUNTY, TEXAS  
 SITUATED IN  
 ROBERT KLEBURG SURVEY, ABSTRACT NO. 716  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS.  
 CITY PLAT FILE NO. S234-016  
 ENGINEERING PLAN NO: