

CITY PLAN COMMISSION**THURSDAY, JANUARY 07, 2024****FILE NUMBER:** S234-055**SENIOR PLANNER:** Hema Sharma**LOCATION:** Patton Avenue at Seventh Street, southeast corner**DATE FILED:** February 08, 2024**ZONING:** PD-468 (Subdistrict A, Tract 2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20468.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.529-acres**APPLICANT/OWNER:** Arham Opportunity Investments

REQUEST: An application to replat a 0.529-acre tract of land containing all of Lots 27, 28 and 29 in City Block B/3122 to create a 12-lot Shared Access Development with lots ranging in size from 1,200 square feet to 1,266 square feet and to dedicate a right-of-way on property located on Patton Avenue at Seventh Street, southeast corner.

SUBDIVISION HISTORY:

1. S234-040 was a request on the present request to replat a 0.529-acre tract of land containing all of Lots 27, 28 and 29 in City Block B/3122 to create a 12-lot Shared Access Development with lots ranging in size from 1,200 square feet to 1,266 square feet and to dedicate a right-of-way on property located on Patton Avenue at Seventh Street, southeast corner. The request was withdrawn on February 1, 2024.
2. S223-221 was a request southwest of the present request to replat a 0.377-acres tract of land containing all of Lot 1 and Lot 2 in City Block B/3431 to create a 10-lot Shared Access Development with lots ranging in size from 1,215 square feet to 1,721 square feet on property located on Neely Street at Crawford Street, northeast corner. The request was approved on September 7, 2023 but has not been recorded.
3. S223-181 was a request southeast of the present request to replat a 0.519-acre tract of land containing all of Lots 3A and 3B in the City Block 90/3073 to move the internal lot line and to create one 0.237-acre lot and one 0.282-acre lot on property located on Eighth Street, west of Starr Street. The request was withdrawn on July 06, 2023.
4. S212-197 was a request southeast of the present request to replat a 0.425-acre tract of land containing part of Lot 4 in City Block 90/3073 to create one lot on property located on Eighth Street, southwest of Starr Street. The request was approved on May 19, 2022 but has not been recorded.
5. S212-178 was a request southwest of the present request to replat a 1.4381-acre (62,642 square feet) tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 21-lot shared access development with lots ranging in size from 1,211 square feet to 4,909 square feet

on property located on Crawford Street at Neely Street, northeast corner. The request was approved on May 19, 2022 but has not been recorded.

6. S212-134 was a request southwest of the present request to replat a 1.4381-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 21-lot shared access development ranging in size from 1,209 square feet to 4,883 square feet on property located on Crawford Street, north of Neely Street. The request was withdrawn on March 03, 2022.
7. S212-012 was a request located on southwest of the present request to replat a 1.4381-acre tract of land containing all of Lots 4 through 7, part of Lots 11 through 16 in City Block B/3431 to create a 21-lot shared access development ranging in size from 1,209 square feet to 6,133 square feet on property located on Crawford Street, north of Neely Street. The request was withdrawn on October 26, 2021.
8. S190-173 was a request located on southwest of present request to create a 33-lot Shared Access Development with lots ranging in size from 1,446 square feet to 4,179 square feet and from a 1.453-acre tract of land containing all of Lots 4 through 7 and part of Lots 11 through 16 in City Block B/3431 on property located on Crawford Street, north of Neely Street. The request was denied by City Plan Commission on July 23, 2020
9. S189-131 was a request north of the present request to create 2 lots with 0.126-acre each from a 0.252-acre tract of land in City Block 3433 on property located on Sixth Street, west of Denver Street. The request was approved on March 21, 2019 and but has not been recorded.
10. S189-099 was a request north of the present request to create 3 lots with size 3,671 square feet each from a 0.253-acre tract of land in City Block 3433 on property located on Sixth Street, west of Denver Street (F.K.A. Lake Street). The request was withdrawn on January 25, 2019.
11. S189-015 was a request southwest of the present request to replat a 1.453-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 31-lot Shared Access Area Development on property located on Neely Street, east of Crawford Street. The request was withdrawn on October 24, 2018.
12. S189-014 was a request southwest of the present request to replat a 0.377-acre tract of land containing all of Lots 1 and 2 in City Block B/3431 to create a 10-lot Shared Access Development on property located on Crawford Street at Neely Street, northwest corner. The request was withdrawn on July 20, 2023.
13. S189-013 was a request southwest of the present request to replat a 0.712-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 4A/3431 to create a 20-lot Shared Access Area Development on property located on Neely Street at Crawford Street, northwest corner. The request was approved on November 1, 2018 and recorded on February 7, 2020.

PROPERTY OWNER NOTIFICATION: On February 20, 2024, 36 notices were sent to property owners within 200 feet of the proposed plat boundary.

STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

- The property on east of present request has lot area of 7,729 square feet and have lot width of 49.50 feet and are zoned PD 468 (Subdistrict A, RTN). *(refer to the existing area analysis map)*
- The properties to the south of the request have lot area of 7,050 square feet and have lot width of 50 feet; and are zoned PD 468 (Subdistrict A, RTN). *(refer to the existing area analysis map)*
- The property on west of present request has lot area of 7,500 square feet and have lot width of 50 feet and are zoned PD 468 (Subdistrict A, RTN). *(refer to the existing area analysis map)*
- The properties to the north of the present request have lot area of 7,081 square feet and have lot width of 48.26 feet and are zoned PD 468 (Subdistrict A, RTN). *(refer to the existing area analysis map)*

The request is in PD 468 (Subdistrict A, RTN). Per Section 51P-468.106 (b)(1) states that PD 468 (Subdistrict A) must comply with the RTN Residential Transition district regulations and development standards in Article XIII. The RTN district has a minimum lot area requirement of 1,200 square feet for townhouse development and 3,500 square feet for single family structure. The minimum lot width for townhouse is 16 feet; and minimum and maximum lot widths for single family house are 35 feet and 45 feet respectively.

The request is to create 12-lot shared access development ranging in size from 1,200 square feet to 1,266 square feet. The minimum lot width varies from 38.23 feet to 40.66 feet.

Staff finds that there is a lot pattern on north, east, west and south of the present request. The proposed lots will vary in lot pattern compared to already established lot pattern in the immediate vicinity of the request. The request complies with the zoning requirement of PD 468 (Subdistrict A, RTN), but is not in compliance with Section 51A-8.503; therefore, staff recommends denial of the request. However, should the request be approved, we recommend the approval be subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 12.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. *51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(c)*.

14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Shared Access Conditions:

15. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.
16. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area Easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
17. No building permit may be issued to authorize work in the Shared Access Area Development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the Shared Access Area development have been met. Section 51A-4.411(c)(3)
18. Prior to submittal of the final plat the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
19. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
20. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.
21. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
22. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
23. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
24. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
25. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
26. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.

Paving & Drainage Conditions:

27. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
28. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
29. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

30. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Patton Avenue & the alley. *Section 51A-8.602(e)*
31. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

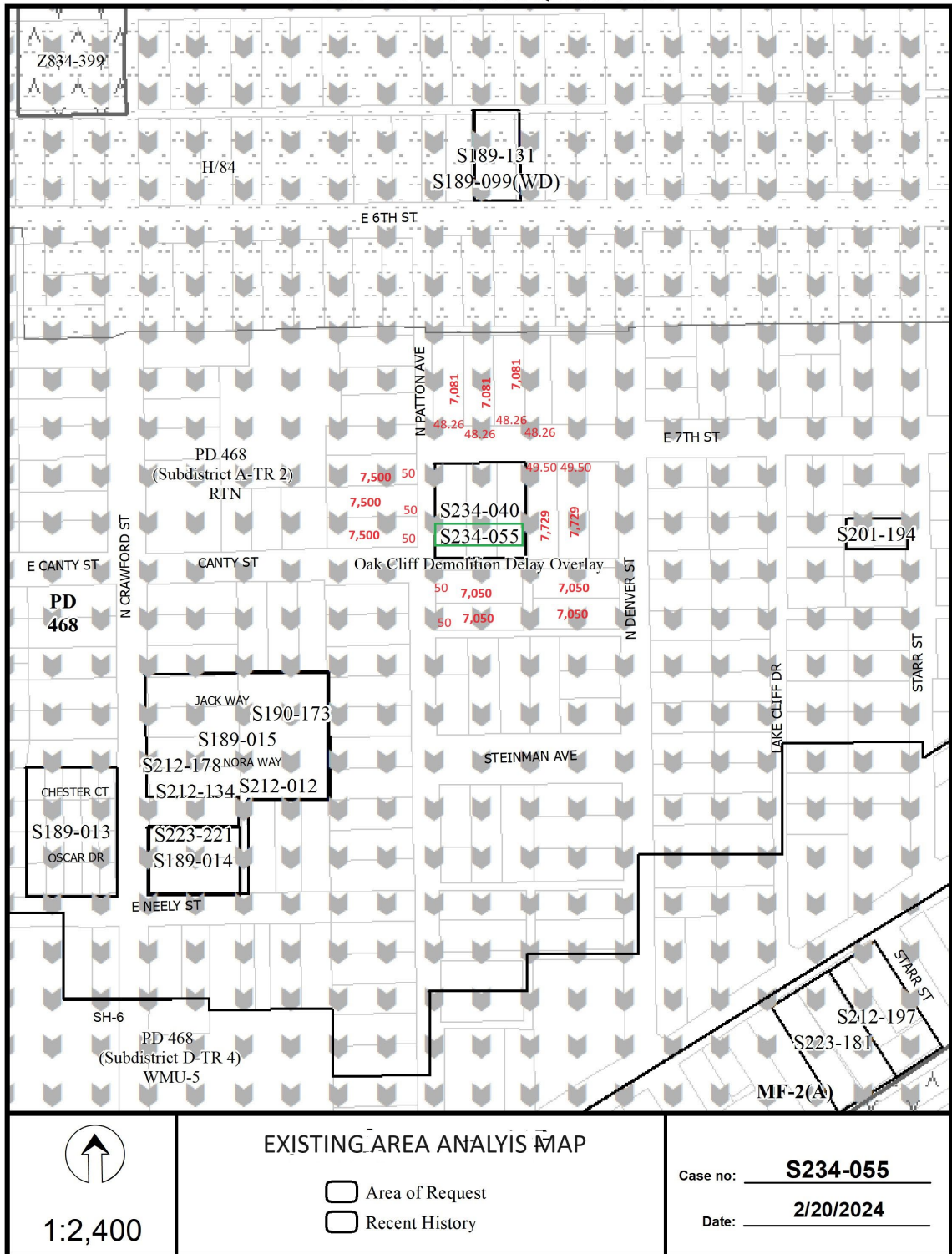
Survey (SPRG) Conditions:

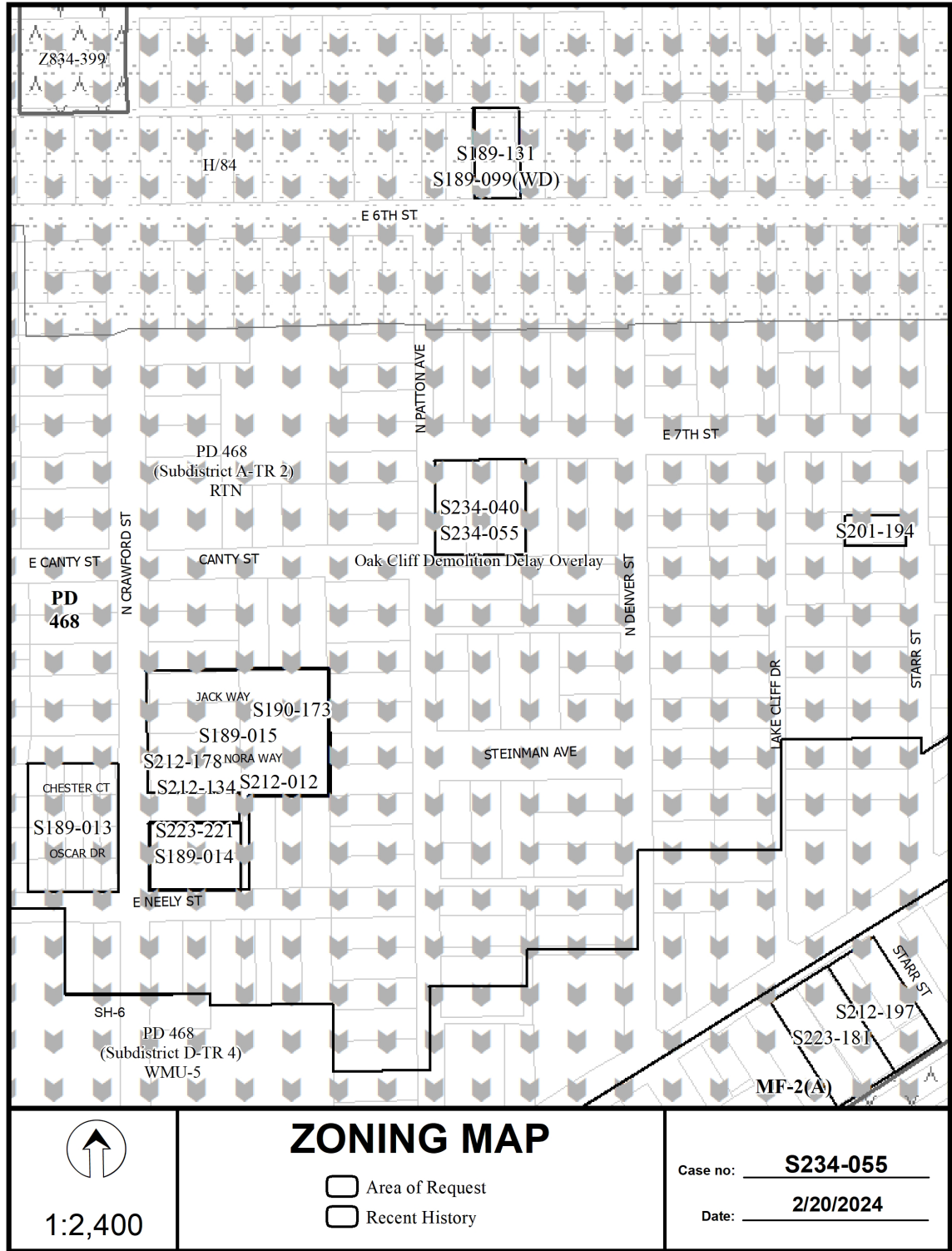
32. Prior to final plat, submit a completed final plat checklist and all supporting documents.
33. On the final plat, all access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat.
34. On the final plat, show recording information on all existing easements within 150 feet of the property.
35. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

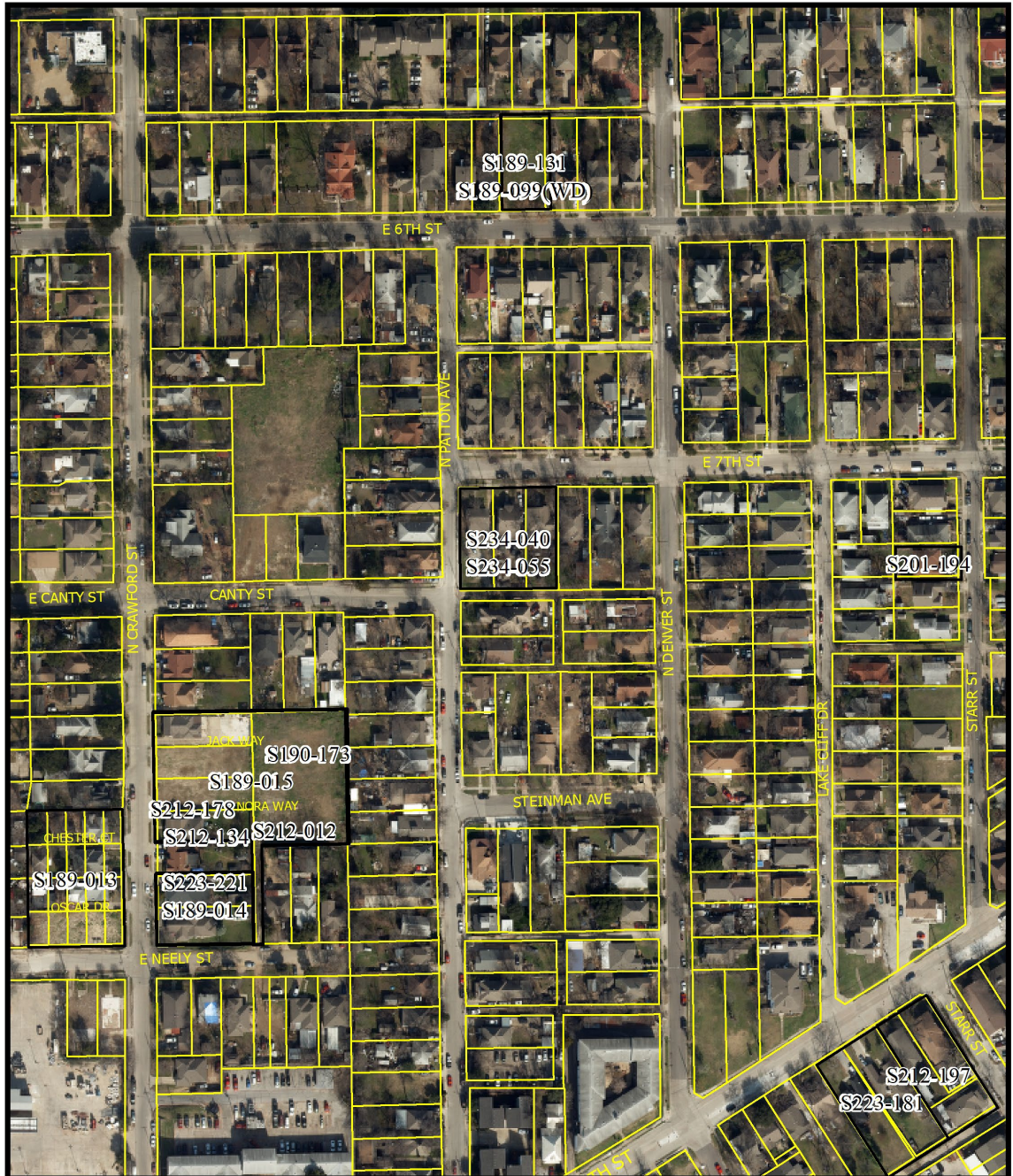
GIS, Lot & Block Conditions:


36. On the final plat, identify the property as Lots 27A through 27D, Lots 28A through 28D & Lots 29A through 29D in City Block B/3122.

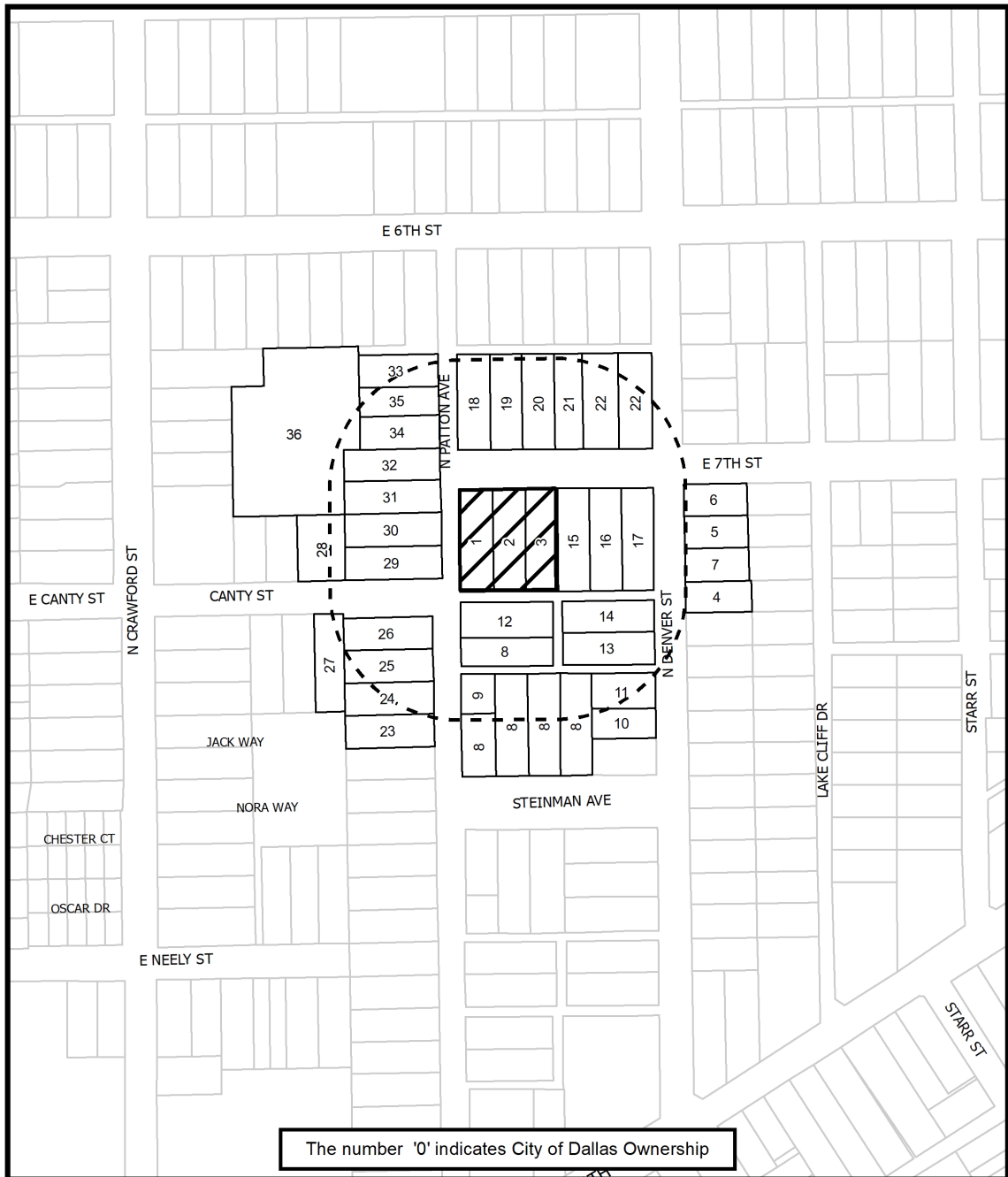
ALL AREAS ARE IN SQUARE FEET







 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S234-055 </u> Date: <u> 2/20/2024 </u>
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 1:2,400	NOTIFICATION	Case no: S234-055			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">36</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	36	NUMBER OF PROPERTY OWNERS NOTIFIED
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36	NUMBER OF PROPERTY OWNERS NOTIFIED				

Notification List of Property Owners

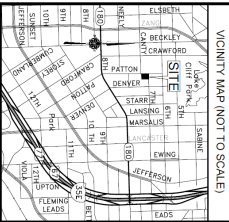
S234-055

36 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	302 E 7TH ST	ARHAM OPPORTUNITY INVESTMNETS
2	306 E 7TH ST	ARHAM OPPORTUNITY INVESTMENTS LLC
3	310 E 7TH ST	ARHAM OPPORTUNITY INVESTMENTS
4	424 N DENVER ST	WYCLIFF INVESTMENT LLC
5	430 DENVER ST	LOPEZ GILBERT III
6	434 DENVER ST	MCCORKLE MARIA E
7	426 DENVER ST	PEREZ RODOLFO M & MARIA SOCORRO
8	303 STEINMAN AVE	BALDOR JORGE
9	410 N PATTON AVE	RANGEL ISIDRO &
10	407 DENVER ST	SOLORZANO FIDELA HERNANDEZ
11	411 DENVER ST	RODRIGUEZ ELVIRA
12	424 N PATTON AVE	Taxpayer at
13	415 N DENVER ST	Taxpayer at
14	425 DENVER ST	SILVA YOLANDA
15	314 E 7TH ST	SALAS ARMANDO & MARIA
16	316 E 7TH ST	BAEZA CRISTINA
17	320 E 7TH ST	LOPEZ ROGER II ET AL
18	303 E 7TH ST	VELAZQUEZ SONIA
19	307 E 7TH ST	HERNANDEZ FRANCISCO &
20	311 E 7TH ST	ALVINA JOSE GUADALUPE DIAZ
21	315 E 7TH ST	LAREZ MICHAEL
22	317 E 7TH ST	BARRERA LAEL
23	411 N PATTON AVE	GIL JO JESUS G & SILVIA
24	413 N PATTON AVE	LUGO ELPIDIO
25	417 N PATTON AVE	SALINAS ELIDA &
26	421 N PATTON AVE	CARRANZA BENIGNO

02/13/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	220 E CANTY ST	RAMIREZ FELIPE &
28	219 E CANTY ST	AHC LAKE CLIFF I LLC
29	427 N PATTON AVE	BELMONTE JOSE O &
30	431 N PATTON AVE	TORRES JOSE JAIME & TORRES SILVIA
31	435 N PATTON AVE	TORRES BONIFACIO & AURORA
32	439 N PATTON AVE	ORTIZ MOSES &
33	511 N PATTON AVE	ROCK CREW INVESTMENTS LLC
34	503 N PATTON AVE	ALBARRAN BRENDA
35	507 N PATTON AVE	CHADWICK DAVID A & KAREN L
36	213 E CANTY ST	AHC LAKE CLIFF I LLC



LOT OWNERSHIP INFO
LOT 23: ARLAM OPPORTUNITY INVESTMENTS, LLC 27 M.D.C.T.
LOT 22: ARLAM OPPORTUNITY INVESTMENTS, LLC 28 M.D.C.T.
LOT 21: ARLAM OPPORTUNITY INVESTMENTS, LLC 29 M.D.C.T.

- LEGEND**
- MAP RECORDS, DALLAS COUNTY, TEXAS
 - CRITICAL RECORDS, DALLAS COUNTY, TEXAS
 - GENERAL RECORDS, DALLAS COUNTY, TEXAS
 - LOT AREA
 - INSTRUMENT NUMBER
 - QUANTIFIED AREA
 - SPRINT CONTROL
 - ROBBER STOCK CONTROL
 - RECORDING DATE
 - APPROVED DATE
 - REVISIONS
 - REVISION NUMBER
 - REVISION DATE

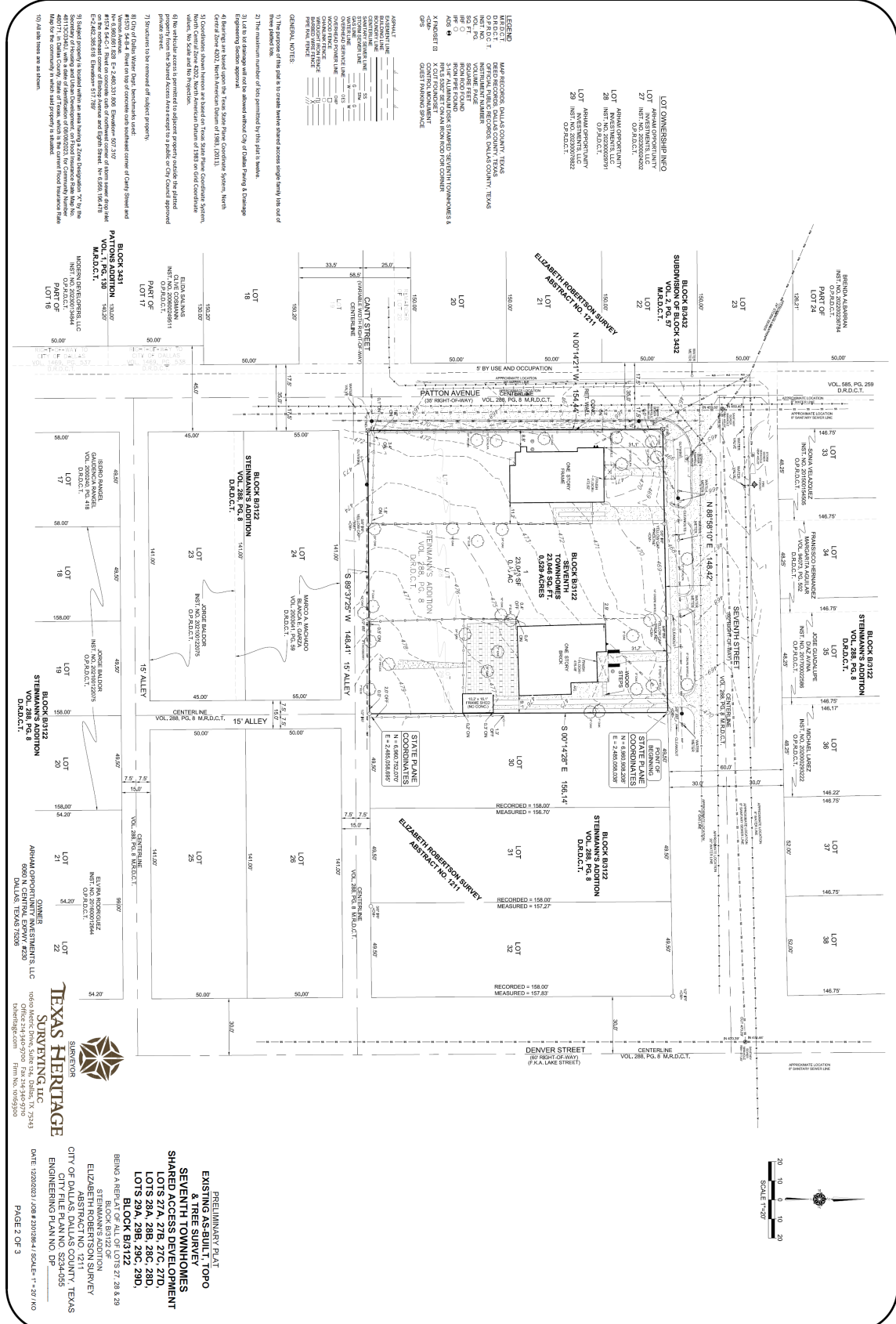
- GENERAL NOTES**
- The information herein is intended to provide a general overview of the project and is not intended to constitute an offer of insurance or any other financial product.
 - The information herein is for informational purposes only and is not intended to constitute an offer of insurance or any other financial product.
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OWNER: ARLAM OPPORTUNITY INVESTMENTS, LLC
16005 Metric Drive, Suite 214, Dallas, TX 75243
CIVIL ENGINEER: STEVEN M. COLE, P.E.
12005 Metric Drive, Suite 214, Dallas, TX 75243



PARCEL AREA	TABLE AREA
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PRELIMINARY PLAN
SEVENTH TOWNHOMES
SHARED ACCESS DEVELOPMENT
LOTS 27A, 27B, 27C, 27D, 27E, 27F, 27G, 27H, 27I, 27J, 27K, 27L, 27M, 27N, 27O, 27P, 27Q, 27R, 27S, 27T, 27U, 27V, 27W, 27X, 27Y, 27Z
Block B1322 OF ALL-OF LOTS 27, 28 & 29
Block B1322 OF
STEVENS TOWNHOMES
ELIZABETH ROBERTSON SURVEY
CITY OF DALLAS, DALLAS COUNTY, TEXAS
ENGINEERING PLAN NO. 24-058



LEGEND

ADJACENT PARCELS: DALLAS COUNTY, TEXAS

SECTION

LOT OWNERSHIP INFO

LOT 27: ANNA GORTNER TRUST, HIST. NO. 2020020020

LOT 28: ANNA GORTNER TRUST, HIST. NO. 2020020020

LOT 29: ANNA GORTNER TRUST, HIST. NO. 2020020020

LOT 30: ANNA GORTNER TRUST, HIST. NO. 2020020020

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LOT 99: ANNA GORTNER TRUST, HIST. NO. 2020020020

LOT 100: ANNA GORTNER TRUST, HIST. NO. 2020020020

GENERAL NOTES:

- The purpose of this plat is to create a new subdivision of land.
- The maximum number of lots permitted by this plat is seven.
- All lots shown herein are shown without City of Dallas Planning & Zoning Ordinance (ZONING) or other applicable laws, rules, regulations, or codes.
- Residential lots shown herein are based on Texas Statewide Condominium System, which is subject to the rules and regulations of the Texas Statewide Condominium System, which are available at www.tscs.com.
- The subdivision is subject to the rules and regulations of the Texas Statewide Condominium System, which are available at www.tscs.com.
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RECORDING INFORMATION:

PLAT NO. 2024-011

BOOK 288, PAGE 8

RECORDED = 158.00

MEASURED = 158.00

OWNER INFORMATION:

OWNER: STEINMANN'S ADDITION, LLC

ADDRESS: 6909 N. CENTRAL, ENVIWY #202

DALLAS, TEXAS 75208

DATE: 12/20/2023

SCALE: 1" = 20' / 1/4" = 10'

PRELIMINARY PLAT

EXISTING AS BUILT, TOPO

& TREE SURVEY

SEVEN (7) LOTS

SHOWN WITH

EXISTING SURVEY

LOTS 27A, 27B, 27C, 27D,

LOTS 28A, 28B, 28C, 28D,

LOTS 29A, 29B, 29C, 29D.

BLOCK B3122

BEING A REPLAT OF ALL OF LOTS 27, 28 & 29

STEINMANN'S ADDITION

ELIZABETH ROBERTSON SURVEY

ABSTRACT NO. 1211

CITY OF DALLAS, TEXAS

DATE: 12/20/2023

SCALE: 1" = 20' / 1/4" = 10'

PAGE 2 OF 3

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, ARMAM OPPORTUNITY INVESTMENTS, LLC, is the owner of a part of land situated in the Elizabeth Robinson Survey, Abstract No. 10, Block B/3122, City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 288, Page 8, Map Records, Dallas County, Texas, and the east right-of-way line of Patton Avenue (S 09th-of-way); and whereas, the said part of land is being conveyed to ARMAM OPPORTUNITY INVESTMENTS, LLC, as evidenced in instrument No. 20230004292, 202300039791 & 202300078322, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

SECTION 04, 1/8, 3/8, 1/2, 5/8, 3/4, 7/8, 1st and 2nd, the undivided portion of Lot 30, Block B/3122, of said Street, Addition, same lying in the north-south right-of-way line of Seventh Street (60' right-of-way);
THENCE SOUTH 00 degrees 14 minutes 28 seconds East, along the west line of said Lot 30, Block B/3122, a distance of 156.14 feet to a 1/2 foot not surveyed; of a 15 foot wide right-of-way line of Patton Avenue (S 09th-of-way); THENCE NORTH 00 degrees 14 minutes 21 seconds West, along the said east line of said Lot 30, Block B/3122, a distance of 156.14 feet to an 'X' corner for the intersection of the said north right-of-way line of a 15 foot alley and the east right-of-way line of Patton Avenue (S 09th-of-way); THENCE NORTH 00 degrees 14 minutes 21 seconds West, along the said east line of said Lot 30, Block B/3122, a distance of 156.14 feet to an 'X' corner for the intersection of the said north right-of-way line of Patton Avenue and the said south right-of-way line of Seventh Street;
THENCE NORTH 88 degrees 59 minutes 10 seconds East, along the said south right-of-way line of Seventh Street, a distance of 148.42 feet to the north-south right-of-way line of Patton Avenue (S 09th-of-way) and containing 23,046 square feet of 0.529 acres of land.

OWNERS DEDICATION
NOW HEREBY, KNOW ALL MEN BY THESE PRESENTS:

THE ARMAM OPPORTUNITY INVESTMENTS, LLC, does hereby adopt the plat depicting the herein described property as SEVENIN THOMNHOMES SHARED ACCESS DEVELOPMENT. 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. An easement area at least 12 feet wide in the area labeled water and (surface access over the water and wastewater easements is permission). The maintenance of paving on the utility and fire lane easement is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon or across the easements and water and sewerage being hereby reserved for the mutual use and enjoyment of the public. Said easement being hereby reserved for the mutual use and enjoyment of the public shall be subject to the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times permit, maintain and assist in or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to provide property for the purpose of leading inlets and any maintenance or service required or customary performed by that utility.)

Notwithstanding the general easement language recited above, the shared access water easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT STATEMENT recited on this plat, when that 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 water and wastewater services from the main to the curb or pavement line, and description of such additional easements therein granted shall be determined by their location as indicated.
This plat approved subject to all zoning ordinances, rules, regulations, and resolutions of the City of Dallas.
WITNESS MY HAND THIS ____ DAY OF _____, 2024.
ARMAM OPPORTUNITY INVESTMENTS, LLC
Nancy Spangler, Manager

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared WENDY BRIDGEMAN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed of her own free will.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, the heirs, grantees and assigns:
The shared access area as designated within the limits of the addition will be maintained by a homeowners' association and/or the individual lot owners. The association shall be responsible for the maintenance and operation of the shared access area in the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared condition of the shared access areas. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared condition of the shared access areas, the City of Dallas or Dallas Water Utilities shall be responsible for the repair of the shared access area and repair standards removal or its successor, and any special paving or other surface treatments shall be repaired or replaced by the homeowners' association at its option.

M SAMUEL ESPANGHER, P.E., CFM, LEED AP, BD-C
CHIEF ENGINEER OF DEVELOPMENT SERVICES

SURVEYOR'S STATEMENT
STATE OF TEXAS

I, R. January A. Ruppel, 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, and other reliable information, and that I am a duly licensed and in good standing with the State and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas, and the State of Texas. I further affirm that the information shown hereon was either found or placed in compliance with the requirements of the Texas Government Code, Chapter 212, 1. further affirm that (e) and that the digital drawing accompanying this plat is a precise representation of this Signed Final Plat.
Dated this ____ day of _____, 2024.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (02/08/2024)

18 January
Texas Registered Professional Land Surveyor No. 5382
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. January, known to me to be the person whose name is subscribed to the same for the purposes herein expressed and under oath stated that the statements in the foregoing certificate are true.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE
CERTIFICATE OF PRELIMINARY PLAT
1. This Final Certificate of Final Plat, Upon Completion of the Survey, shall be subject to the provisions of the Texas Surveyors Act and the Commission of the City of Dallas. This survey shall be subject to the provisions of the Texas Surveyors Act and the Commission of the City of Dallas and shall be subject to the provisions of the Texas Surveyors Act and the Commission of the City of Dallas.
DATE: 02/08/2024 JOB #: 23012884-1 SCALE: 1" = 20' X 60
DATE: 02/08/2024 JOB #: 23012884-1 SCALE: 1" = 20' X 60

PRELIMINARY PLAT
SEVENTH TOWNHOMES
SHARED ACCESS DEVELOPMENT
BLOCK B/3122
LOTS 29A, 29B, 29C, 29D
LOTS 29A, 29B, 29C, 29D
BLOCK B/3122
BENIG A REPLAT OF ALL OF LOTS 27, 28 & 29
BLOCK B/3122
ST. MARKS ESTATES
ELIZABETH ROBERTSON SURVEY
ABSTRACT NO. 1211
CITY OF DALLAS, DALLAS COUNTY, TEXAS
ENGINEERING PLAN NO. DP
DATE: 02/08/2024 JOB #: 23012884-1 SCALE: 1" = 20' X 60
PAGE 3 OF 3
OWNER
ARMAM OPPORTUNITY INVESTMENTS, LLC
16100 MEDIC DRIVE, SUITE 124, DALLAS, TX 75243
DALLAS, TEXAS 75208
SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
16100 MEDIC DRIVE, SUITE 124, DALLAS, TX 75243
DALLAS, TEXAS 75208
FIRM NO. 5092936