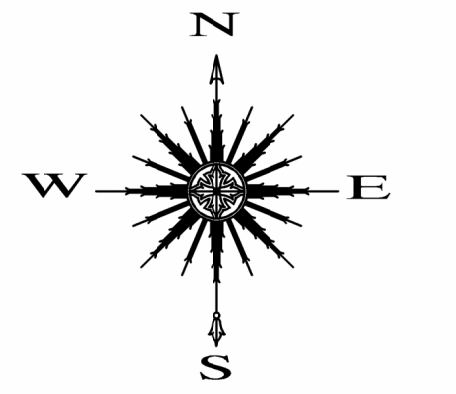
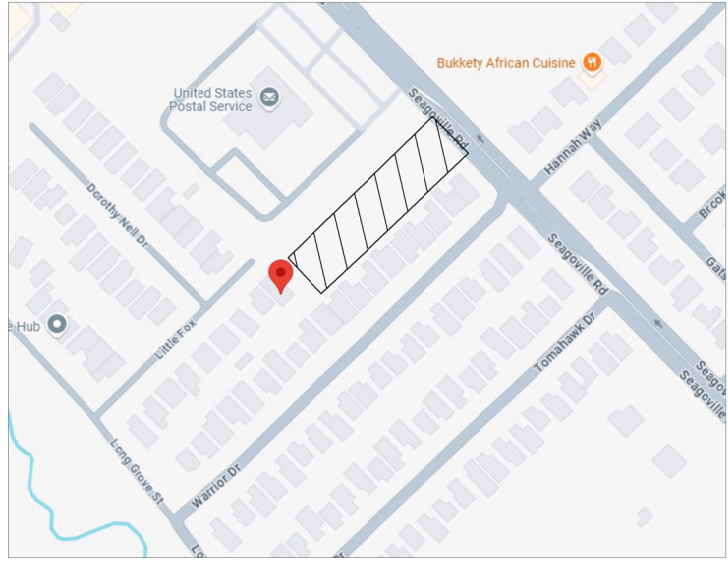


GENERAL NOTES:

1. Basis of Bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. All dimensions shown are ground distances.
2. The purpose of Plat: To create 17 residential lots in a Shared Access Development, from a 1.418 acre tract.
3. Total area of boundary = 61,772 SF or 1.418 acres
4. No structures exist on the property
5. All easements shown hereon are dedicated by this plat unless denoted otherwise.
6. Common area lots are to be maintained by the Home Owner Association.
7. All distances depicted on this plat are in feet and or fraction of a foot.
8. Per Tree Survey provided there are 30 trees on site.
9. This plat does not alter or remove existing deed restrictions, if any on this property.



SCALE: 1" = 40'



VICINITY MAP  
n.t.s

Lot Table			
Lot #	Acres	Square Feet Gross	Square Feet Net
31-X	0.288	11,081	7,707
32	0.058	2,523	2,118
33	0.058	2,528	2,132
34	0.058	2,533	2,137
35	0.058	2,538	2,142
36	0.058	2,543	2,147
37-X	0.024	1,061	896
38	0.059	2,551	2,155
39	0.059	2,556	2,160
40	0.059	2,561	2,165
41	0.059	2,567	2,171
42-X	0.040	1,760	1,485
43-X	0.042	1,812	1,536
44	0.059	2,573	2,177
45	0.059	2,573	2,177
46	0.059	2,573	2,177
47	0.059	2,573	2,177
48-X	0.025	1,072	907
49	0.059	2,573	2,177
50	0.059	2,573	2,177

Lot Table			
Parcel #	Acres	Square Feet Gross	Square Feet Net
51	0.059	2,573	2,177
52	0.059	2,573	2,173
53-X	0.035	1,506	1,506

Line Table		
Line #	Length	Direction
L1	25.37	S44° 19' 21"W
L2	17.42	S45° 55' 11"E
L3	50.96	S45° 55' 11"E
L4	17.38	S45° 55' 11"E
L5	15.25	S44° 19' 21"W
L6	58.01	S45° 55' 11"E
L7	77.68	N43° 55' 09"E
L8	11.97	N44° 17' 24"E
L9	33.89	N00° 42' 36"W
L10	30.10	N43° 55' 09"E
L11	57.97	S45° 55' 11"E

**CERTIFICATE OF APPROVAL**  
I, Tony Shidid, Chairperson or Brent Rubin, 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. \_\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_ by said Commission.

Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT  
SUMMIT GARDENS ADDITION  
SHARED ACCESS DEVELOPMENT  
LOTS 31-52, BLOCK G/8819,  
17 RESIDENTIAL LOTS & 5 OPEN SPACE LOTS

1.418 ACRES  
CITY BLOCK 8819  
SITUATED IN THE  
ROBERT KLEBERG SURVEY,  
ABSTRACT NO. 716  
IN THE  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S245-170  
ENGINEERING PLAN NO. DP25-XXXX  
APRIL 2025

LEGEND

- M.A., U.E. & F.L.E. MUTUAL ACCESS, UTILITY EASEMENT AND FIRE LANE EASEMENT
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- POB POINT OF BEGINNING
- W.E. WATER EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- U.E. UTILITY EASEMENT
- O.P.R.D.C.T OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- ROW RIGHT-OF-WAY
- EX. WATER LINE ——— WL ——— WL ——— WL ——— WL ——— WL ———
- EX. SEWER MH ——— S ———
- EX. FENCE LINE ——— F ——— F ——— F ——— F ——— F ———

OWNER:

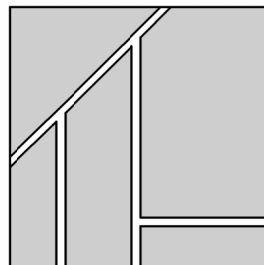
NEXT STOP LLC  
265 MICHELLE DRIVE  
GRAND PRAIRIE, TX, 75051  
CONTACT: YIGAL LELAH  
(214) 232-7700

SURVEYOR:

CCM ENGINEERING  
2570 JUSTIN ROAD #209  
HIGHLAND VILLAGE, TX 75077  
CONTACT: CRYSTAL ROBERTSON  
EMAIL: CRYSTAL@CCM-ENG.COM  
(972) 691-6633

ENGINEER:

CCM ENGINEERING  
2570 JUSTIN ROAD #209  
HIGHLAND VILLAGE, TX 75077  
CONTACT: CODY CRANNELL  
EMAIL: CODY@CCM-ENG.COM  
(972) 691-6633



CCM ENGINEERING

2570 JUSTIN ROAD #209  
HIGHLAND VILLAGE, TX 75077  
(972) 691-6633  
TBPE FIRM #605  
TBLS FIRM #1019474