

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.	

BENCHMARKS:

1. 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 Briggs St. N:6941724.624 E:2529934.453 Elev. 452.11

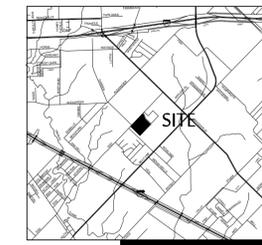
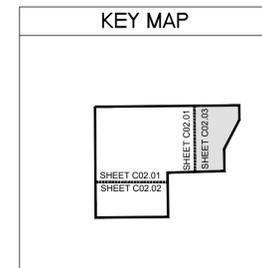
2. BM#1: Top of the manhole rim of the sanitary sewer located on beltline road opposite to the connecting driveway at north from the site. N:6941724.624 E:2529934.453 Elev. 469.53

3. 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

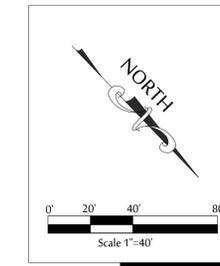
ABBREVIATION LEGEND	
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
FIR(C)	FOUND IRON ROD (WITH CAP)
SIR	1/2" SET IRON ROD WITH YELLOW CAP STAMPED "GEONAV"
PP	POWER POLE
OHE	OVERHEAD ELECTRIC
CMP	CORRUGATED METAL PIPE
C.C.	CORNER CLIP
1/2"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

GENERAL NOTES:

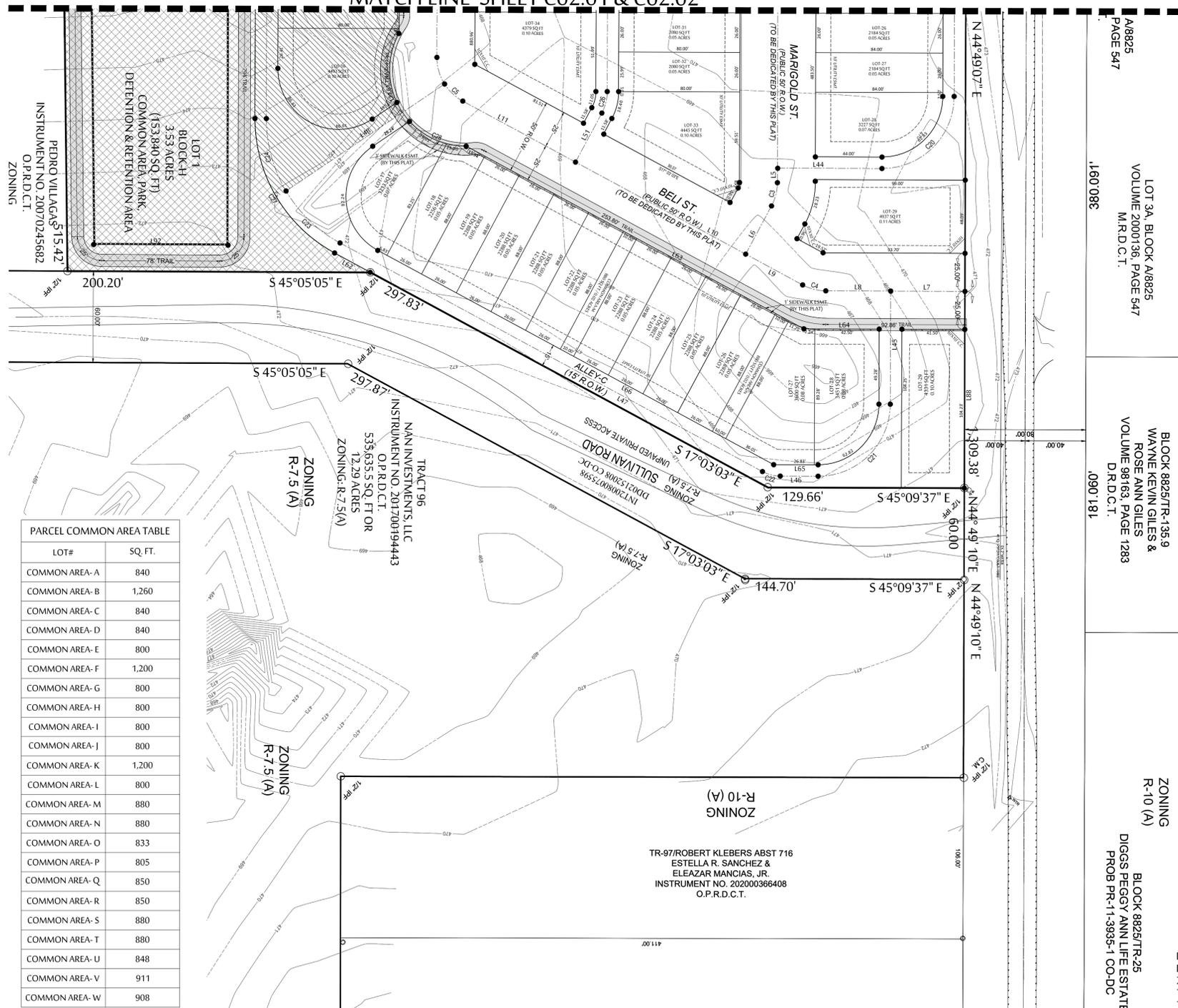
- Lot to lot drainage will not be allowed without Engineering Section approval.
- Any structure new or existing may not extend across new property line.
- Contours derived from City of Dallas Water Department Benchmarks.
- All existing structure are demolished from the property. New structures are proposed.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



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



MATCH LINE SHEET C02.01 & C02.02



PARCEL COMMON AREA TABLE	
LOT#	SQ. FT.
COMMON AREA-A	840
COMMON AREA-B	1,260
COMMON AREA-C	840
COMMON AREA-D	840
COMMON AREA-E	800
COMMON AREA-F	1,200
COMMON AREA-G	800
COMMON AREA-H	800
COMMON AREA-I	800
COMMON AREA-J	800
COMMON AREA-K	1,200
COMMON AREA-L	800
COMMON AREA-M	880
COMMON AREA-N	880
COMMON AREA-O	833
COMMON AREA-P	805
COMMON AREA-Q	850
COMMON AREA-R	850
COMMON AREA-S	880
COMMON AREA-T	880
COMMON AREA-U	848
COMMON AREA-V	911
COMMON AREA-W	908

PARCEL AREA TABLE BLOCK-A	
LOT#	SQ. FT.
LOT-1	3,861
LOT-2	3,227
LOT-3	2,184
LOT-4	2,184
LOT-5	2,184
LOT-6	2,184
LOT-7	2,184
LOT-8	2,184
LOT-9	2,184
LOT-10	2,184
LOT-11	2,604
LOT-12	2,604
LOT-13	2,184
LOT-14	2,184
LOT-15	2,184

PARCEL AREA TABLE BLOCK-A	
LOT#	SQ. FT.
LOT-16	2,184
LOT-17	2,184
LOT-18	2,184
LOT-19	2,184
LOT-20	2,184
LOT-21	2,184
LOT-22	2,184
LOT-23	2,184
LOT-24	2,184
LOT-25	2,184
LOT-26	2,184
LOT-27	2,184
LOT-28	3,227
LOT-29	4,937

PARCEL AREA TABLE BLOCK-B	
LOT#	SQ. FT.
LOT-1	2,880
LOT-2	2,080
LOT-3	2,080
LOT-4	2,080
LOT-5	2,080
LOT-6	2,080
LOT-7	2,080
LOT-8	2,080
LOT-9	2,080
LOT-10	2,080
LOT-11	2,080
LOT-12	2,080
LOT-13	2,080
LOT-14	2,080
LOT-15	2,080
LOT-16	2,606

PARCEL AREA TABLE BLOCK-B	
LOT#	SQ. FT.
LOT-17	2,480
LOT-18	2,080
LOT-19	2,080
LOT-20	2,080
LOT-21	2,080
LOT-22	2,080
LOT-23	2,080
LOT-24	2,080
LOT-25	2,080
LOT-26	2,080
LOT-27	2,080
LOT-28	2,080
LOT-29	2,080
LOT-30	2,080
LOT-31	2,080
LOT-32	2,080

PARCEL AREA TABLE BLOCK-B	
LOT#	SQ. FT.
LOT-33	4,445
LOT-34	4,379
LOT-35	2,080
LOT-36	2,080
LOT-37	2,080
LOT-38	2,080
LOT-39	2,080
LOT-40	2,080
LOT-41	2,080
LOT-42	2,080
LOT-43	2,080
LOT-44	2,080
LOT-45	2,080
LOT-46	2,080
LOT-47	2,080
LOT-48	2,480

PARCEL AREA TABLE BLOCK-B	
LOT#	SQ. FT.
LOT-49	2,606
LOT-50	2,080
LOT-51	2,080
LOT-52	2,080
LOT-53	2,080
LOT-54	2,080
LOT-55	2,080
LOT-56	2,080
LOT-57	2,080
LOT-58	2,080
LOT-59	2,080
LOT-60	2,080
LOT-61	2,080
LOT-62	2,080
LOT-63	2,080
LOT-64	2,880

PARCEL AREA TABLE BLOCK-C	
LOT#	SQ. FT.
LOT-1	4,275
LOT-2	3,657
LOT-4	3,200
LOT-5	3,600
LOT-7	3,200
LOT-8	3,200
LOT-9	3,200
LOT-10	3,200
LOT-11	3,200
LOT-12	3,200
LOT-13	3,200
LOT-14	3,200
LOT-15	3,200
LOT-16	4,493
LOT-17	3,233
LOT-18	2,256

PARCEL AREA TABLE BLOCK-C	
LOT#	SQ. FT.
LOT-19	2,288
LOT-20	2,288
LOT-21	2,288
LOT-22	2,288
LOT-23	2,288
LOT-24	2,288
LOT-25	2,288
LOT-26	2,288
LOT-27	3,600
LOT-28	3,451
LOT-29	4,331

PARCEL AREA TABLE BLOCK-D	
LOT#	SQ. FT.
LOT-1	3,429
LOT-1	3,838
LOT-2	3,078
LOT-3	2,093
LOT-4	2,093
LOT-5	2,093
LOT-6	2,093
LOT-7	5,380
LOT-8	4,867

PARCEL AREA TABLE BLOCK-E	
LOT#	SQ. FT.
LOT-1	4,242
LOT-2	3,077
LOT-3	2,093
LOT-4	2,093
LOT-5	2,093
LOT-6	2,093
LOT-7	2,093
LOT-8	2,093
LOT-9	2,093
LOT-10	2,093
LOT-11	2,093
LOT-12	2,093
LOT-13	3,078
LOT-14	4,259

PARCEL AREA TABLE BLOCK-F	
LOT#	SQ. FT.
LOT-1	3,233
LOT-2	2,210
LOT-3	2,210
LOT-4	2,210
LOT-5	2,210
LOT-6	2,210
LOT-7	2,210
LOT-8	2,210
LOT-9	2,210
LOT-10	2,210
LOT-11	2,210
LOT-12	3,319

PARCEL AREA TABLE BLOCK-F	
LOT#	SQ. FT.
LOT-13	3,312
LOT-14	2,210
LOT-15	2,210
LOT-16	2,210
LOT-17	2,210
LOT-18	2,210
LOT-19	2,210
LOT-20	2,210
LOT-21	2,210
LOT-22	2,210
LOT-23	2,210
LOT-24	3,233

PARCEL AREA TABLE BLOCK-G	
LOT#	SQ. FT.
LOT-1	4,231
LOT-2	3,397
LOT-3	2,288
LOT-4	2,288
LOT-5	2,288
LOT-6	2,288
LOT-7	2,288
LOT-8	2,288
LOT-9	2,288
LOT-10	2,288
LOT-11	2,288
LOT-12	2,288
LOT-13	2,288
LOT-14	2,288

PARCEL AREA TABLE BLOCK-G	
LOT#	SQ. FT.
LOT-15	2,288
LOT-16	2,260
LOT-17	2,932
LOT-18	3,559
LOT-19	5,128
LOT-21	2,202
LOT-22	2,361
LOT-23	2,361
LOT-24	2,361
LOT-25	2,361
LOT-26	2,361
LOT-27	2,229
LOT-28	3,399

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, 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: