

**CITY PLAN COMMISSION****THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-016**SENIOR PLANNER:** Hema Sharma**LOCATION:** Edd Road at Garden Grove Drive, southeast corner**DATE FILED:** November 09, 2023**ZONING:** PD 1100 (Subarea A & B)**PD LINK:** Currently Not Available**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 22.946-acres**APPLICANT/OWNER:** Nan Investments, LLC. S. I. Abed

**REQUEST:** An application to create a 197-residential lots ranging in size from to 2,080 square feet to 5,128 square feet and 23-common areas from a 22.946-acre (999,511 square-foot) tract of land in City Block 8822 on property located on Edd Road at Garden Grove Drive, southeast corner.

**SUBDIVISION HISTORY:**

1. S212-214 was a request southeast of the present request to create three lots ranging in size from 51,649 square feet to 328,216 square feet from an 11.753-acre tract of land in City Block 8822 on property located on South Belt Line Road, north of Garden Grove Road. The request was approved on June 2, 2022 but has not been recorded.
2. S201-705R was a request northeast of the present request to revise a previously approved plat to create 48-residential lots ranging in size from 7,500 square feet to 13,285 square feet and 1 common areas from a 12.302-acre tract of land in City Block 8822 on property located on Sullivan Road, southeast of Edd Road. The request was approved on June 2, 2022 but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 1100 (Subarea A & B); therefore, staff recommends approval of the request 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 197 and 23-common areas.

**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)

**Right-of way Requirements Conditions:**

15. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of all the alley. *Section 51A 8.602(c)*
16. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of EDD Road. *Section 51A 8.602(c)*
17. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Garden Grove Drive. *Section 51A 8.602(c)*

18. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of EDD Road & Garden Grove Drive. Section 51A 8.602(d)(1)
19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at all intersections within the development. Section 51A 8.602(d)(1)
20. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
21. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of the alley and all the street within the development. *Section 51A-8.602(e)*
22. 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:**

23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show the correct recording information for the subject property.
25. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
26. On the final plat, show distances/width across all adjoining rights-of-way.
27. On the final plat, access easement(s) must be recorded by separate instrument(s).
28. On the final plat, show recording information on all existing easements within 150 feet of the property.
29. On the final plat, all utility easement abandonments must be shown with the correct recording information.
30. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

**Dallas Water Utilities Conditions:**

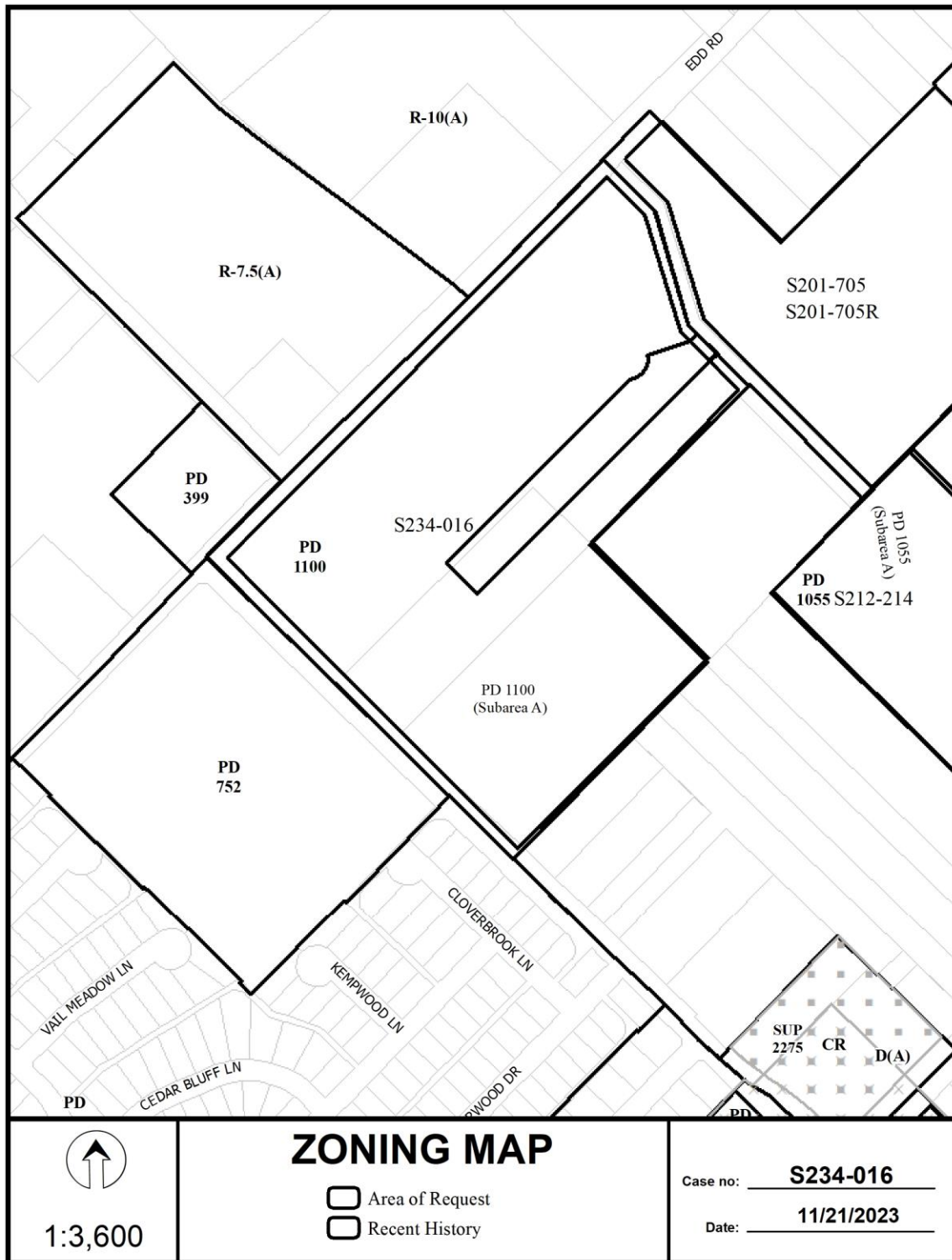
31. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
32. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

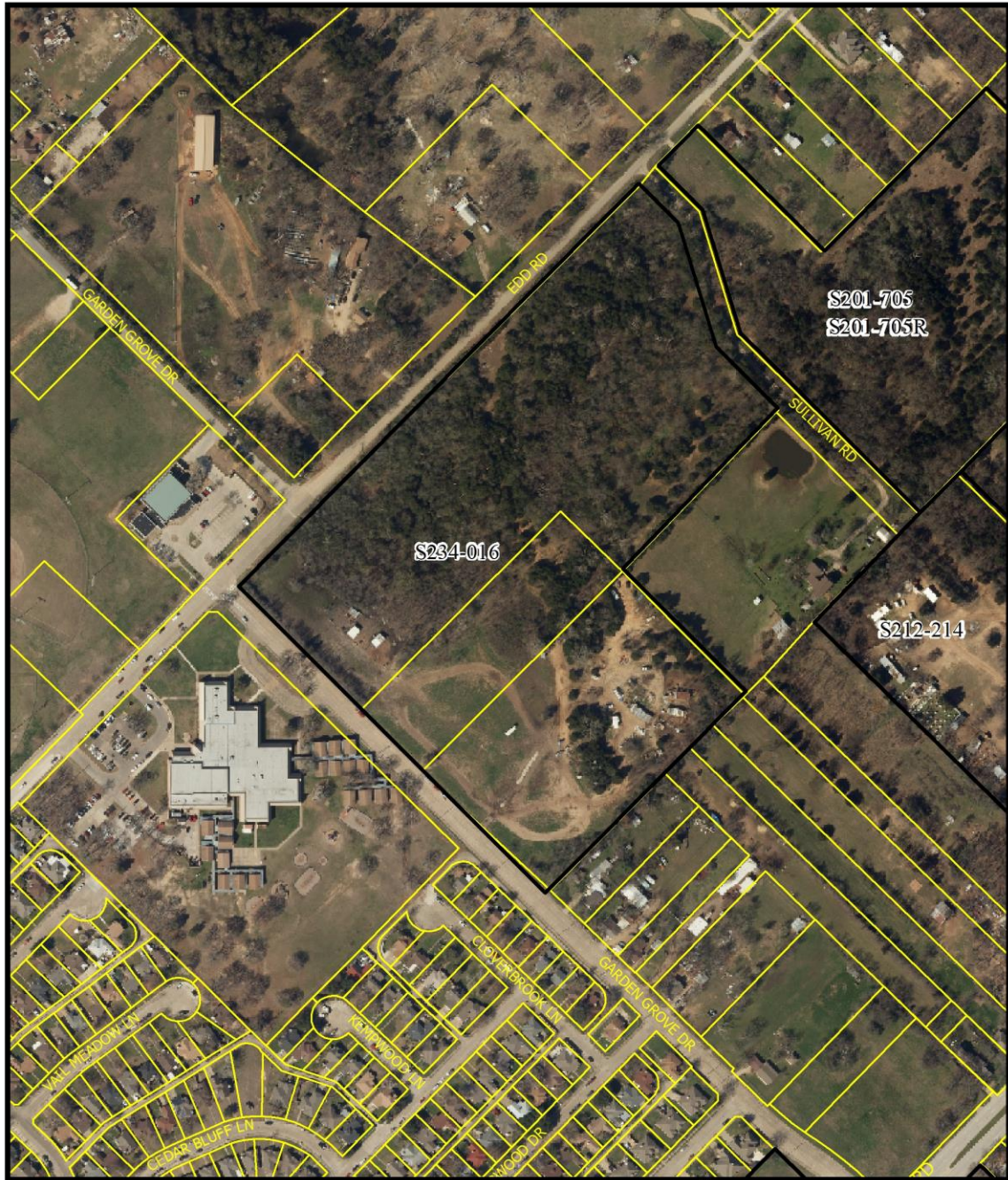
33. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

**Street Name / GIS, Lot & Block Conditions:**

34. On the final plat, change "Garden Grove Drive" to "Garden Gove Drive" (FKA Crawford Road).
35. On the final plat, contact addressing team for appropriate name for the proposed right-of-way "Magnolia Street" already exists.
36. On the final plat, contact addressing team for appropriate name for the proposed right-of-way "Jasmine" already exists.
37. On the final plat, change "Beli ST" to "Beli Street".
38. On the final plat, change "Tube Rose ST" to "Tube Rose Street".
39. On the final plat, contact addressing team for appropriate name for the proposed right-of-way "Lotus Street" already exists.
40. On the final plat, change "Daisy ST" to "Daisy Street".
41. On the final plat, contact addressing team for appropriate name for the proposed right-of-way "Marigold" already exists.
42. On the final plat, identify the property in City Block 1/8825-7/8825. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







1:3,600

# AERIAL MAP

- Area of Request
- Recent History

Case no: **S234-016**

Date: **11/21/2023**









LAND INFORMATION	
COMMON AREA	3.53 AC (53804-4)
PLANNED UNIT DEVELOPMENT	1.50 AC
SUB AREA	REFLECTED
PROPOSED SEWER	181 ATTACHED
PROPOSED SEWER	SINGLE FAMILY LOTS
EXISTING	
SETBACK	3065.1 FT

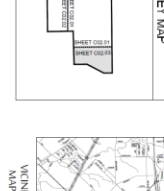
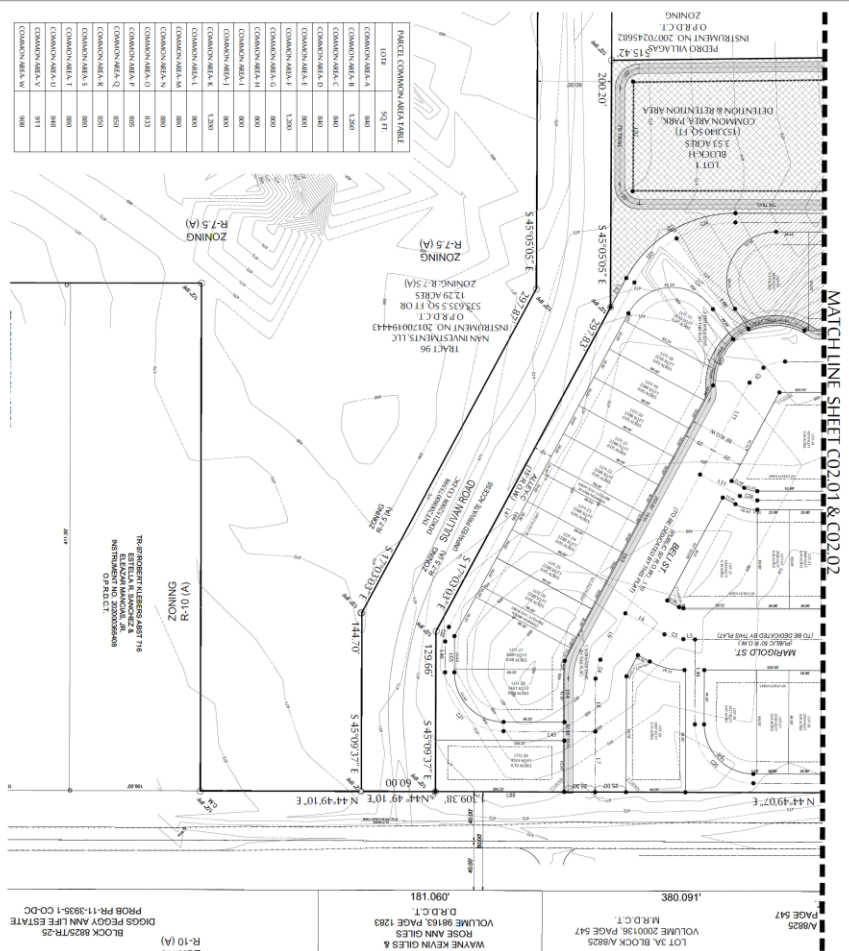
**REMARKS:**

- City of Dallas Ord. 10-1, Chapter 206, Sec. 206.01, 206.02, 206.03, 206.04, 206.05, 206.06, 206.07, 206.08, 206.09, 206.10, 206.11, 206.12, 206.13, 206.14, 206.15, 206.16, 206.17, 206.18, 206.19, 206.20, 206.21, 206.22, 206.23, 206.24, 206.25, 206.26, 206.27, 206.28, 206.29, 206.30, 206.31, 206.32, 206.33, 206.34, 206.35, 206.36, 206.37, 206.38, 206.39, 206.40, 206.41, 206.42, 206.43, 206.44, 206.45, 206.46, 206.47, 206.48, 206.49, 206.50, 206.51, 206.52, 206.53, 206.54, 206.55, 206.56, 206.57, 206.58, 206.59, 206.60, 206.61, 206.62, 206.63, 206.64, 206.65, 206.66, 206.67, 206.68, 206.69, 206.70, 206.71, 206.72, 206.73, 206.74, 206.75, 206.76, 206.77, 206.78, 206.79, 206.80, 206.81, 206.82, 206.83, 206.84, 206.85, 206.86, 206.87, 206.88, 206.89, 206.90, 206.91, 206.92, 206.93, 206.94, 206.95, 206.96, 206.97, 206.98, 206.99, 207.00.
- Block 1-15 of the plat and all of the sanitary sewer mains for the same are to be constructed in accordance with the standards and specifications of the City of Dallas, Texas, Chapter 206, Sec. 206.01 through 206.10.
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ABBREVIATION LEGEND	
1.50 AC	PLANNED UNIT DEVELOPMENT
3.53 AC	COMMON AREA
181 ATTACHED	PROPOSED SEWER
SINGLE FAMILY LOTS	PROPOSED SEWER
3065.1 FT	SETBACK

**GENERAL NOTES:**

- All work shall be done in accordance with the standards and specifications of the City of Dallas, Texas, Chapter 206, Sec. 206.01 through 206.10.
- The engineer is not responsible for the accuracy of the information provided by the applicant.
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PARCEL DATA TABLE		PARCEL DATA TABLE		PARCEL DATA TABLE		PARCEL DATA TABLE		PARCEL DATA TABLE		PARCEL DATA TABLE		PARCEL DATA TABLE	
LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.	LOT#	SQ. FT.
101-1	3,811	101-16	2,184	101-1	2,800	101-27	2,480	101-1	2,800	101-1	2,800	101-1	2,800
101-2	3,227	101-17	2,184	101-2	2,800	101-28	2,480	101-2	2,800	101-2	2,800	101-2	2,800
101-3	2,814	101-18	2,184	101-3	2,800	101-29	2,480	101-3	2,800	101-3	2,800	101-3	2,800
101-4	2,814	101-19	2,184	101-4	2,800	101-30	2,480	101-4	2,800	101-4	2,800	101-4	2,800
101-5	2,814	101-20	2,184	101-5	2,800	101-31	2,480	101-5	2,800	101-5	2,800	101-5	2,800
101-6	2,814	101-21	2,184	101-6	2,800	101-32	2,480	101-6	2,800	101-6	2,800	101-6	2,800
101-7	2,814	101-22	2,184	101-7	2,800	101-33	2,480	101-7	2,800	101-7	2,800	101-7	2,800
101-8	2,814	101-23	2,184	101-8	2,800	101-34	2,480	101-8	2,800	101-8	2,800	101-8	2,800
101-9	2,814	101-24	2,184	101-9	2,800	101-35	2,480	101-9	2,800	101-9	2,800	101-9	2,800
101-10	2,814	101-25	2,184	101-10	2,800	101-36	2,480	101-10	2,800	101-10	2,800	101-10	2,800
101-11	2,814	101-26	2,184	101-11	2,800	101-37	2,480	101-11	2,800	101-11	2,800	101-11	2,800
101-12	2,814	101-27	2,184	101-12	2,800	101-38	2,480	101-12	2,800	101-12	2,800	101-12	2,800
101-13	2,814	101-28	2,184	101-13	2,800	101-39	2,480	101-13	2,800	101-13	2,800	101-13	2,800
101-14	2,814	101-29	2,184	101-14	2,800	101-40	2,480	101-14	2,800	101-14	2,800	101-14	2,800
101-15	2,814	101-30	2,184	101-15	2,800	101-41	2,480	101-15	2,800	101-15	2,800	101-15	2,800
101-16	2,814	101-31	2,184	101-16	2,800	101-42	2,480	101-16	2,800	101-16	2,800	101-16	2,800
101-17	2,814	101-32	2,184	101-17	2,800	101-43	2,480	101-17	2,800	101-17	2,800	101-17	2,800
101-18	2,814	101-33	2,184	101-18	2,800	101-44	2,480	101-18	2,800	101-18	2,800	101-18	2,800
101-19	2,814	101-34	2,184	101-19	2,800	101-45	2,480	101-19	2,800	101-19	2,800	101-19	2,800
101-20	2,814	101-35	2,184	101-20	2,800	101-46	2,480	101-20	2,800	101-20	2,800	101-20	2,800
101-21	2,814	101-36	2,184	101-21	2,800	101-47	2,480	101-21	2,800	101-21	2,800	101-21	2,800
101-22	2,814	101-37	2,184	101-22	2,800	101-48	2,480	101-22	2,800	101-22	2,800	101-22	2,800
101-23	2,814	101-38	2,184	101-23	2,800	101-49	2,480	101-23	2,800	101-23	2,800	101-23	2,800
101-24	2,814	101-39	2,184	101-24	2,800	101-50	2,480	101-24	2,800	101-24	2,800	101-24	2,800
101-25	2,814	101-40	2,184	101-25	2,800	101-51	2,480	101-25	2,800	101-25	2,800	101-25	2,800
101-26	2,814	101-41	2,184	101-26	2,800	101-52	2,480	101-26	2,800	101-26	2,800	101-26	2,800
101-27	2,814	101-42	2,184	101-27	2,800	101-53	2,480	101-27	2,800	101-27	2,800	101-27	2,800
101-28	2,814	101-43	2,184	101-28	2,800	101-54	2,480	101-28	2,800	101-28	2,800	101-28	2,800
101-29	2,814	101-44	2,184	101-29	2,800	101-55	2,480	101-29	2,800	101-29	2,800	101-29	2,800
101-30	2,814	101-45	2,184	101-30	2,800	101-56	2,480	101-30	2,800	101-30	2,800	101-30	2,800
101-31	2,814	101-46	2,184	101-31	2,800	101-57	2,480	101-31	2,800	101-31	2,800	101-31	2,800
101-32	2,814	101-47	2,184	101-32	2,800	101-58	2,480	101-32	2,800	101-32	2,800	101-32	2,800
101-33	2,814	101-48	2,184	101-33	2,800	101-59	2,480	101-33	2,800	101-33	2,800	101-33	2,800
101-34	2,814	101-49	2,184	101-34	2,800	101-60	2,480	101-34	2,800	101-34	2,800	101-34	2,800
101-35	2,814	101-50	2,184	101-35	2,800	101-61	2,480	101-35	2,800	101-35	2,800	101-35	2,800
101-36	2,814	101-51	2,184	101-36	2,800	101-62	2,480	101-36	2,800	101-36	2,800	101-36	2,800
101-37	2,814	101-52	2,184	101-37	2,800	101-63	2,480	101-37	2,800	101-37	2,800	101-37	2,800
101-38	2,814	101-53	2,184	101-38	2,800	101-64	2,480	101-38	2,800	101-38	2,800	101-38	2,800
101-39	2,814	101-54	2,184	101-39	2,800	101-65	2,480	101-39	2,800	101-39	2,800	101-39	2,800
101-40	2,814	101-55	2,184	101-40	2,800	101-66	2,480	101-40	2,800	101-40	2,800	101-40	2,800
101-41	2,814	101-56	2,184	101-41	2,800	101-67	2,480	101-41	2,800	101-41	2,800	101-41	2,800
101-42	2,814	101-57	2,184	101-42	2,800	101-68	2,480	101-42	2,800	101-42	2,800	101-42	2,800
101-43	2,814	101-58	2,184	101-43	2,800	101-69	2,480	101-43	2,800	101-43	2,800	101-43	2,800
101-44	2,814	101-59	2,184	101-44	2,800	101-70	2,480	101-44	2,800	101-44	2,800	101-44	2,800
101-45	2,814	101-60	2,184	101-45	2,800	101-71	2,480	101-45	2,800	101-45	2,800	101-45	2,800
101-46	2,814	101-61	2,184	101-46	2,800	101-72	2,480	101-46	2,800	101-46	2,800	101-46	2,800
101-47	2,814	101-62	2,184	101-47	2,800	101-73	2,480	101-47	2,800	101-47	2,800	101-47	2,800
101-48	2,814	101-63	2,184	101-48	2,800	101-74	2,480	101-48	2,800	101-48	2,800	101-48	2,800
101-49	2,814	101-64	2,184	101-49	2,800	101-75	2,480	101-49	2,800	101-49	2,800	101-49	2,800
101-50	2,814	101-65	2,184	101-50	2,800	101-76	2,480	101-50	2,800	101-50	2,800	101-50	2,800
101-51	2,814	101-66	2,184	101-51	2,800	101-77	2,480	101-51	2,800	101-51	2,800	101-51	2,800
101-52	2,814	101-67	2,184	101-52	2,800	101-78	2,480	101-52	2,800	101-52	2,800	101-52	2,800
101-53	2,814	101-68	2,184	101-53	2,800	101-79	2,480	101-53	2,800	101-53	2,800	101-53	2,800
101-54	2,814	101-69	2,184	101-54	2,800	101-80	2,480	101-54	2,800	101-54	2,800	101-54	2,800
101-55	2,814	101-70	2,184	101-55	2,800	101-81	2,480	101-55	2,800	101-55	2,800	101-55	2,800
101-56	2,814	101-71	2,184	101-56	2,800	101-82	2,480	101-56	2,800	101-56	2,800	101-56	2,800
101-57	2,814	101-72	2,184	101-57	2,800	101-83	2,480	101-57	2,800	101-57	2,800	101-57	2,800
101-58	2,814	101-73	2,184	101-58	2,800	101-84	2,480	101-58	2,800	101-58	2,800	101-58	2,800
101-59	2,814	101-74	2,184	101-59	2,800	101-85	2,480	101-59	2,800	101-59	2,800	101-59	2,800
101-60	2,814	101-75	2,184	101-60	2,800	101-86	2,480	101-60	2,800	101-60	2,800	101-60	2,800
101-61	2,814	101-76	2,184	101-61	2,800	101-87	2,480	101-61	2,800	101-61	2,800	101-61	2,800
101-62	2,814	101-77	2,184	101-62	2,800	101-88	2,480	101-62	2,800	101-62	2,800	101-62	2,800
101-63	2,814	101-78	2,184	101-63	2,800	101-89	2,480	101-63	2,800	101-63	2,800	101-63	2,800
101-64	2,814	101-79	2,184	101-64	2,800	101-90	2,480	101-64	2,800	101-64	2,800	101-64	2,800
101-65	2,814	101-80	2,184	101-65	2,800	101-91	2,480	101-65	2,800	101-65	2,800	101-65	2,800
101-66	2,814	101-81	2,184	101-66	2,800	101-92	2,480	101-66	2,800	101-66	2,800	101-66	2,800
101-67	2,814	101-82	2,184	101-67	2,800	101-93	2,480	101-67	2,800	101-67	2,800	101-67	

OWNERS CERTIFICATION

CITY OF DALLAS COUNTY OF DALLAS

THE CITY OF DALLAS COUNTY OF DALLAS, TEXAS, HAS REVIEWED THE PLAT AND THE INFORMATION PROVIDED HEREON AND HAS DETERMINED THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT AND THAT THE PLAT IS IN ACCORDANCE WITH THE CITY OF DALLAS COUNTY OF DALLAS, TEXAS, ORDINANCES AND REGULATIONS...

THE CITY OF DALLAS COUNTY OF DALLAS, TEXAS, HAS REVIEWED THE PLAT AND THE INFORMATION PROVIDED HEREON AND HAS DETERMINED THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT AND THAT THE PLAT IS IN ACCORDANCE WITH THE CITY OF DALLAS COUNTY OF DALLAS, TEXAS, ORDINANCES AND REGULATIONS...

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- GENERAL NOTES:
• Lot to be damaged will not be allowed without engineering section approval.
• Engineering section approval 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 structure are proposed on the property.
• Single group of townhomes must have a minimum of 10 feet between each group.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS...

THE CITY OF DALLAS COUNTY OF DALLAS, TEXAS, HAS REVIEWED THE PLAT AND THE INFORMATION PROVIDED HEREON AND HAS DETERMINED THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT AND THAT THE PLAT IS IN ACCORDANCE WITH THE CITY OF DALLAS COUNTY OF DALLAS, TEXAS, ORDINANCES AND REGULATIONS...

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- GENERAL NOTES:
• Lot to be damaged will not be allowed without engineering section approval.
• Engineering section approval 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 structure are proposed on the property.
• Single group of townhomes must have a minimum of 10 feet between each group.

SURVEYORS STATEMENT

CITY OF DALLAS COUNTY OF DALLAS

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PRELIMINARY PLAT AZIM ESTATES-TOWNHOMES
1-20 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 BRBNC, ALL OF
NANA INVESTMENTS, LLC
INSURUMENT NO. 2017-0019443
OFFICIAL PUBLIC REPORTS DALLAS COUNTY, TEXAS
ROBERT FERBERING SURVEY ABSTRACT NO. 716
CITY OF DALLAS DALLAS COUNTY, TEXAS
CITY PLAT FILE NO. S234-016
ENGINEERING PLANNING