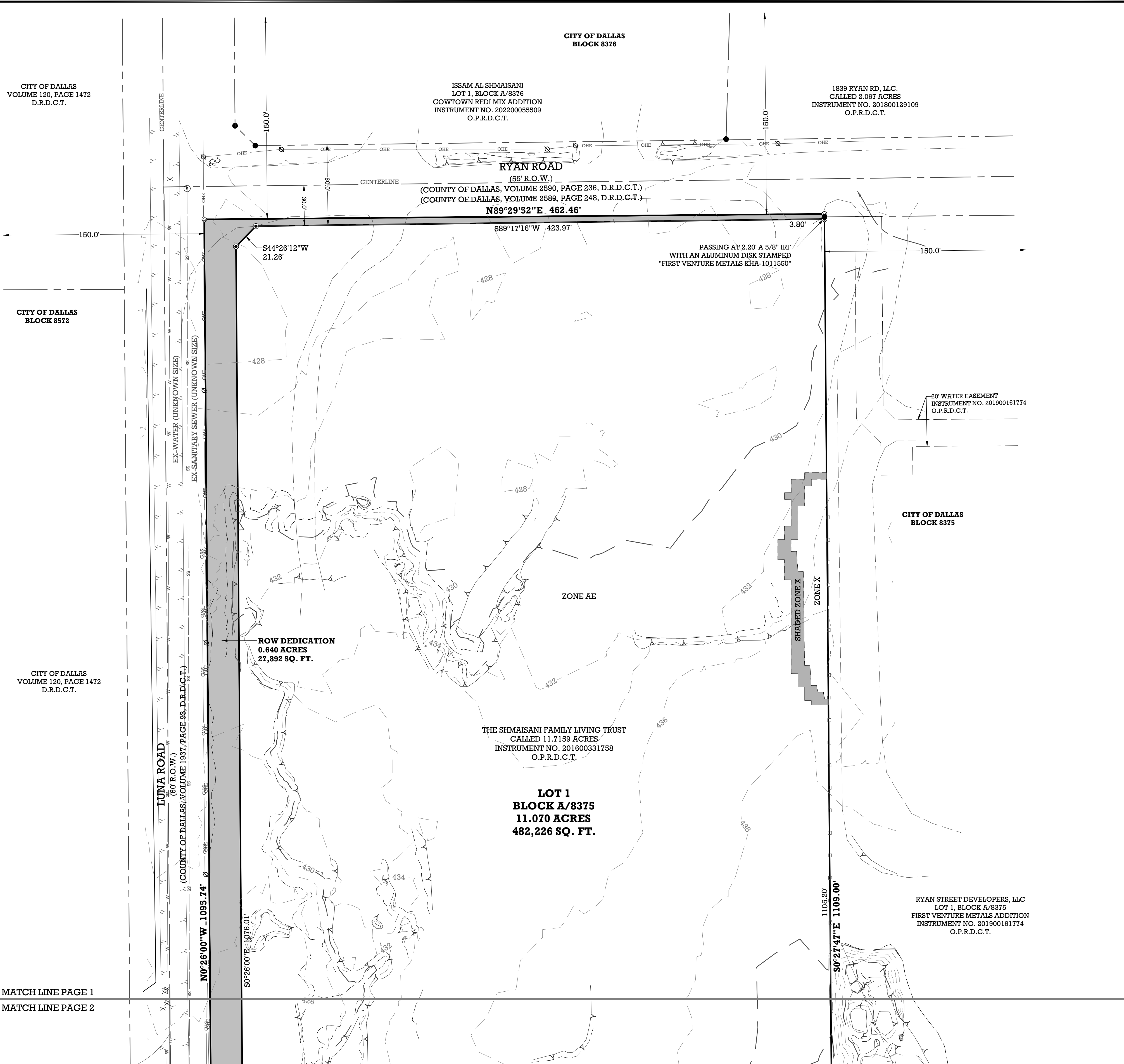


VICINITY MAP  
N.T.S.

**GENERAL NOTES:**

1. ORIGINAL DOCUMENT SIZE: 24" X 36"
2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983. ALL MEASURED ELEVATIONS SHOWN HEREON ARE CORRELATED TO NAVD 88 VERTICAL DATUM.
3. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE DALLAS COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
4. ACCORDING TO THE FEMA FIRM MAP NUMBER 48113C0170K, REVISED JULY 7, 2014 AND MAP NUMBER 48113C0310J REVISED AUGUST 23, 2001. A PORTION OF THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "AE". FLOOD LINES SHOWN HEREON ARE DIGITIZED BASED ON .SHP FILE OBTAINED FROM FEMA.GOV.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
6. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
7. MINIMUM FILL ELEVATION = XXX.XX FEET, MINIMUM FINISHED FLOOR ELEVATION = XXX.XX FEET.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



MATCH LINE PAGE 1  
MATCH LINE PAGE 2

**PLACE COUNTY  
RECORDING LABEL HERE**

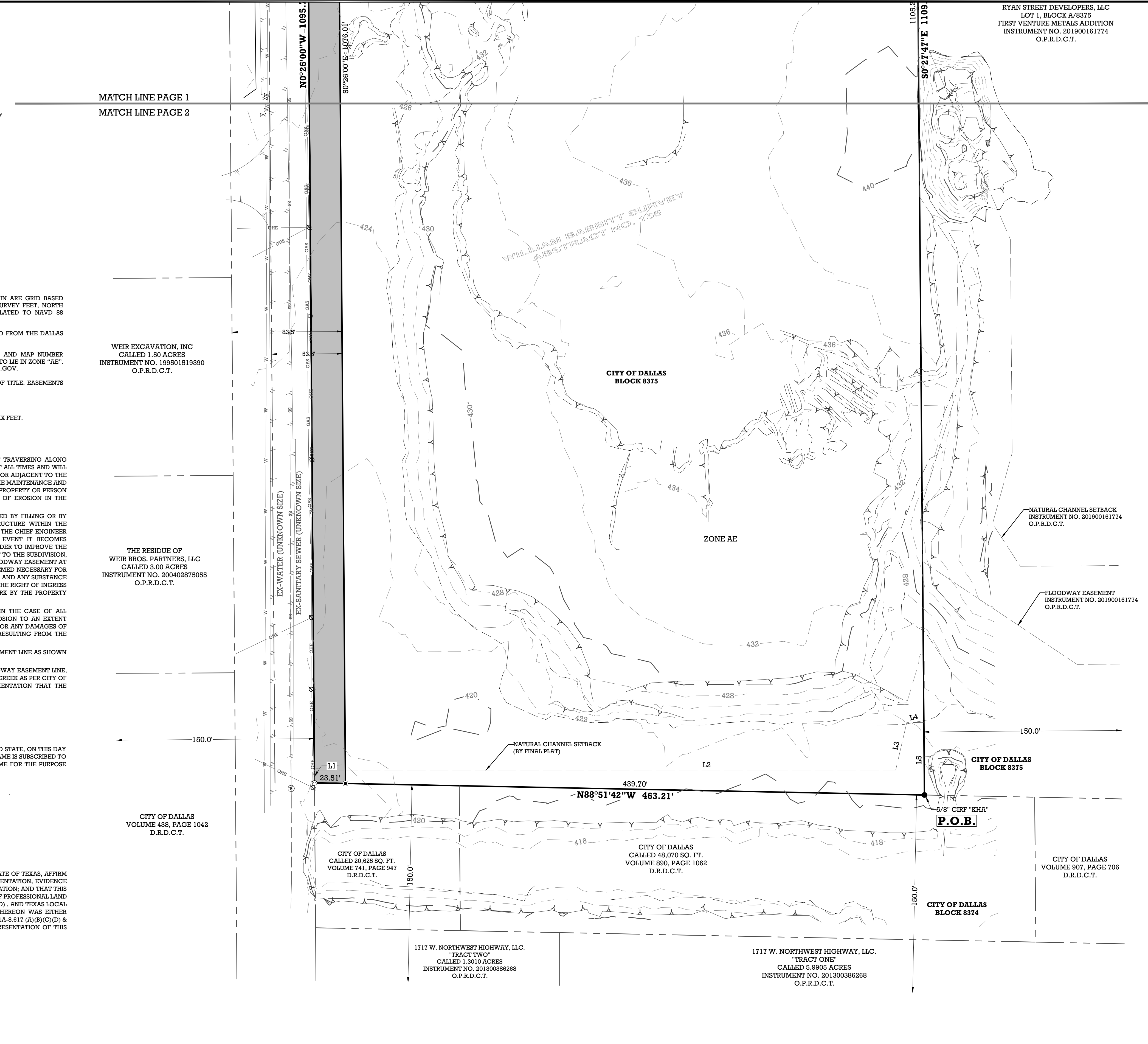
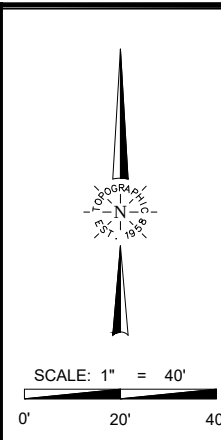
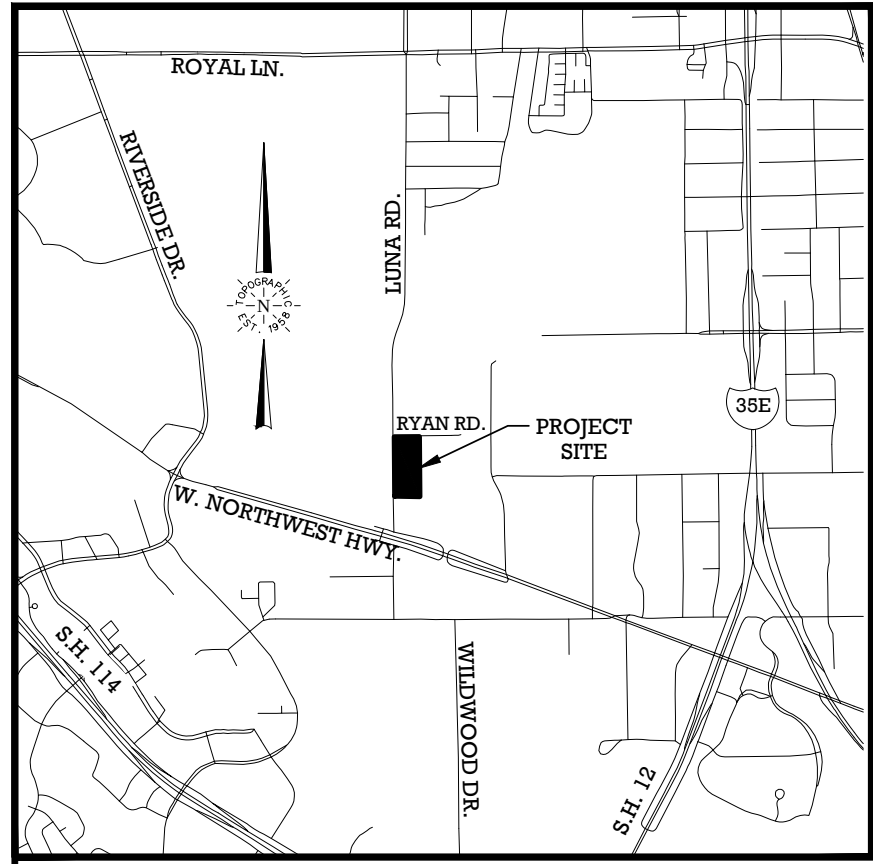
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**CERTIFICATE OF APPROVAL**  
I, Tony Shiddiq, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_ day of \_\_\_\_ A.D. 20\_\_\_\_ and same was duly approved on the \_\_\_\_ day of \_\_\_\_ A.D. 20\_\_\_\_ by said Commission.

Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest: \_\_\_\_\_  
Secretary

LEGEND	ABBREVIATIONS	REVISION	SURVEYOR & ENGINEER	OWNER	PRELIMINARY PLAT
<ul style="list-style-type: none"> <li>— SUBJECT PROPERTY LINE</li> <li>- - - ADJOINER LINE</li> <li>- - - EASEMENT</li> <li>OHE OVERHEAD ELECTRIC</li> <li>ASPHALT PAVEMENT</li> <li>EDGE OF GRAVEL</li> <li>WOOD FENCE</li> <li>— GAS</li> <li>BURIED GAS</li> <li>W WATER LINE</li> <li>SS SANITARY SEWER LINE</li> <li>TOP</li> <li>TOE</li> <li>PROPOSED R.O.W.</li> </ul>	<ul style="list-style-type: none"> <li>● IRON ROD FOUND (IRF) (AS NOTED)</li> <li>● 5/8" IRON ROD SET WITH METAL CAP STAMPED "SHMAI ADDITION" "TOPOGRAPHIC 10042504"</li> <li>⊙ CALCULATED CORNER</li> <li>⊕ FIRE HYDRANT</li> <li>⊖ WATER VALVE</li> <li>⊙ SANITARY SEWER MANHOLE</li> <li>⊙ SANITARY SEWER CLEAN OUT</li> <li>⊙ UTILITY POLE</li> </ul>	<p>O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS P.O.B. = PLACE OF BEGINNING CIRP = CAPPED IRON ROD FOUND IRF = IRON ROD FOUND R.O.W. = RIGHT-OF-WAY</p>	<p>1 PLAT SUBMITTAL XX/XX/2023</p> <p style="text-align: center;">SURVEYOR <b>TOPOGRAPHIC</b> LOYALTY INNOVATION LEGACY 4811 WINDCITY BLVD, SUITE 200 - WICKER PARK, TEXAS 75209 TELEPHONE: (817) 744-7512 - FAX: (817) 744-7554 WWW.TOPOGPHIC.COM</p> <p style="text-align: center;">ENGINEER <b>evolving</b> Civil Engineering + Planning 4100 INTERNATIONAL PLAZA, STE. 150 FORT WORTH, TEXAS 76102 TELEPHONE: (817) 529-2700</p>	<p style="text-align: center;">OWNER <b>THE SMAISANI FAMILY LIVING TRUST</b> 3400 BETHLEHEM P.O. BOX 162327 FORT WORTH, TX. 76101</p>	<p style="text-align: center;"><b>PRELIMINARY PLAT</b> <b>SHMAI ADDITION</b> <b>LOT 1, BLOCK A/8375</b> <b>WILLIAM BABBITT SURVEY, ABSTRACT NO. 155</b> <b>CITY OF DALLAS</b> <b>DALLAS COUNTY, TX</b> <b>CITY FILE NO. S223-257</b></p> <p>FILE: PP_ET_RYAN ROAD_20230913</p> <p>DRAFT: BM CHECK: MPE SHEET: 1 OF 2 DATE: 09/12/2023</p> <p style="text-align: right;">REVISION <b>0</b></p>



**VICINITY MAP**  
N.T.S.

- GENERAL NOTES:**
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  2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983. ALL MEASURED ELEVATIONS SHOWN HEREON ARE CORRELATED TO NAVD 88 VERTICAL DATUM.
  3. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE DALLAS COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
  4. ACCORDING TO THE FEMTA FIRM MAP NUMBER 48113C00170K, REVISED JULY 7, 2014 AND MAP NUMBER 48113C0010J REVISED AUGUST 23, 2001, A PORTION OF THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "AE". FLOOD LINES SHOWN HEREON ARE DIGITIZED BASED ON SHIP FILE OBTAINED FROM FEMTA.GOV.
  5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
  6. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
  7. MINIMUM FILL ELEVATION = XXX.XX FEET, MINIMUM FINISHED FLOOR ELEVATION = XXX.XX FEET.

**FLOODWAY EASEMENT STATEMENT:**

THE EXISTING WATER COURSES, CREEK OR CREEKS DESCRIBED AS FLOODWAY EASEMENT TRAVERSING ALONG BLOCK A/8375 WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES IN BLOCK A/8375. THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID WATERCOURSES, CREEK OR CREEKS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION IN THE FLOODWAY EASEMENT.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE FLOODWAY EASEMENTS, AS HEREINAFTER DEFINED IN BLOCK A/8375, UNLESS APPROVED BY THE CHIEF ENGINEER OF DEVELOPMENT SERVICES. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF DALLAS TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF DALLAS SHALL HAVE THE RIGHT TO ENTER UPON THE FLOODWAY EASEMENT AT ANY POINT OR POINTS, TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS AND THE CITY OF DALLAS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR.

THE NATURAL DRAINAGE CHANNELS AND WATERCOURSES THROUGH BLOCK A/8375, AS IN THE CASE OF ALL NATURAL CHANNELS ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DETERMINED. THE CITY OF DALLAS SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES WITHIN THE FLOODWAY EASEMENT.

THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT IS SHOWN BY THE FLOODWAY EASEMENT LINE AS SHOWN ON THE PLAT.

FLOODWAY MARKER MONUMENTS SHALL BE INSTALLED, DELINEATING THE PROPOSED FLOODWAY EASEMENT LINE, PRIOR TO FILING OF PLAT, ALONG ALL REAR OR SIDE LOT LINES THAT ARE ADJACENT TO THE CREEK AS PER CITY OF DALLAS DRAWING 424-108. THE SURVEYOR SHALL PROVIDE SIGNED AND SEALED DOCUMENTATION THAT THE FLOODWAY MARKER MONUMENTS HAVE BEEN INSTALLED PRIOR TO FILING THE FINAL PLAT.

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED FORREST C. NANCE, KNOWN TO ME TO BE THE INDIVIDUAL WHICH NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO THE THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**SURVEYOR'S STATEMENT:**

I, FORREST C. NANCE, A 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 DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19458, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (A)(B)(C)(D) & (E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

FORREST C. NANCE, R.P.L.S. NO. 6809

RYAN STREET DEVELOPERS, LLC  
LOT 1, BLOCK A/8375  
FIRST VENTURE METALS ADDITION  
INSTRUMENT NO. 201900161774  
O.P.R.D.C.T.

**OWNER'S DEDICATION:**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **ISSAM AL SHMAISANI**, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, **THE SHMAISANI FAMILY LIVING TRUST** DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **SHMAI ADDITION**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. 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. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY).

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREBY GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
ISSAM AL SHMAISANI  
AUTHORIZED AGENT

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ISSAM AL SHMAISANI, KNOWN TO ME TO BE THE INDIVIDUAL WHICH NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO THE THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEING A TRACT OF LAND SITUATED IN THE WILLIAM BABBITT SURVEY, ABSTRACT NO. 155, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF A CALLED 11.7159 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 20160033178, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 5/8" IRON ROD WITH CAP STAMPED "KHA" FOUND FOR THE SOUTHWEST CORNER OF SAID 11.7159 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A/8375, FIRST VENTURE METALS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 201900161774, PLAT RECORDS DALLAS COUNTY TEXAS (P.R.D.C.T.), SAME BEING IN THE NORTH LINE OF A CALLED 48,070 SQUARE FEET TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 890, PAGE 1068, D.R.D.C.T.;

**TENCENCE** NORTH 88°51'42" WEST, WITH THE SOUTH LINE OF SAID 11.7159 ACRE TRACT AND THE NORTH LINE OF SAID 48,070 SQUARE FEET TRACT, TO AND WITH THE NORTH LINE OF A CALLED 20,625 SQUARE FEET TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 741, PAGE 947, D.R.D.C.T., A DISTANCE OF 483.21 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 11.7159 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 20,625 SQUARE FEET TRACT AND BEING ON THE EAST LINE OF LINA ROAD;

**TENCENCE** NORTH 00°26'00" WEST, WITH THE WEST LINE OF SAID 11.7159 ACRE TRACT AND SAID EAST RIGHT-OF-WAY LINE OF LINA ROAD A DISTANCE OF 1098.74 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 11.7159 ACRE TRACT AND BEING IN THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF LINA ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF RYAN ROAD;

**TENCENCE** NORTH 89°28'28" EAST, WITH THE NORTH LINE OF SAID 11.7159 ACRE TRACT AND SAID SOUTH RIGHT-OF-WAY LINE OF RYAN ROAD A DISTANCE OF 462.48 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 11.7159 ACRE TRACT;

**TENCENCE** SOUTH 00°27'47" EAST, WITH THE EAST LINE OF SAID 11.7159 ACRE TRACT PASSING AT 2.20 FEET A 5/8" IRON ROD WITH ALUMINUM DISK STAMPED "FIRST VENTURE METALS KHA-1011850" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A/8375 AND CONTINUING WITH SAID EAST LINE OF 11.7159 ACRE TRACT AND THE WEST LINE OF SAID LOT 1, BLOCK A/8375 FOR A TOTAL DISTANCE OF 1109.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11.711 ACRES OF LAND.

**PLACE COUNTY RECORDING LABEL HERE**

**CERTIFICATE OF APPROVAL**

I, Tony Shididi, 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. 20\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ by said Commission.

Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest:  
  
Secretary

LEGEND	ABBREVIATIONS	REVISION	SURVEYOR & ENGINEER	OWNER	PRELIMINARY PLAT
<p>SUBJECT PROPERTY LINE</p> <p>ADJOINER LINE</p> <p>EASEMENT</p> <p>OVERHEAD ELECTRIC</p> <p>ASPHALT PAVEMENT</p> <p>EDGE OF GRAVEL</p> <p>WOOD FENCE</p> <p>FIRE HYDRANT</p> <p>BURIED GAS</p> <p>WATER VALVE</p> <p>SANITARY SEWER LINE</p> <p>TOP</p> <p>TOE</p> <p>PROPOSED R.O.W.</p>	<p>● IRON ROD FOUND (IRF) (AS NOTED)</p> <p>● 5/8" IRON ROD SET WITH METAL CAP STAMPED "SHMAI ADDITION" "TOPOGRAPHIC 10042904"</p> <p>⊙ CALCULATED CORNER</p> <p>⊕ FIRE HYDRANT</p> <p>⊕ WATER VALVE</p> <p>⊕ SANITARY SEWER MANHOLE</p> <p>⊕ SANITARY SEWER CLEAN OUT</p> <p>⊕ UTILITY POLE</p>	<p>1 PLAT SUBMITTAL XX/XX/2023</p>	<p>SURVEYOR</p> <p><b>TOPOGRAPHIC</b></p> <p>LOYALTY INNOVATION LEGACY</p> <p>481 PROSPECT ROAD, SUITE 203, WHEATRIDGE, CO 80037</p> <p>TELEPHONE: (877) 744-7512, FAX: (877) 744-7554</p> <p>TEXTING: (877) 744-7512, (877) 744-7554</p> <p>WWW.TOPOGRAPHIC.COM</p> <p>ENGINEER</p> <p><b>evolving</b></p> <p>Civil Engineering + Planning</p> <p>4100 INTERNATIONAL PLAZA, STE 150</p> <p>FORT WORTH, TEXAS 76102</p> <p>TELEPHONE: (817) 529-2700</p>	<p>OWNER</p> <p>THE SHMAISANI FAMILY LIVING TRUST</p> <p>3400 BETHLEHEM</p> <p>P.O. BOX 162327</p> <p>FORT WORTH, TX. 76101</p>	<p>FILE: PP_ET_RYAN ROAD_20230913</p> <p>REVISION</p> <p>DRAFT: BM</p> <p>CHECK: MPE</p> <p>SHEET: 2 OF 2</p> <p>DATE: 09/12/2023</p> <p>0</p>