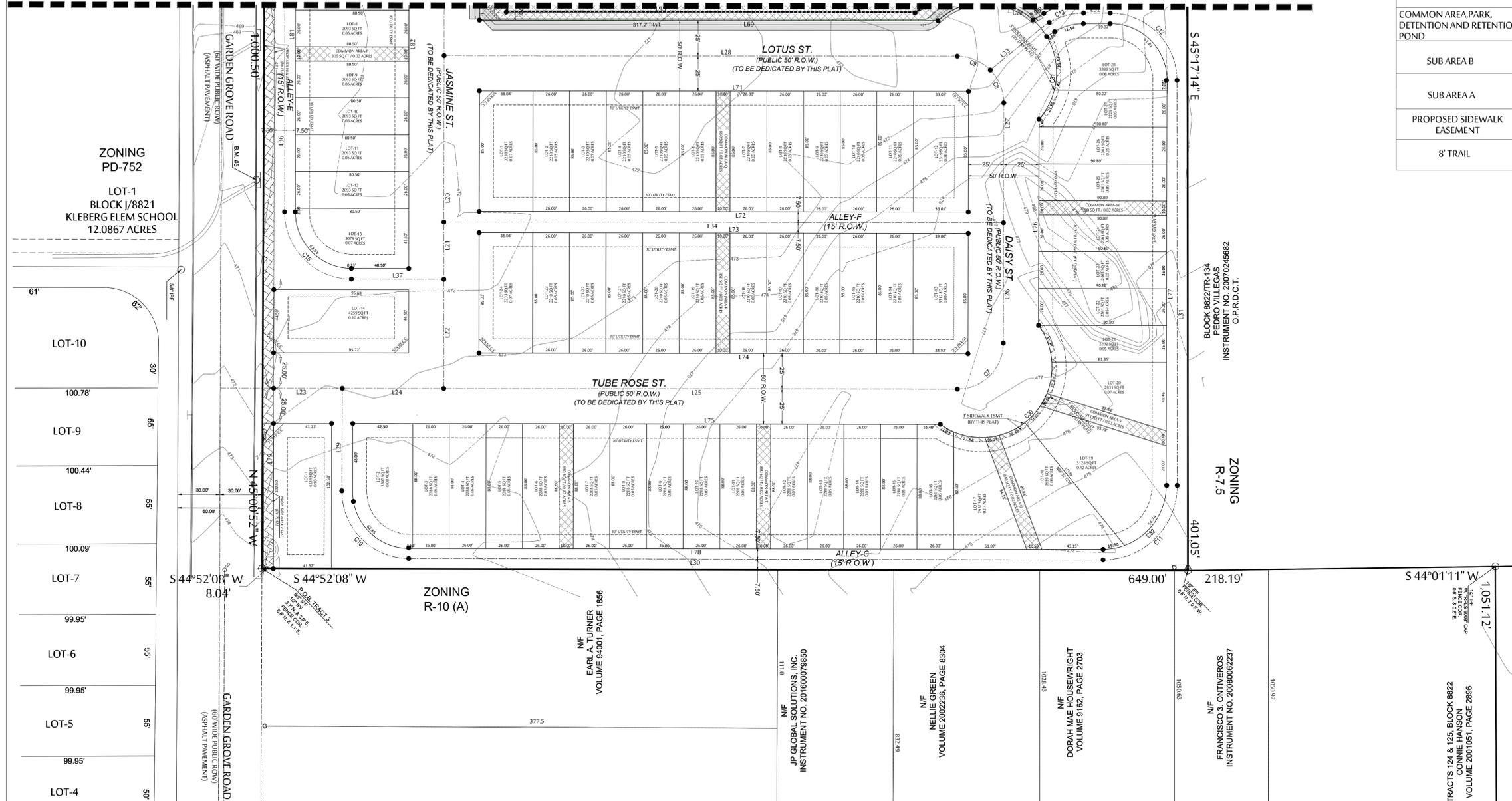
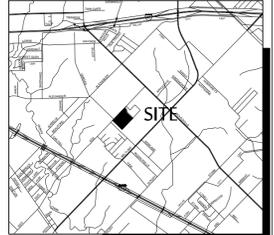
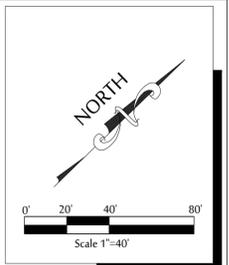


MATCH LINE SHEET C02.01

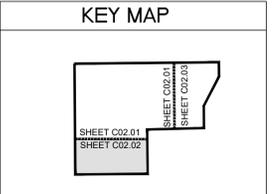


LAND INFORMATION		
COMMON AREA, PARK, DETENTION AND RETENTION POND	3.53 Ac (153840 sq.ft.) 15.40%	
SUB AREA B	16 DETACHED SINGLE FAMILY LOTS	
SUB AREA A	181 ATTACHED SINGLE FAMILY LOTS	
PROPOSED SIDEWALK EASEMENT		
8' TRAIL	3665 L.F.T.	



- 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



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
OH/E	OVERHEAD ELECTRIC
C.C.	CORRUGATED METAL PIPE
CM	CORNER CLIP
1/2" IRP	1/2" IRON ROD FOUND W/PLASTIC CAP
5/8" IRP	5/8" IRON ROD FOUND W/PLASTIC CAP

- BENCHMARKS:**
- City of Dallas BM 70-J-1, Garden Grove Dr. - Biggs St. 7/14/2009 60 D Nail in Power Pole #7S-13E-23S Northeast Corner of Garden Grove Dr. and Biggs St. N:6941724.624 E:2529934.453 Elev. 452.11
 - 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
 - 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

No.	Bearing	Length
L1	S45°10'50"E	164.01'
L2	N44°49'10"E	64.58'
L3	N44°49'10"E	71.50'
L4	N44°49'10"E	805.00'
L5	N44°49'10"E	9.51'
L6	N72°56'57"E	35.95'
L7	S45°07'52"E	49.00'
L8	S45°07'52"E	42.86'
L9	S17°03'03"E	42.70'
L10	S17°03'03"E	127.57'
L11	S17°03'03"E	84.52'
L12	S44°49'10"W	616.38'
L13	S44°49'10"W	285.08'
L14	S44°49'10"W	157.00'
L15	N45°10'50"W	80.00'
L16	N45°10'50"W	44.00'
L17	N45°10'50"W	68.50'

No.	Bearing	Length
L18	N45°10'50"W	77.00'
L19	N45°10'50"W	212.00'
L20	N45°10'50"W	117.50'
L21	N45°10'50"W	40.50'
L22	N45°10'50"W	77.00'
L23	N44°49'10"E	86.56'
L24	N44°49'10"E	71.95'
L25	N44°49'10"E	364.47'
L26	N45°07'52"W	85.03'
L27	N45°07'52"W	97.48'
L28	S44°49'10"W	364.12'
L29	S45°00'13"E	72.43'
L30	N44°52'08"E	492.71'
L31	N45°17'14"W	286.03'
L32	S44°52'08"W	18.90'
L33	S5°32'53"W	46.61'
L34	N44°49'10"E	397.04'

No.	Bearing	Length
L35	N44°49'10"E	65.39'
L36	N45°07'52"W	275.00'
L37	S44°49'10"W	65.63'
L38	S44°49'10"W	65.19'
L39	N45°07'52"W	178.00'
L40	N44°49'10"E	43.11'
L41	S45°10'50"E	69.75'
L42	N45°10'50"W	69.00'
L43	N44°49'10"E	710.00'
L44	S45°10'50"E	69.00'
L45	N44°52'08"E	74.28'
L46	S45°09'37"E	24.96'
L47	S17°03'03"E	316.72'
L48	S79°14'43"E	126.07'
L49	S44°49'10"W	609.42'
L50	N45°10'50"W	65.00'
L51	N72°56'57"E	36.58'

No.	Bearing	Length
L52	N44°49'10"E	923.57'
L53	N44°49'10"E	710.00'
L54	S44°49'10"W	790.00'
L55	N44°49'10"E	958.09'
L56	S44°49'10"W	898.57'
L57	S44°49'10"W	898.57'
L58	N44°49'10"E	880.96'
L59	S44°49'10"W	592.92'
L60	N44°49'10"E	576.41'
L61	S44°49'10"W	709.42'
L62	S17°03'03"E	27.03'
L63	S17°03'03"E	253.19'
L64	S45°07'52"E	49.74'
L65	N45°09'37"W	29.35'
L66	N17°03'03"W	296.84'
L67	S44°49'10"W	207.58'
L68	S45°10'50"E	239.00'

No.	Bearing	Length
L69	N44°49'10"E	325.40'
L70	N44°52'08"E	137.48'
L71	N44°49'10"E	347.12'
L72	S44°49'10"W	347.05'
L73	S44°49'10"W	347.04'
L74	N44°49'10"E	346.96'
L75	S44°49'10"W	416.90'
L76	S45°07'52"E	145.49'
L77	N45°17'14"W	286.03'
L78	N44°52'08"E	492.71'
L79	N45°07'52"W	127.50'
L80	N45°07'52"W	524.00'
L81	N45°07'47"W	275.00'
L82	S45°10'50"W	355.00'
L84	S45°07'52"E	178.00'
L85	N45°10'50"W	106.04'
L86	N44°49'11"E	223.07'

No.	Bearing	Length
L87	N44°49'06"E	957.09'
L88	N44°49'45"E	129.23'
L89	N44°44'44"E	231.59'
L90	N9°47'14"W	62.94'
L91	N44°46'46"E	713.23'
L92	S45°05'05"E	88.76'
L93	S44°01'42"W	641.93'
L94	S19°25'01"W	54.50'
L95	S44°51'33"W	290.03'
L96	N45°10'50"W	68.70'
L97	S45°10'50"E	29.30'
L98	N79°29'45"E	21.55'
L99	N9°47'06"W	15.00'
L100	S79°29'53"W	13.88'
L101	N45°10'50"W	21.44'
L102	S44°49'10"W	15.00'

CURVE TABLE					
No.	Delta	Radius	Length	CH. L	CH. B
C1	77°42'00"	32.50'	44.07'	40.77'	N6°19'50"W
C2	12°18'00"	32.50'	6.98'	6.96'	N38°40'10"E
C3	28°07'47"	32.50'	15.96'	15.80'	N58°53'04"E
C4	28°04'50"	32.50'	15.93'	15.77'	S31°05'27"E
C5	29°20'54"	32.50'	16.65'	16.47'	S2°22'35"E
C6	32°31'33"	32.50'	18.45'	18.20'	S28°33'24"W
C7	89°57'03"	32.50'	51.02'	45.94'	N0°09'21"W
C8	41°01'43"	33.00'	23.63'	23.13'	S69°29'08"E
C9	46°30'03"	33.06'	26.84'	26.10'	N66°43'30"E
C10	90°07'40"	47.50'	74.72'	67.25'	N89°55'57"E
C11	90°09'22"	52.50'	82.61'	74.35'	N0°12'33"W
C12	89°50'38"	47.50'	74.48'	67.08'	S89°47'27"W

CURVE TABLE					
No.	Delta	Radius	Length	CH. L	CH. B
C13	39°19'15"	47.50'	32.60'	31.96'	S25°12'30"W
C14	89°57'03"	47.50'	74.57'	67.15'	N0°09'21"W
C15	90°02'57"	47.50'	74.65'	67.20'	S89°50'39"W
C16	90°00'00"	47.50'	74.61'	67.18'	N89°49'10"E
C17	89°57'04"	47.50'	74.57'	67.15'	N0°09'22"W
C18	90°02'57"	47.50'	74.65'	67.20'	S89°50'39"W
C19	90°00'00"	47.50'	74.61'	67.18'	N0°10'50"W
C20	90°00'00"	47.50'	74.61'	67.18'	N89°49'10"E
C21	89°58'15"	47.50'	74.59'	67.16'	N89°51'15"E
C22	28°06'35"	25.00'	12.27'	12.14'	S31°06'20"E
C23	30°55'45"	92.50'	49.93'	49.33'	S1°35'10"E
C24	30°56'28"	92.50'	49.95'	49.35'	S29°20'56"W

CURVE TABLE					
No.	Delta	Radius	Length	CH. L	CH. B
C25	90°00'00"	47.50'	74.61'	67.18'	S89°49'10"W
C26	28°07'47"	30.00'	14.73'	14.58'	N58°53'04"E
C27	61°52'13"	100.00'	107.98'	102.81'	S13°53'04"W
C28	48°08'00"	50.00'	42.00'	40.78'	S21°56'21"E
C29	102°09'38"	50.00'	89.15'	77.80'	N52°56'19"E
C30	161°39'31"	50.00'	141.07'	98.72'	S0°20'31"E
C31	71°58'46"	50.00'	62.81'	58.76'	S39°59'29"E
C32	90°09'22"	45.00'	70.81'	63.73'	N0°12'33"W
C33	118°11'00"	50.00'	103.13'	85.80'	N15°02'38"W
C34	89°57'04"	40.00'	62.80'	56.54'	S0°09'22"E

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, L.L.C. 2735 TROPHY CLUB TROPHY CLUB, TEXAS 76262 TEL: 817-715-3613 EMAIL: farrukh_azim@hotmail.com

ENGINEER: S.L.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, L.L.C.
 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: