

- LEGEND**
- property corner
 - bollard
 - ⊕ electric meter
 - ⊙ power pole
 - ⊙ light standard
 - ⊙ sign
 - ⊙ cleanout
 - ⊙ drain
 - ⊙ irrigation control valve
 - ⊙ tree
 - ⊙ traffic control box
 - A/C
 - ⊙ water meter
 - ⊙ gas meter
 - overhead electric line
 - chainlink fence
 - wood fence

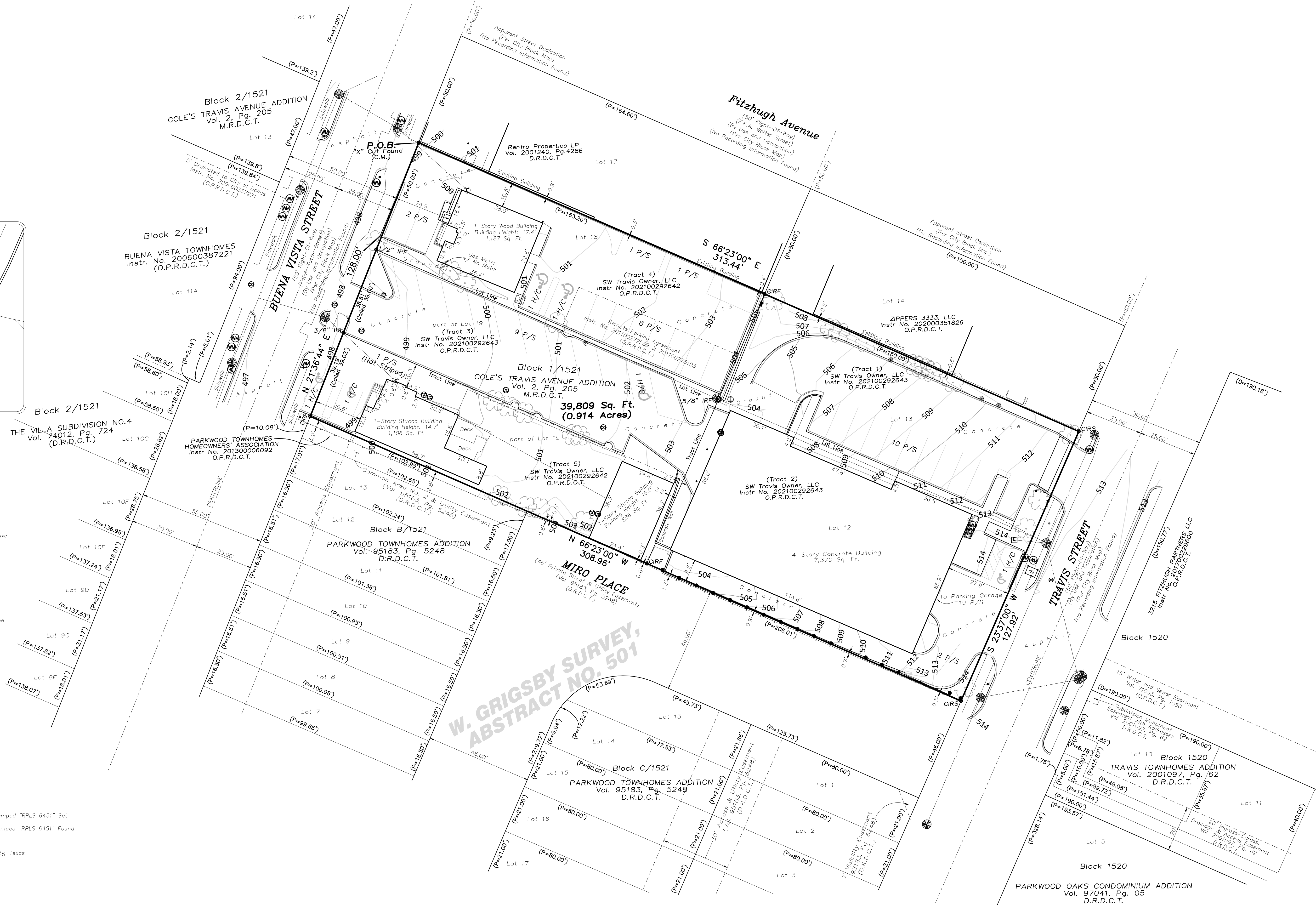
NOTES:
P.O.B. = Point of Beginning
IRF = Iron Rod Found
IPF = Iron Pipe Found
CIRS = 5/8" Iron Rod with Purple Plastic Cap Stamped "RPLS 6451" Set
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Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
Vol., Pg. = Volume, Page
D.R.D.C.T. = Deed Records, Dallas County, Texas
M.R.D.C.T. = Map Records, Dallas County, Texas
(C.M.) = Controlling Monument
Sq. Ft. = Square Feet
P/S = Parking Space
(D)= = Deed Distance
(P)= = Plat Distance

The purpose of this plat is to create one (1) Lot from four (4) Lots.

Basis of Bearings: STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0335 K, dated July 07, 2014. Property is in zone X.

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Contact: Stephanie Laughlin
972-834-7316
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OWNER
SW Travis Owner, LLC
c/o Stillwater Capital
4145 Travis Street, Suite 300
Dallas Texas, 75204

SURVEYOR
Duenes Land Surveying, LLC
2112 Blockfoot Trail
Mesquite, Texas 75149
Contact: Dustin D. Davison, RPLS
214-317-0685
dustin@dueneslandsurveying.com

**PRELIMINARY PLAT
STILLWATER ADDITION
LOT 1A, BLOCK 1/1521
BEING A REPLAT OF
LOTS 12, 13, 18, & 19, BLOCK 1/1521
39,809 Square Feet, 0.914 Acres
W. GRIGSBY SURVEY, ABSTRACT NO. 501
City of Dallas, Dallas County, Texas**

SCALE 1" = 20'
February 28, 2022
S212-119 SHEET 1 OF 2

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SW Travis Owner, LLC, do hereby adopt this plat, designating the hereon described property as STILLWATER 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 herein 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, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2022.

By: SW Travis Owner, LLC

Owner

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared SW Travis Owner, LLC known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2022.

NOTARY PUBLIC in and for the State of Texas

By: SW Travis Owner, LLC

Owner

OWNER'S CERTIFICATE

COUNTY OF DALLAS)(
STATE OF TEXAS)(

WHEREAS, SW Travis Owner, LLC, is the owner of a 39,809 square foot (0.914 acre) tract of land situated in the W. GRIGSBY SURVEY, ABSTRACT NO. 501, City of Dallas, Dallas County, Texas, same being all of Lots 12, 13, 18, and 19, Block 1/1521, of the COLE'S TRAVIS AVENUE ADDITION, an Addition to the City of Dallas, by plat recorded in Volume 2, Page 205, Map Records, Dallas County, Texas, further being those certain tracts of land conveyed to SW Travis Owner, LLC, by Special Warranty Deeds recorded in Instrument Numbers 202100292642 and 202100292643, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.), and being more particularly described my metes and bounds as follows:

BEGINNING at an "X" Cut found (Controlling Monument) in the southeast line of Buena Vista Street (50' R.O.W.), same being the northerly corner of Lot 18 of said Addition, further being the westerly corner of Lot 17 of said Addition;

THENCE South 66 degrees 23 minutes 00 seconds East, departing said southeast line, along the common line of said Lots 17 and 18, passing at a distance of 164.23 feet, a 5/8" Iron Rod with Purple Plastic Cap Stamped "RPLS 6451" found for the westerly corner of Lot 14 and the northerly corner of Lot 13 of said Addition, and continuing for a total distance of 313.44 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set for the south corner of said Lot 14, same being in the northwesterly right-of-way line of Travis Street (50' R.O.W.);

THENCE South 23 degrees 37 minutes 00 seconds West, along said northwesterly right-of-way line, for a distance of 127.92 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set for the southerly corner of Lot 12 of said Addition, same being at the intersection of said northwest line of Travis Street and the northeasterly right-of-way line of Mira Place (46' Private Street & Utility Easement), as recorded on plat of PARKWOOD TOWNHOMES ADDITION, an Addition to the City of Dallas, by plat recorded in Volume 95183, Page 5248, Deed Records, Dallas County, Texas;

THENCE North 66 degrees 23 minutes 00 seconds West, departing said northwesterly right-of-way line, and along said northeasterly right-of-way line, passing at a distance of 149.21 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" found (Controlling Monument) for the westerly corner of said Lot 12, same being the southerly corner of aforementioned Lot 19, and continuing for a total distance of 308.96 feet to a 5/8" Iron Rod with Purple Plastic Cap Stamped "RPLS 6451" found for the westerly corner of the said Lot 19, same being in the southeast line of aforementioned Buena Vista Street;

THENCE North 21 degrees 36 minutes 44 seconds East, along said southeast right-of-way line, for a distance of 128.00 feet, to the POINT OF BEGINNING and containing 39,809 square feet or 0.914 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Dustin D. Davison, 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 from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the _____ day of _____, 2022.

PRELIMINARY
RELEASED 02/28/22 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2022.

NOTARY PUBLIC in and for the State of Texas

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P.O.M. = Point of Measurement (Building Height)
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OWNER
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c/o Stillwater Capital
4145 Travis Street, Suite 300
Dallas Texas, 75204

SURVEYOR
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