

LINE	DIRECTION	LENGTH
L1	S88°50'51"W	34.99'
L2	N00°47'05"W	11.80'
L3	N45°47'05"W	17.46'
L4	S44°12'55"W	17.59'
L5	S00°47'05"E	32.80'
L6	S45°47'05"E	21.21'
L7	S44°12'55"W	21.21'
L8	S46°49'56"E	20.83'
L9	N45°47'05"W	21.21'
L10	N44°12'55"E	21.21'
L11	N44°12'55"E	21.21'
L12	N45°47'05"W	21.21'
L13	N44°12'55"E	21.21'
L14	S45°57'12"E	21.15'
L15	S45°47'05"E	21.21'
L16	S44°12'55"W	21.21'
L17	N45°47'05"W	21.21'
L18	N44°12'55"E	21.21'
L19	S45°47'05"E	21.21'
L20	S00°47'05"E	11.96'
L21	S44°12'55"W	21.21'
L22	N45°47'05"W	21.21'
L23	N44°12'55"E	21.21'
L24	S45°47'05"E	21.21'
L25	S44°12'55"W	21.21'
L26	N45°47'05"W	21.21'
L27	N44°12'55"E	21.21'
L28	S45°47'05"E	21.21'
L29	S00°47'05"E	11.79'
L30	S44°12'55"W	21.61'
L31	N46°49'56"E	20.83'
L32	N44°12'55"E	21.21'
L33	N10°56'20"E	45.96'
L34	N00°47'05"W	45.00'
L35	N42°27'26"E	32.61'
L36	N55°47'05"W	49.96'
L37	S89°19'11"W	15.82'
L38	S89°19'11"W	15.56'
L39	N01°49'56"W	29.98'
L40	S44°12'02"W	20.92'
L41	N00°47'05"W	14.00'
L42	S43°19'28"W	19.28'
L43	N45°47'05"W	19.05'
L44	N43°41'30"E	19.23'
L45	S25°31'45"W	27.61'
L46	N46°48'02"W	32.75'
L47	N29°16'21"W	37.58'
L48	N29°16'21"W	37.58'
L49	N29°16'21"W	37.58'
L50	N29°16'21"W	37.58'
L51	S46°48'02"E	32.75'
L52	S46°48'02"E	30.70'
L53	N25°31'45"E	27.61'
L54	S88°10'04"W	17.78'
L55	S88°17'18"W	28.16'
L56	S32°35'19"W	177.78'
L57	S32°35'19"W	201.41'
L58	S00°47'05"E	126.82'
L59	S00°47'05"E	121.81'
L60	S46°48'02"E	57.18'
L61	N61°50'54"W	53.12'
L62	N00°01'10"W	26.81'
L63	S46°48'02"E	32.75'
L64	S00°01'10"E	17.77'
L65	S61°50'54"E	44.07'
L66	S27°49'13"W	14.99'
L67	S89°19'11"W	15.69'
L68	N55°47'05"W	6.27'
L69	S25°31'45"W	27.61'
L70	S29°16'21"E	37.58'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.52'	192.00'	7°01'06"	N04°17'38"W	23.50'
C2	37.73'	308.00'	7°01'06"	S04°17'38"E	37.70'
C3	56.21'	308.00'	10°27'25"	S04°26'38"W	56.14'
C4	45.99'	252.00'	10°27'25"	N04°26'38"E	45.93'
C5	20.45'	18.00'	65°05'43"	S56°39'58"W	19.37'
C6	286.44'	58.00'	282°57'48"	S14°24'00"E	72.24'
C7	11.90'	18.00'	37°52'00"	S71°51'06"E	11.68'
C8	262.44'	58.00'	259°15'55"	S36°22'01"W	89.33'
C9	24.45'	18.00'	77°49'30"	N52°55'07"W	22.61'
C10	11.31'	18.14'	35°43'58"	N72°22'52"E	11.13'
C11	147.98'	53.50'	158°28'59"	N46°18'30"W	105.12'
C12	11.31'	18.14'	35°43'58"	S15°00'07"W	11.13'
C13	11.31'	18.14'	35°43'58"	S16°34'18"E	11.13'
C14	147.00'	53.50'	157°26'01"	N44°12'55"E	104.93'
C15	11.28'	19.94'	32°24'21"	N74°59'52"W	11.13'
C16	12.84'	23.23'	31°41'03"	N72°01'52"E	12.68'
C17	143.77'	53.25'	154°41'28"	N44°43'39"W	103.92'
C18	11.32'	18.14'	35°43'58"	S15°01'09"W	11.14'
C19	11.31'	18.14'	35°43'48"	S16°34'18"E	11.13'
C20	147.02'	53.50'	157°27'04"	N44°12'55"E	104.93'
C21	11.31'	18.14'	35°43'58"	N74°59'52"W	11.13'
C22	30.38'	248.00'	7°01'06"	S04°17'38"E	30.36'
C23	30.87'	252.00'	7°01'06"	S04°17'38"E	30.85'
C24	45.99'	252.00'	10°27'25"	S04°26'38"W	45.93'
C25	56.21'	308.00'	10°27'25"	S04°26'38"W	56.13'
C26	10.78'	308.00'	2°00'18"	S00°13'04"W	10.78'
C27	45.31'	308.00'	8°25'41"	S05°26'04"W	45.26'
C28	0.13'	308.00'	0°01'26"	S09°39'37"W	0.13'
C29	29.17'	58.00'	28°49'12"	N38°31'41"E	28.87'
C30	45.53'	58.00'	44°58'29"	N75°25'32"E	44.37'
C31	36.51'	58.00'	36°04'06"	S64°03'10"E	35.91'
C32	175.22'	58.00'	173°05'27"	S40°31'53"W	115.79'
C33	30.47'	57.87'	30°10'09"	S78°13'52"E	30.12'
C34	31.78'	58.00'	31°23'36"	S47°27'59"E	31.38'
C35	28.67'	58.00'	28°19'05"	S17°36'39"E	28.38'
C36	51.12'	58.00'	50°30'00"	S21°47'12"E	49.48'
C37	1.63'	18.00'	5°11'47"	N89°13'59"W	1.63'
C38	28.26'	53.50'	30°15'52"	S69°34'56"W	27.93'
C39	34.84'	53.50'	37°18'38"	N76°37'49"W	34.23'
C40	39.09'	53.50'	41°51'43"	N37°02'38"W	38.23'
C41	45.80'	53.50'	49°02'46"	N08°24'36"E	44.41'
C42	1.78'	18.14'	5°36'27"	S30°03'52"W	1.77'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C43	9.54'	18.17'	30°04'44"	S12°11'21"W	9.43'
C44	4.36'	18.14'	21°58'12"	S09°41'30"E	4.33'
C45	4.36'	18.14'	13°45'30"	S27°32'24"E	4.33'
C46	39.61'	53.50'	42°25'23"	N13°17'24"W	38.71'
C47	33.00'	53.50'	35°20'39"	N25°35'37"E	32.48'
C48	31.77'	53.50'	34°01'26"	N60°16'40"E	31.31'
C49	42.29'	53.50'	45°17'43"	S80°03'46"E	41.20'
C50	0.32'	53.50'	0°20'50"	S57°14'30"E	0.32'
C51	12.84'	23.23'	31°41'03"	N72°01'52"E	12.68'
C52	2.11'	23.23'	5°12'57"	N58°47'49"E	2.11'
C53	38.58'	53.25'	41°30'46"	S78°41'01"W	37.74'
C54	32.02'	53.25'	34°27'10"	N63°20'01"W	31.54'
C55	36.79'	53.25'	39°35'04"	N26°18'54"W	36.06'
C56	36.38'	53.25'	39°08'26"	N13°02'51"E	35.67'
C57	9.87'	18.15'	31°10'19"	S17°18'23"W	9.75'
C58	1.45'	18.15'	4°34'29"	S00°34'00"E	1.45'
C59	28.89'	53.42'	30°58'49"	N19°02'01"W	28.54'
C60	38.81'	53.41'	41°38'03"	N17°12'59"E	37.97'
C61	31.41'	54.48'	33°02'24"	N54°49'47"E	30.98'
C62	47.56'	53.50'	50°55'51"	S82°52'28"E	46.01'
C63	0.32'	53.50'	0°20'27"	N57°14'18"W	0.32'
C64	12.55'	248.00'	2°53'55"	N02°14'03"W	12.55'
C65	17.83'	248.00'	4°07'10"	N05°44'35"W	17.83'
C66	2.77'	252.00'	0°37'49"	S07°29'16"E	2.77'
C67	28.10'	252.00'	6°23'16"	S03°58'43"E	28.08'
C68	31.37'	308.00'	3°58'32"	N07°41'04"E	21.37'
C69	24.84'	308.00'	6°28'55"	N02°27'21"E	24.82'
C70	322.79'	530.00'	34°53'44"	N73°13'57"W	317.83'
C71	246.31'	470.00'	30°01'34"	N75°40'01"W	243.50'
C72	51.10'	280.00'	10°27'25"	N04°26'38"E	51.03'
C73	51.10'	280.00'	10°27'25"	S04°26'38"W	51.03'
C74	34.30'	280.00'	7°01'06"	S04°17'38"E	34.28'
C75	26.95'	220.00'	7°01'06"	N04°17'38"E	26.93'
C76	15.33'	58.00'	15°08'50"	S54°36'37"W	15.29'

Addressing plan approved for S201-698 on 9/8/2023
 Revised 6/28/2024
 - Alex Jones

LEGEND / ABBREVIATIONS	DESCRIPTION
---	ABSTRACT LINE
---	ADJOINER LINE
---	BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
●	IRON ROD FOUND
○	IRON PIPE FOUND
●	2" ALUMINUM DISC STAMPED WITH BLOCK LETTER / DALLAS CITY BLOCK NO. LANDPOINT 10194220
●	5/8"-INCH IRON ROD WITH 3" ALUMINUM DISK STAMPED "ELLINGTON WOODS, LANDPOINT 10194220" SET
○	CAPPED IRON ROD SET
○	DALLAS FLOODWAY MARKER
⊠	FENCE CORNER POST
○	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
○	DEED RECORDS, DALLAS COUNTY, TEXAS
○	MAP RECORDS, DALLAS COUNTY, TEXAS
○	IRF
○	CIRF
○	CIRS
○	IPF
○	B.L.
○	ESMT.
○	P.O.B.
○	R.O.W.
○	NO.
○	VOL.
○	PG.
○	SQ. FT.

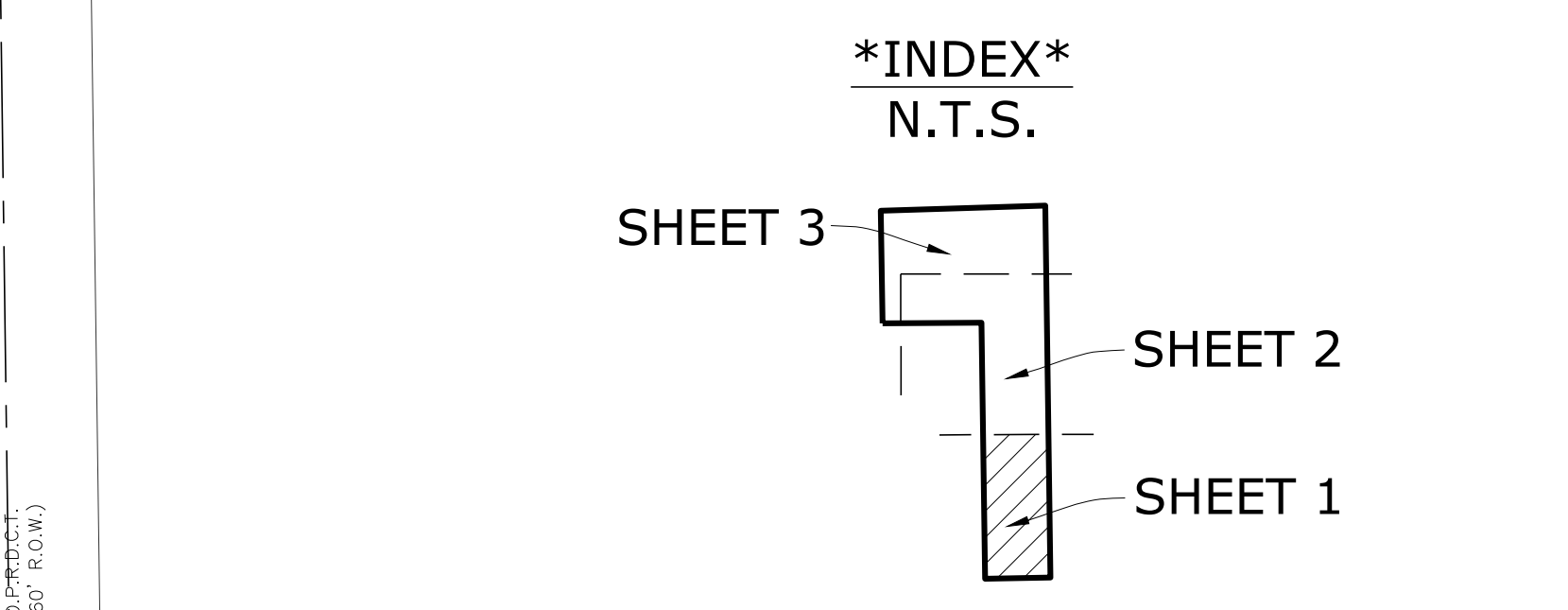
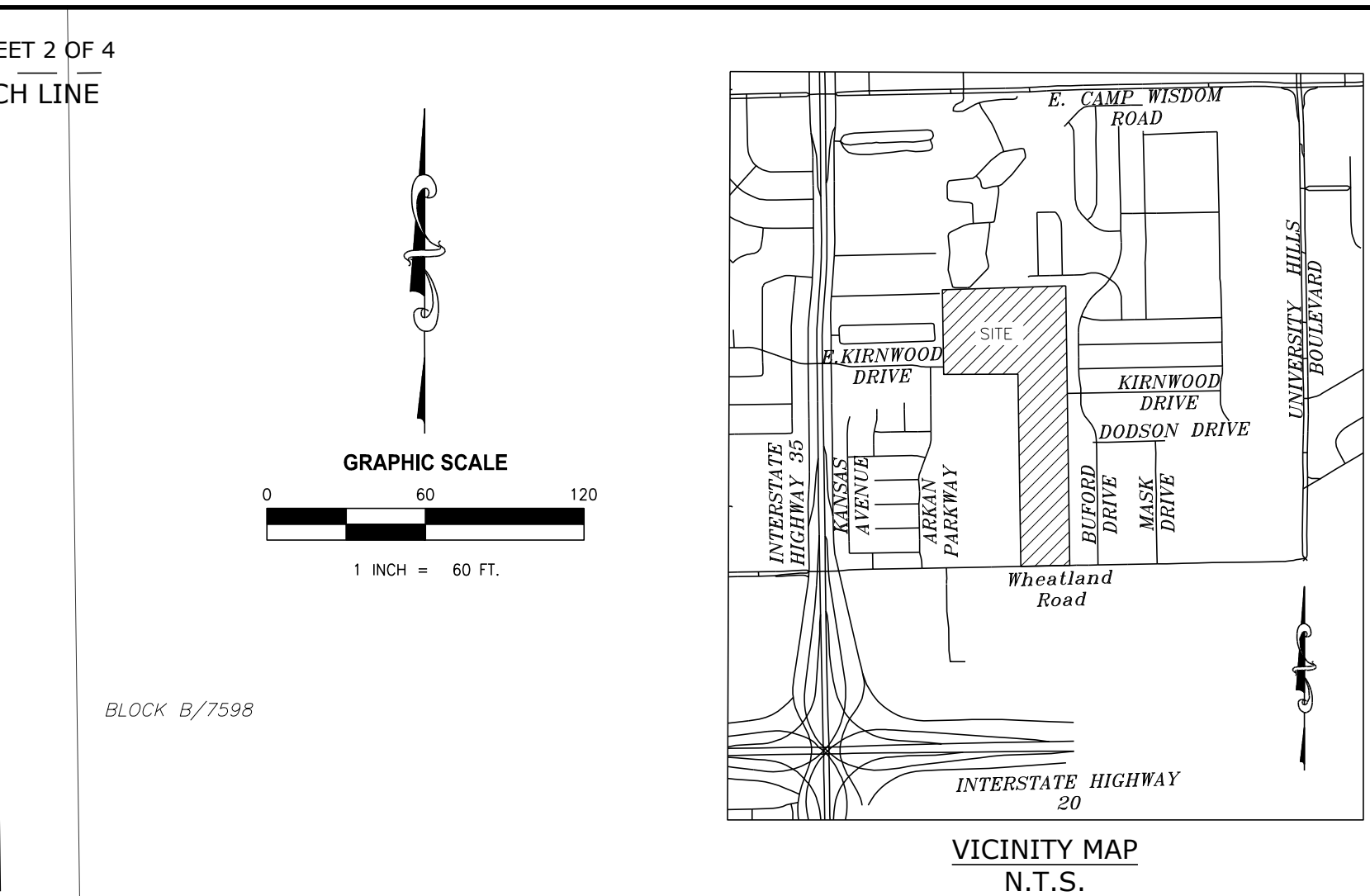
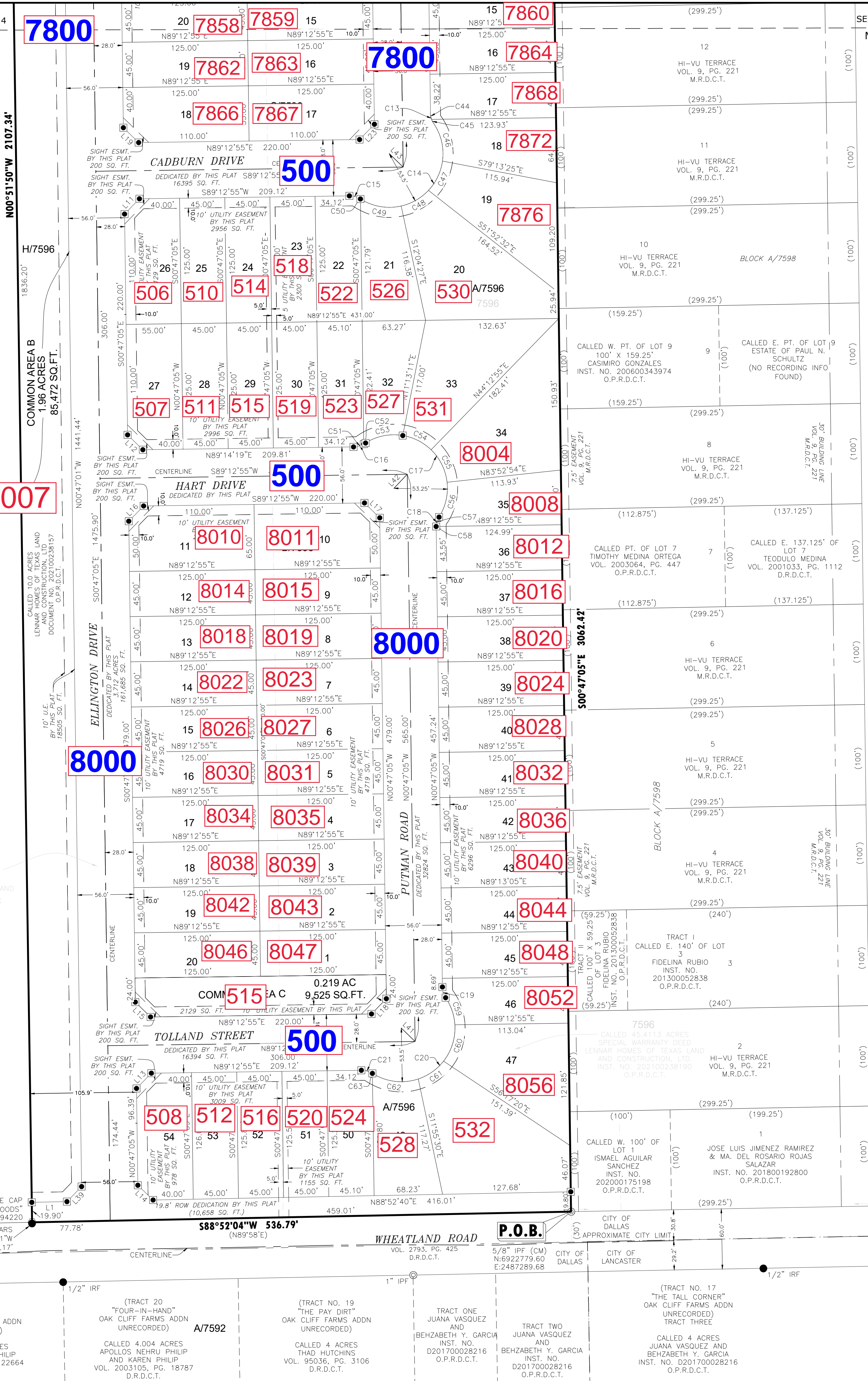
MORRIS FARRIS SURVEY
 ABSTRACT NO. 460

CALLLED 10.01 ACRES
 MANASSEH PHILLIP
 INST. NO. 201900350292
 O.P.R.D.C.T.

CALLLED 0.3101 ACRE
 BAUDELO GARCIA
 AND WIFE,
 MARY GARCIA
 VOL. 2000155, PG. 2107
 D.R.D.C.T.

CALLLED 20.0 ACRES
 MR. MANASSEH PHILLIP
 DBA/BIC BIRD TREE
 SERVICE
 DEED OF TRUST
 VOL. 95101, PG. 1932
 D.R.D.C.T.

(TRACT NO. 22)
 "THE CLIFFDALE"
 OAK CLIFF FARMS ADDN
 UNRECORDED)



INDEX
 N.T.S.
 SHEET 3
 SHEET 2
 SHEET 1

No structures exist on property, herein.
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A COMMUNITY UNIT DEVELOPMENT
 FINAL PLAT

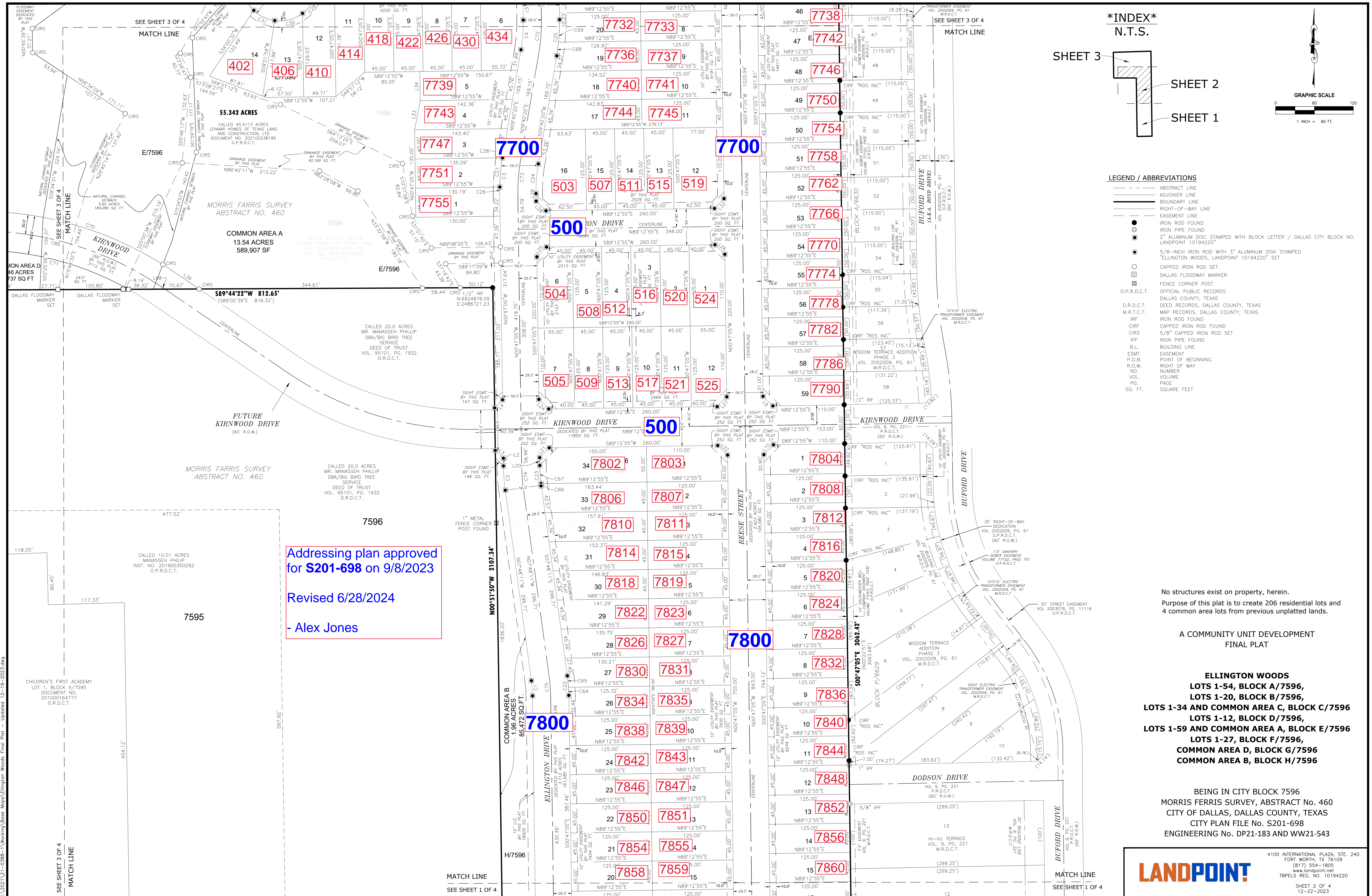
ELLINGTON WOODS
 LOTS 1-54, BLOCK A/7596,
 LOTS 1-20, BLOCK B/7596,
 LOTS 1-34 AND COMMON AREA C, BLOCK C/7596,
 LOTS 1-12, BLOCK D/7596,
 LOTS 1-59 AND COMMON AREA A, BLOCK E/7596
 LOTS 1-27, BLOCK F/7596,
 COMMON AREA D, BLOCK G/7596
 COMMON AREA B, BLOCK H/7596

BEING IN CITY BLOCK 7596
 MORRIS FARRIS SURVEY, ABSTRACT NO. 460
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S201-698
 ENGINEERING No. DP21-183 AND WW21-543

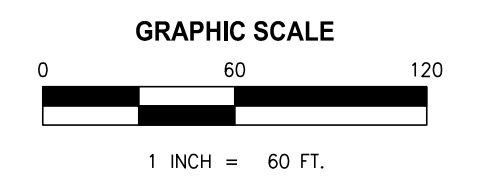
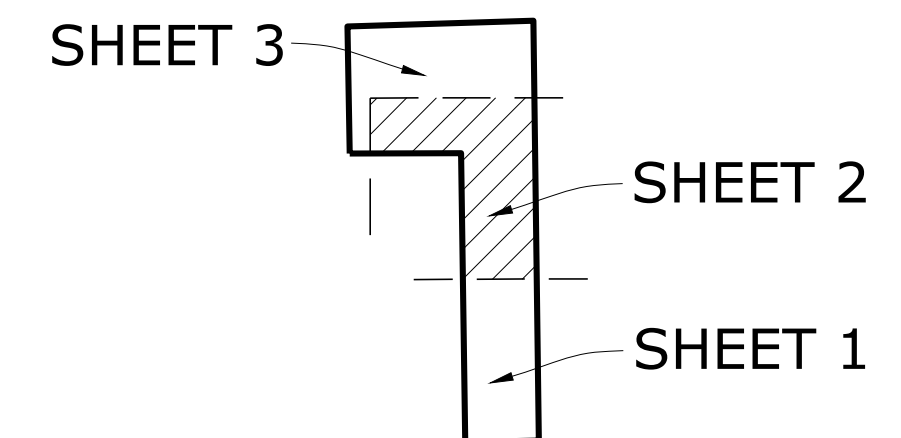
LANDPOINT

4100 INTERNATIONAL PLAZA, STE. 240
 FORT WORTH, TX 76109
 (817) 554-1805
 www.landpoint.net
 TBPELS REG. NO. 10194220

SHEET 1 OF 4
 12-22-2023



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N.T.S.



LEGEND / ABBREVIATIONS

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- IRON PIPE FOUND
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- CAPPED IRON ROD SET
- ⊗ FENCE FLOODWAY MARKER
- ⊗ FENCE CORNER POST
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.T.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
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- CIRF CAPPED IRON ROD FOUND
- CIRS 5/8" CAPPED IRON ROD SET
- IPF IRON PIPE FOUND
- B.L. BUILDING LINE
- E.S.M.T. EASEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- NO. NUMBER
- VOL. VOLUME
- P.C. PAGE
- SQ. FT. SQUARE FEET

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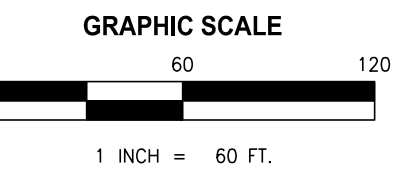
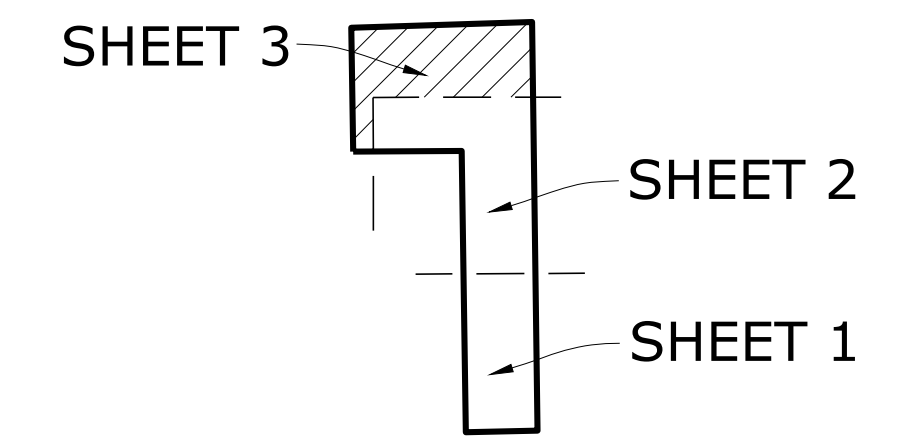
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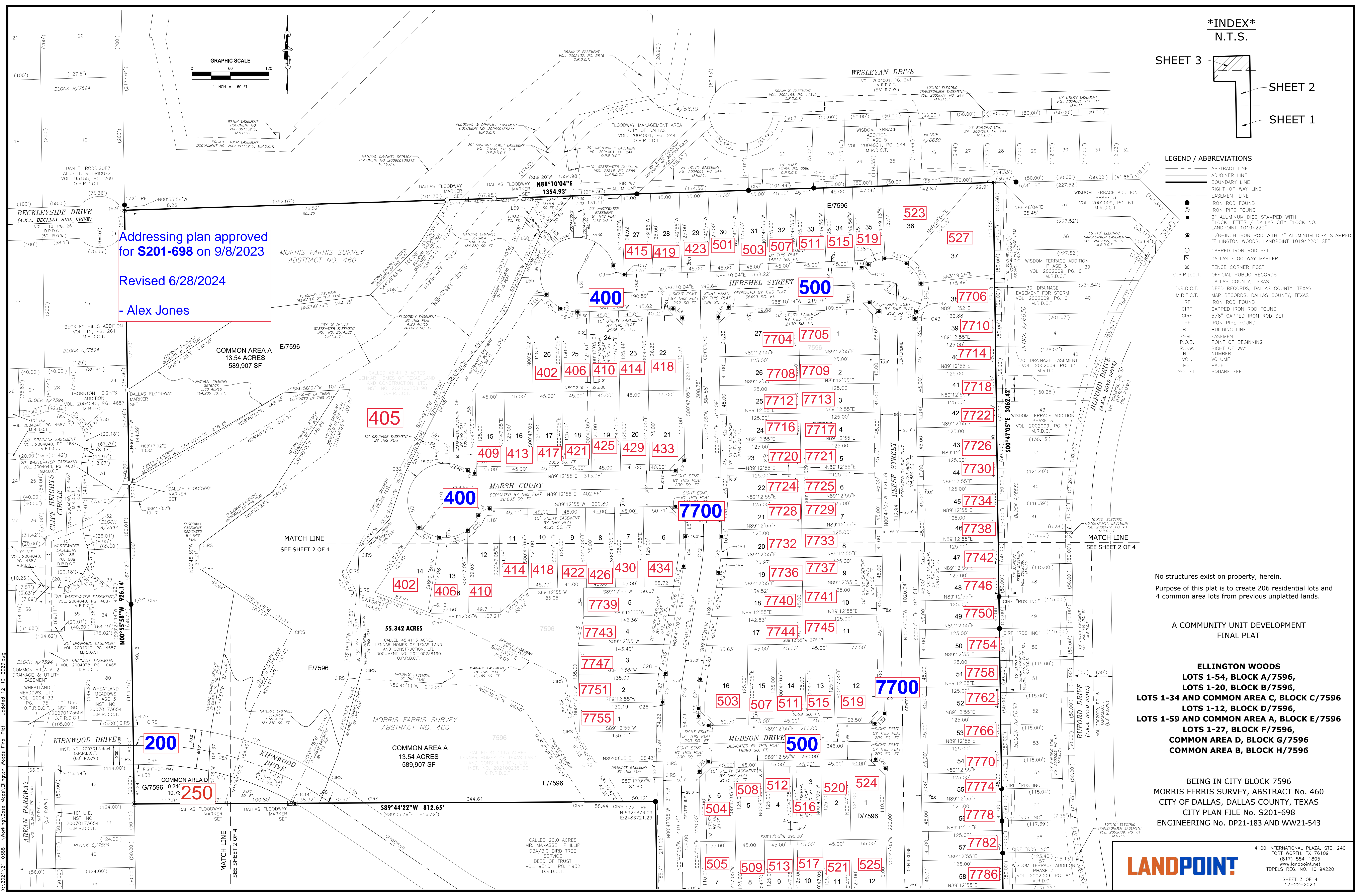
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LOT AREAS TABLE																				
Block	Lot	Area (sq. ft.)	Acres	% Reduction (from 7500 sq. ft.)	Block	Lot	Area (sq. ft.)	Acres	% Reduction (from 7500 sq. ft.)	Block	Lot	Area (sq. ft.)	Acres	% Reduction (from 7500 sq. ft.)	Block	Lot	Area (sq. ft.)	Acres	% Reduction (from 7500 sq. ft.)	
A/7596	1	5625	0.129	25%	B/7596	1	5625	0.129	25%	D/7596	1	6763	0.155	0.0983	E/7596	43	5625	0.129	25%	
A/7596	2	5625	0.129	25%	B/7596	2	5625	0.129	25%	D/7596	2	5625	0.129	0.2500	E/7596	44	5625	0.129	25%	
A/7596	3	5625	0.129	25%	B/7596	3	5625	0.129	25%	D/7596	3	5625	0.129	0.2500	E/7596	45	5625	0.129	25%	
A/7596	4	5625	0.129	25%	B/7596	4	5625	0.129	25%	D/7596	4	5625	0.129	0.2500	E/7596	46	5625	0.129	25%	
A/7596	5	5625	0.129	25%	B/7596	5	5625	0.129	25%	D/7596	5	5625	0.129	0.2500	E/7596	47	5625	0.129	25%	
A/7596	6	5625	0.129	25%	B/7596	6	5625	0.129	25%	D/7596	6	6763	0.155	0.0983	E/7596	48	5625	0.129	25%	
A/7596	7	5625	0.129	25%	B/7596	7	5625	0.129	25%	D/7596	7	6763	0.155	0.0983	E/7596	49	5625	0.129	25%	
A/7596	8	5625	0.129	25%	B/7596	8	5625	0.129	25%	D/7596	8	5625	0.129	0.2500	E/7596	50	5625	0.129	25%	
A/7596	9	5625	0.129	25%	B/7596	9	5625	0.129	25%	D/7596	9	5625	0.129	0.2500	E/7596	51	5625	0.129	25%	
A/7596	10	5625	0.129	25%	B/7596	10	6763	0.155	10%	D/7596	10	5625	0.129	0.2500	E/7596	52	5625	0.129	25%	
A/7596	11	5625	0.129	25%	B/7596	11	6732	0.155	10%	D/7596	11	5625	0.129	0.2500	E/7596	53	5625	0.129	25%	
A/7596	12	5625	0.129	25%	B/7596	12	5625	0.129	25%	D/7596	12	6763	0.155	0.0983	E/7596	54	5625	0.129	25%	
A/7596	13	5625	0.129	25%	B/7596	13	5625	0.129	25%	E/7596	1	6295	0.145	0.1606	E/7596	55	5625	0.129	25%	
A/7596	14	5625	0.129	25%	B/7596	14	5625	0.129	25%	E/7596	2	6266	0.144	0.1646	E/7596	56	5625	0.129	25%	
A/7596	15	5625	0.129	25%	B/7596	15	5625	0.129	25%	E/7596	3	6367	0.146	0.1511	E/7596	57	5625	0.129	25%	
A/7596	16	5625	0.129	25%	B/7596	16	5625	0.129	25%	E/7596	4	6406	0.147	0.1458	E/7596	58	5625	0.129	25%	
A/7596	17	5630	0.129	25%	B/7596	17	5625	0.129	25%	E/7596	5	6593	0.151	0.1209	E/7596	59	5638	0.129	25%	
A/7596	18	6289	0.144	16%	B/7596	18	6763	0.155	10%	E/7596	6	7064	0.162	0.0581	F/7596	1	9925	0.228	0%	
A/7596	19	8868	0.204	0%	B/7596	19	8948	0.205	0%	E/7596	7	5625	0.129	0.2500	F/7596	2	5625	0.129	25%	
A/7596	20	12030	0.276	0%	B/7596	20	7231	0.166	4%	E/7596	8	5625	0.129	0.2500	F/7596	3	5625	0.129	25%	
A/7596	21	6099	0.140	19%	C/7596	1	6861	0.158	9%	E/7596	9	5625	0.129	0.2500	F/7596	4	5625	0.129	25%	
A/7596	22	5633	0.129	25%	C/7596	2	5664	0.130	24%	E/7596	10	5625	0.129	0.2500	F/7596	5	5625	0.129	25%	
A/7596	23	5625	0.129	25%	C/7596	3	5625	0.129	25%	E/7596	11	5625	0.129	0.2500	F/7596	6	5625	0.129	25%	
A/7596	24	5625	0.129	25%	C/7596	4	5625	0.129	25%	E/7596	12	7005	0.161	0.0660	F/7596	7	5625	0.129	25%	
A/7596	25	5625	0.129	25%	C/7596	5	5625	0.129	25%	E/7596	13	6526	0.150	0.1299	F/7596	8	5625	0.129	25%	
A/7596	26	6763	0.155	10%	C/7596	6	5625	0.129	25%	E/7596	14	7197	0.165	0.0404	F/7596	9	5625	0.129	25%	
A/7596	27	6763	0.155	10%	C/7596	7	5625	0.129	25%	E/7596	15	5625	0.129	0.2500	F/7596	10	5625	0.129	25%	
A/7596	28	5625	0.129	25%	C/7596	8	5625	0.129	25%	E/7596	16	5625	0.129	0.2500	F/7596	11	5625	0.129	25%	
A/7596	29	5625	0.129	25%	C/7596	9	5625	0.129	25%	E/7596	17	5625	0.129	0.2500	F/7596	12	9575	0.220	0%	
A/7596	30	5625	0.129	25%	C/7596	10	5625	0.129	0%	E/7596	18	5625	0.129	0.2500	F/7596	13	5625	0.129	25%	
A/7596	31	5633	0.129	25%	C/7596	11	9262	0.213	25%	E/7596	19	5625	0.129	0.2500	F/7596	14	5625	0.129	25%	
A/7596	32	6012	0.138	20%	C/7596	12	5625	0.129	25%	E/7596	20	5625	0.129	0.2500	F/7596	15	5625	0.129	25%	
A/7596	33	10374	0.238	0%	C/7596	13	5625	0.129	25%	E/7596	21	6763	0.155	0.0983	F/7596	16	9038	0.207	0%	
A/7596	34	10374	0.238	0%	C/7596	14	5625	0.129	25%	E/7596	22	6861	0.158	0.0852	F/7596	17	6614	0.152	12%	
A/7596	35	11698	0.269	0%	C/7596	15	5625	0.129	25%	E/7596	23	5664	0.130	0.2447	F/7596	18	6240	0.143	17%	
A/7596	36	5625	0.129	25%	C/7596	16	5625	0.129	25%	E/7596	24	5625	0.129	0.2500	F/7596	19	5872	0.135	25%	
A/7596	37	5625	0.129	25%	C/7596	17	5625	0.129	25%	E/7596	25	5663	0.130	0.2449	F/7596	20	5648	0.130	25%	
A/7596	38	5625	0.129	25%	C/7596	18	6763	0.155	10%	E/7596	26	6507	0.149	0.1324	F/7596	21	5625	0.129	25%	
A/7596	39	5625	0.129	25%	C/7596	19	5625	0.129	25%	E/7596	27	6218	0.143	0.1709	F/7596	22	5625	0.129	25%	
A/7596	40	5625	0.129	25%	C/7596	20	5625	0.129	25%	E/7596	28	5625	0.129	0.2500	F/7596	23	5625	0.129	25%	
A/7596	41	5625	0.129	25%	C/7596	21	5625	0.129	25%	E/7596	29	5625	0.129	0.2500	F/7596	24	5625	0.129	25%	
A/7596	42	5625	0.129	25%	C/7596	22	5625	0.129	25%	E/7596	30	5625	0.129	0.2500	F/7596	25	5625	0.129	25%	
A/7596	43	5625	0.129	25%	C/7596	23	5625	0.129	25%	E/7596	31	5625	0.129	0.2500	F/7596	26	5625	0.129	25%	
A/7596	44	5625	0.129	25%	C/7596	24	5625	0.129	25%	E/7596	32	5625	0.129	0.2500	F/7596	27	9635	0.221	0%	
A/7596	45	5625	0.129	25%	C/7596	25	5625	0.129	25%	E/7596	33	5625	0.129	0.2500						
A/7596	46	5886	0.135	22%	C/7596	26	5626	0.129	25%	E/7596	34	5625	0.129	0.2500						
A/7596	47	9670	0.222	0%	C/7596	27	5739	0.132	23%	E/7596	35	5736	0.132	0.2351						
A/7596	48	13062	0.300	0%	C/7596	28	5984	0.137	20%	E/7596	36	10636	0.244	0.0000						
A/7596	49	6703	0.154	11%	C/7596	29	6233	0.143	17%	E/7596	37	13639	0.313	0.0000						
A/7596	50	5638	0.129	25%	C/7596	30	6483	0.149	14%	E/7596	38	6068	0.139	0.1910						
A/7596	51	5643	0.130	25%	C/7596	31	6732	0.155	10%	E/7596	39	5625	0.129	0.2500						
A/7596	52	5655	0.130	25%	C/7596	32	5625	0.129	25%	E/7596	40	5625	0.129	0.2500						
A/7596	53	5667	0.130	24%	C/7596	33	5625	0.129	25%	E/7596	41	5625	0.129	0.2500						
A/7596	54	6717	0.154	10%	C/7596	34	5625	0.129	25%	E/7596	42	5625	0.129	0.2500						

GENERAL NOTES

- THE COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- ELEVATIONS ARE BASED ON NAVD 88 - GEOID 18 AND ARE REFERENCED TO DALLAS WATER UTILITIES (DWU) BENCHMARK 64-Y-1S AS DESCRIBED BELOW:
- ALL 'CIRS' ARE 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LANDPOINT" UNLESS OTHERWISE NOTED.
- THE PURPOSE OF THIS PLAT IS TO CREATE 206 RESIDENTIAL LOTS OUT OF A 55.342 ACRE TRACT.
- ALL MONUMENTS ARE SET OR FOUND AS SHOWN HEREON.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

Floodway Easement Statement
(Within a Common Area)

The existing water courses, creek or creeks described as Floodway Easement traversing along Block G/7596 within the limits of this addition, will remain as an open channel at all times and will be maintained by the Homeowner's Association. 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 G/7596, unless approved by the Directors of Development Services and Dallas Water Utilities; 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. The Homeowner's Association 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 Homeowner's Association to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block G/7596, 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 defined. 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 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

TYPE OF CONVEYANCE
SPECIAL WARRANTY DEED

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Lennar Homes of Texas Land and Construction, LTD, acting by and through their duly authorized agent, does hereby adopt this plat, designating the herein above described property as **ELLINGTON WOODS**, 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 land 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 plotting ordinances, rules, regulations and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____ 2023.

Representative - Lennar Homes of Texas Land and Construction, LTD

Name _____

Title: _____

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ day of _____ 2023.

My commission expires: _____ Notary Public, State of Texas

No structures exist on property, herein.
Purpose of this plat is to create 206 residential lots and 4 common area lots from previous unplatted lands.