

SEE SHEET 2 OF 4  
MATCH LINE

SEE SHEET 2 OF 4  
MATCH LINE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.52	192.00	7°01'04"	N04°17'38"W	23.50
C2	37.73	308.00	7°01'04"	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"	S58°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°51'04"W	11.68
C8	263.44	58.00	259°15'55"	S34°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°43'55"	N72°22'52"E	11.13
C11	147.98	53.50	158°28'39"	N46°18'30"W	105.12
C12	11.31	18.14	35°43'55"	S15°00'07"W	11.13
C13	11.31	18.14	35°43'48"	S16°34'18"E	11.13
C14	147.00	53.50	157°26'01"	N44°12'55"W	104.93
C15	11.28	19.64	32°24'21"	N74°59'59"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	18.15	35°44'47"	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"W	104.93
C21	11.31	18.14	35°43'39"	N74°59'52"W	11.13
C22	30.28	248.00	7°01'04"	S04°17'38"E	30.26
C23	30.87	252.00	7°01'04"	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°49'11"	N38°31'41"E	28.87
C30	45.53	58.00	44°58'59"	N75°32'12"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	200.19	58.00	197°45'49"	S67°04'43"W	114.61
C36	24.45	18.00	77°49'30"	N52°55'07"W	22.61
C37	1.67	18.00	5°11'47"	N89°13'59"W	1.67
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°34'27"	S30°03'52"W	1.77
C43	9.54	18.17	30°04'44"	S12°11'21"W	9.43
C44	6.96	18.14	21°58'12"	S09°41'30"E	6.91
C45	4.36	18.14	13°45'36"	S27°22'24"E	4.35
C46	39.61	53.50	42°52'23"	N19°17'24"W	38.71
C47	33.00	53.50	35°20'39"	N25°13'37"E	32.48
C48	31.77	53.50	34°01'26"	N40°14'40"E	31.31
C49	42.29	53.50	45°17'43"	S80°03'46"E	41.20
C50	0.32	53.50	0°10'50"	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°12'52"	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°34'39"	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°10'27"	N57°14'18"W	0.32
C64	12.55	248.00	2°15'55"	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°37'40"	S07°29'14"E	2.77
C67	28.10	252.00	6°28'16"	S09°58'43"E	28.08
C68	21.37	308.00	3°18'32"	N07°41'04"E	21.37
C69	34.84	308.00	6°28'53"	N02°27'21"E	34.82
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

LEGEND / ABBREVIATIONS

- ABSTRACT LINE
- - - ADJOINER LINE
- BOUNDARY LINE
- - - RIGHT-OF-WAY LINE
- - - BUILDING LINE
- - - EASEMENT LINE
- ASPHALT
- GRAVEL
- WIRE FENCE
- CHAINLINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- IRON ROD FOUND
- IRON PIPE FOUND
- CAPPED IRON ROD SET
- SANITARY MANHOLE
- BENCHMARK
- O.P.R.D.C.T.
- D.R.D.C.T.
- M.R.T.C.T.
- IRF
- CIRF
- CIR
- IPF

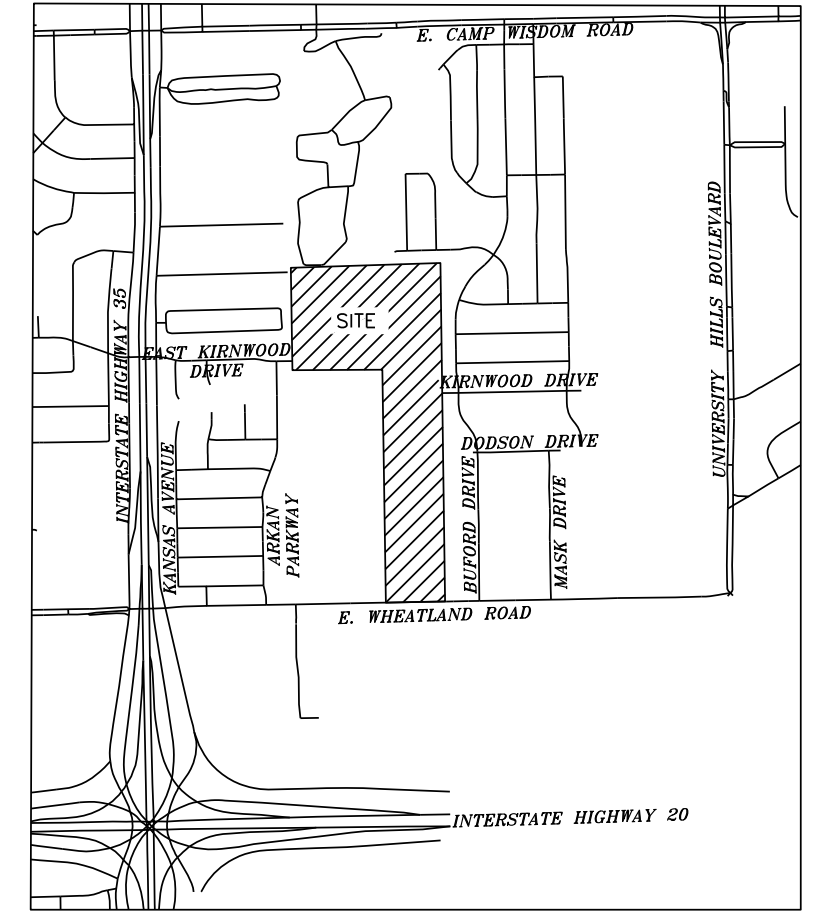
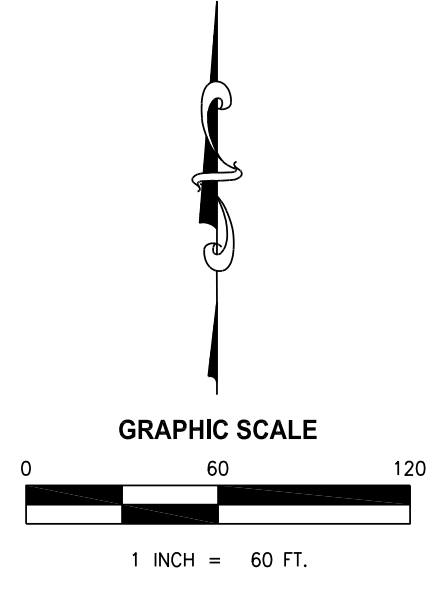
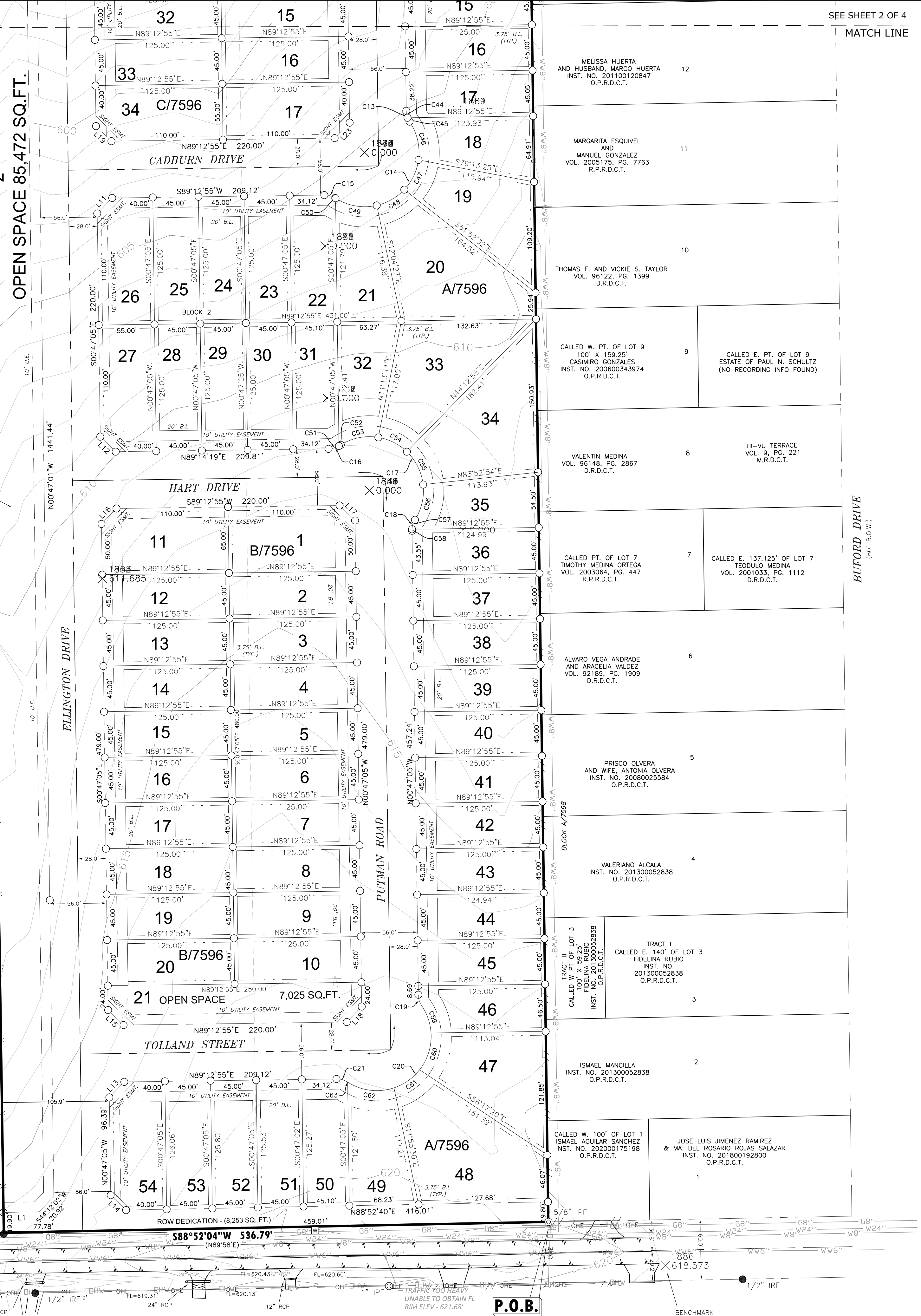
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SELIME JAKOVA  
VOL. 94003, PG. 2693  
D.R.D.C.T.

CALLLED 10.0 ACRES  
MR. MANASSEH PHILLIP  
DBA/BIG BIRD TREE SERVICE  
DEED OF TRUST  
VOL. 95101, PG. 1932  
D.R.D.C.T.

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

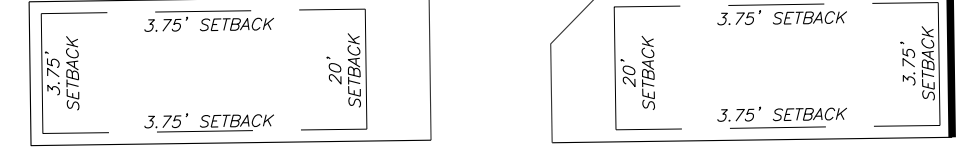
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MR. MANASSEH PHILLIP  
DBA/BIG BIRD TREE SERVICE  
DEED OF TRUST  
VOL. 95101, PG. 1932  
D.R.D.C.T.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S88°52'04"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	S45°47'05"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°47'05"E	21.21'
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°49'54"W	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°27'24"E	32.61'
L36	N55°47'05"W	45.96'
L37	S89°19'11"W	15.82'
L38	S89°19'11"W	15.56'



BUILDING SETBACK REDUCTION			
	R 7.5(A) SETBACK REQUIRED	% REDUCTION	REDUCED SETBACK
FRONT	25'	20%	20'
REAR	5'	25%	3.75'
SIDE	5'	25%	3.75'

TYPICAL LOT DETAIL N.T.S.



INTERIOR LOT EXTERIOR LOT

TBM-1: X set on the NE corner of inlet in the cul de sac of Wesleyan Drive. 124' West of CL/CL Wesleyan Drive and Rice Lane. 80' West of a fire hydrant.

TBM-2: FIR 1/2" in concrete. + 2108.00 North of South West corner. \*-825.00 South East of CL E Kirkwood Drive from the end of existing concrete.

TBM-3: is a SIRC 5/8 with orange cap. 5' North of EP. 12' South West of fire hydrant. 33.27 East of TPED."

No structures exist on property, herein.

Purpose of this plat is to create 206 residential lots and 3 open-space lots from previous unplatted lands.

A COMMUNITY UNIT DEVELOPMENT ELLINGTON WOODS

55.342 ACRES BEING  
CALLED 45.4113 ACRES  
BLOCK A/7596, LOTS 1-54, BLOCK B/7596, LOTS 1-20  
BLOCK C/7596, LOTS 1-34. BLOCK D/7596, LOTS 1-12  
BLOCK E/7596, LOTS 1-33, BLOCK F/7596, LOTS 1-12  
BLOCK G/7596, LOTS 1-14, BLOCK H/7596, LOTS 1-27  
206 RESIDENTIAL LOTS  
1 COMMON AREA LOT  
IGNATIUS DE MELLO AND WIFE, LILY DE MELLO  
RECORDED IN VOL. 95231, PG. 5427, D.R.D.C.T.,  
AND  
CALLED 10.0 ACRES  
SELIME JAKOVA  
RECORDED IN VOL. 94003, PG. 2693, D.R.D.C.T.,  
IN THE MORRIS FERRIS SURVEY, A-460  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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

**ENGINEER**  
KFM ENGINEERING & DESIGN  
3501 OLYMPIAN BLVD., STE. 100  
DALLAS, TX 75019  
(469) 899-0536  
www.kfm-llc.com  
TBPREG. NO. F-20821

**DEVELOPER**  
LENNAR HOMES  
1707 MARKET PLACE BLVD., STE. 100  
IRVING, TX 75063  
(972) 759-1180  
www.lennarh.com

**OWNER**  
IGNATIUS DE MELLO  
AND WIFE, LILY DE MELLO  
1404 LOS ALTOS LN  
DUNCANVILLE, TX 75116

**OWNER**  
SELIME JAKOVA  
1211 PLATEAU DR  
DUNCANVILLE, TX 75116

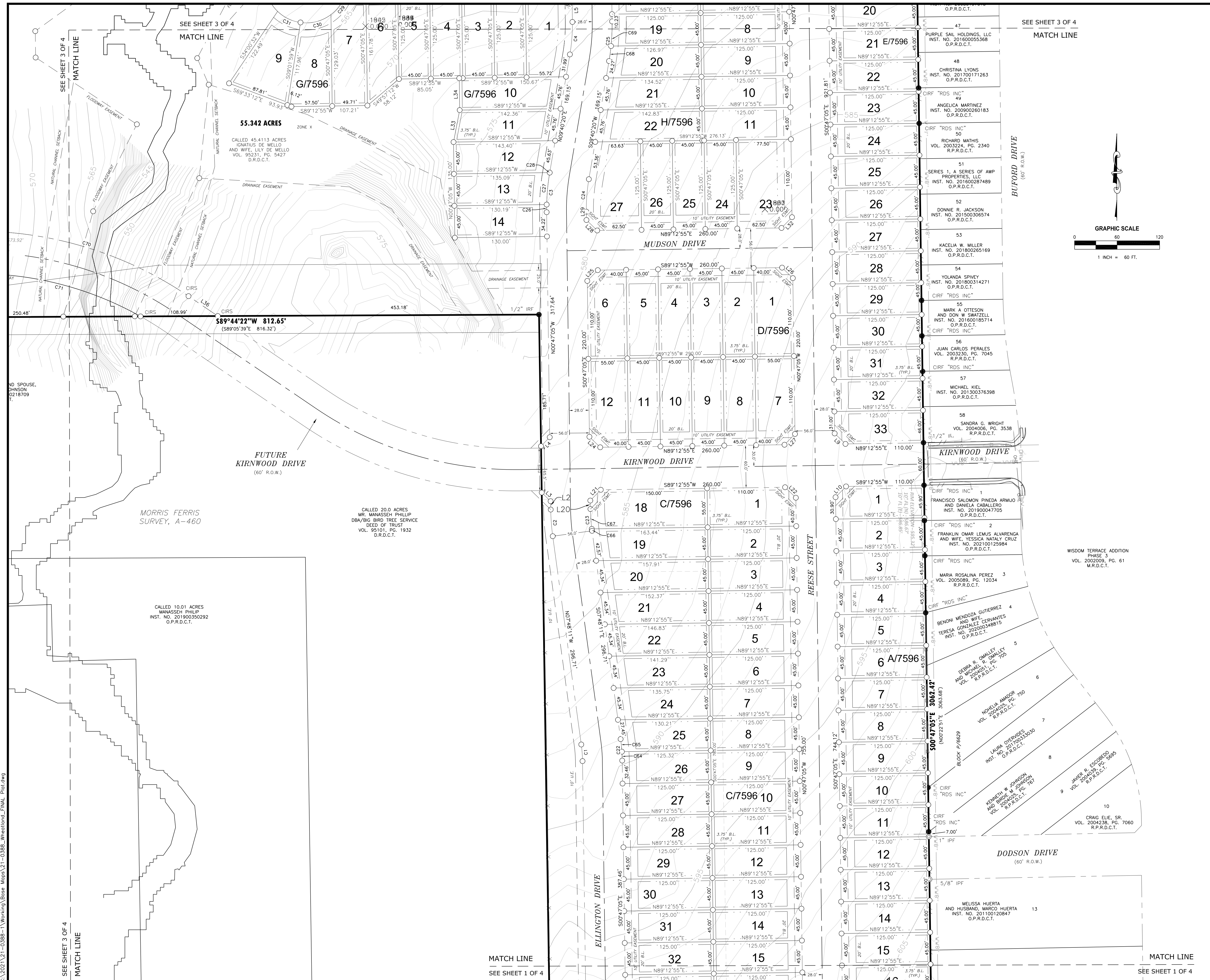
S.B. RUNYAN  
SURVEY, A-1199

CITY PLAN FILE NUMBER S201-698  
CITY ENGINEER FILE NO. DP-183  
JUNE 30, 2022



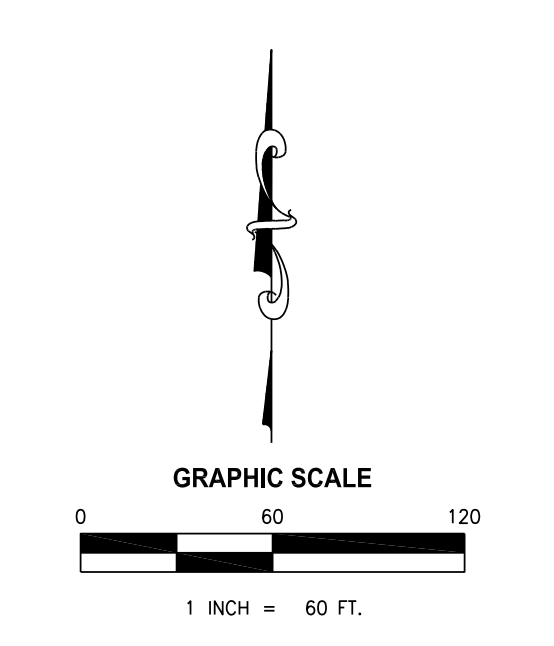
4100 INTERNATIONAL PLAZA, STE. 240  
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TBPELS REG. NO. 10194220  
SHEET 1 OF 4





**GENERAL NOTES**

- The surveyor has not abstracted the site. This survey relies on the title search from North American Title Insurance Company, GP No. 114729-000803, effective date: December 20, 2020, issue date: January 4, 2021, and title search from North American Title Insurance Company, GP No. 114729-000808, effective date: December 20, 2020, issue date: January 4, 2021.
- Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations.
- Elevations are based on NAVD 88 - Goid 18 and are referenced to Dallas Water Utilities (DWU) Benchmark 64-Y-15 as described below:  
64-Y-15  
Kirkwood Drive - Greenspan Avenue 2096.6/2/2009  
SWOBM on storm sewer inlet, Northeast corner of intersection.  
N=6,924,850.313  
E= 2,482,161.475  
ELEV = 584.046  
3/23/1978  
Lat: 32° 39' 13.40268" N  
Long: 96° 49' 51.32088" W
- Horizontal Benchmarks are as follows:  
1/2-inch iron rod found in concrete, +/- 2108.00 feet North of Southwest corner. Approximately 825.00 feet Southeast of the centerline of East Kirkwood Drive from the end of existing concrete.  
N=6924876.09  
E=2486721.06  
ELEV.=579.64  
5/8-inch iron rod with orange cap set. 5' North of edge of paving, 12 feet Southwest of fire hydrant, 33.27 feet East of a telephone pedestal.  
N=6922757.53  
E=2486768.34  
ELEV.=617.58
- All "CIRS" are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.
- This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.



**LEGEND / ABBREVIATIONS**

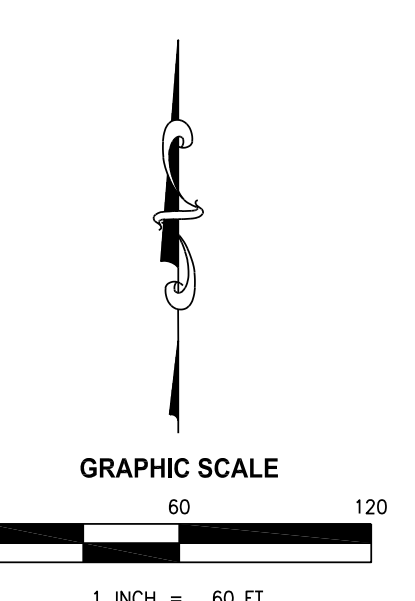
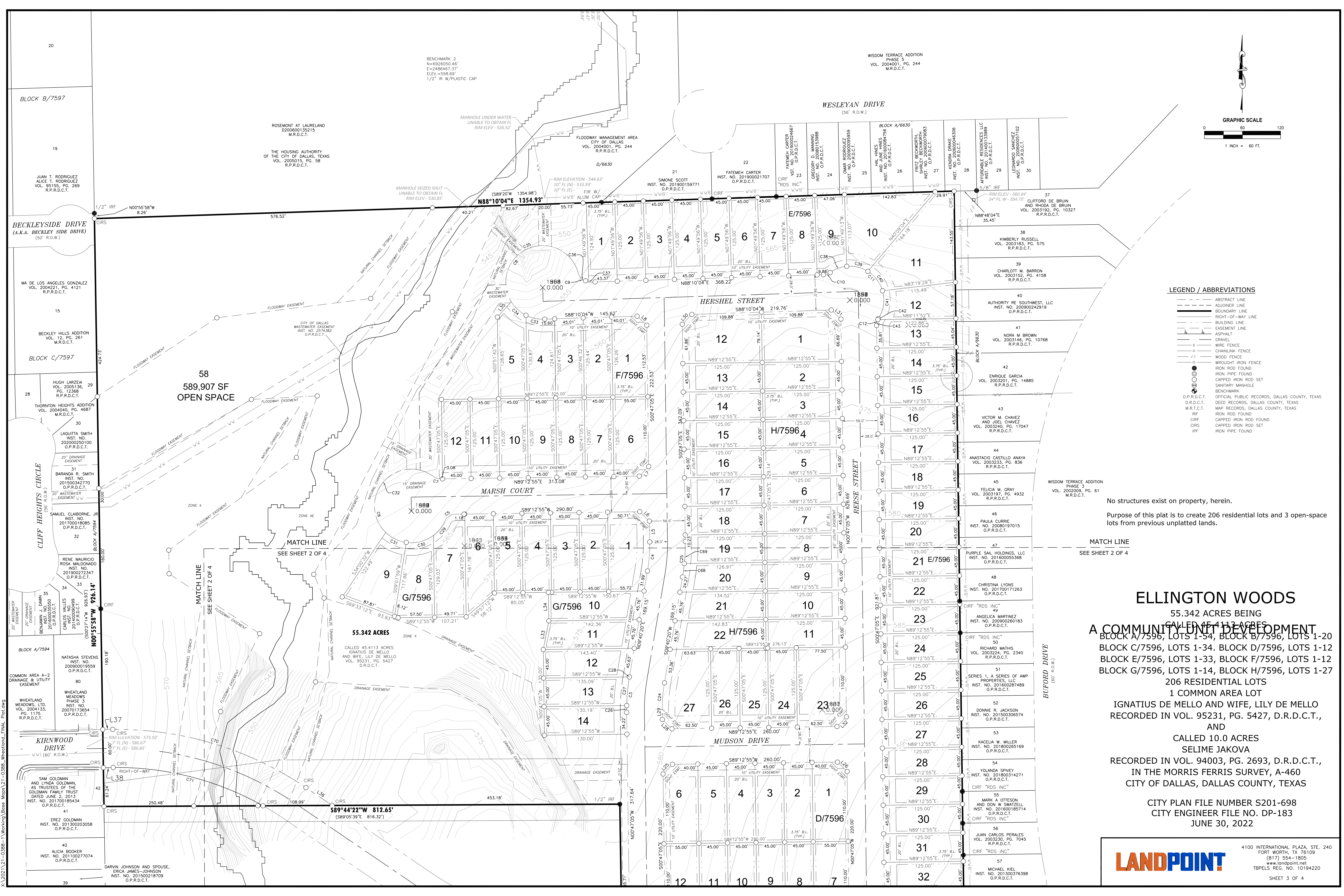
---	ABSTRACT LINE
- - - -	ADJOURNER LINE
---	BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	BUILDING LINE
---	EASEMENT LINE
---	ASPHALT
---	GRAVEL
X	WIRE FENCE
○	CHANLINK FENCE
○	WOOD FENCE
---	WROUGHT IRON FENCE
○	IRON ROD FOUND
○	IRON PIPE FOUND
○	CAPPED IRON ROD SET
○	SANITARY MANHOLE
○	BENCHMARK
○	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
○	DEED RECORDS, DALLAS COUNTY, TEXAS
○	MAP RECORDS, DALLAS COUNTY, TEXAS
○	IRON ROD FOUND
○	CAPPED IRON ROD FOUND
○	CAPPED IRON ROD SET
○	IRON PIPE FOUND

No structures exist on property, herein.  
Purpose of this plat is to create 206 residential lots and 3 open-space lots from previous unplatted lands.

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CITY PLAN FILE NUMBER S201-698  
CITY ENGINEER FILE NO. DP-183  
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TBPCLS REG. NO. 10194220  
SHEET 2 OF 4





- LEGEND / ABREVIATIONS**
- ABSTRACT LINE
  - - - ADJOINER LINE
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  - IPF

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 TBPELS REC. NO. 10194220  
 SHEET 3 OF 4



LOT AREAS TABLE															
Block	Lot	Area (sq. ft.)	% Reduction (from 7500 sq. ft.)	Block	Lot	Area (sq. ft.)	% Reduction (from 7500 sq. ft.)	Block	Lot	Area (sq. ft.)	% Reduction (from 7500 sq. ft.)	Block	Lot	Area (sq. ft.)	% Reduction (from 7500 sq. ft.)
A/7596	1	5625	25%	B/7596	1	6763	10%	D/7596	1	6763	10%	F/7596	10	5625	25%
A/7596	2	5625	25%	B/7596	2	5625	25%	D/7596	2	5625	25%	F/7596	11	5625	25%
A/7596	3	5625	25%	B/7596	3	5625	25%	D/7596	3	5625	25%	F/7596	12	5625	25%
A/7596	4	5625	25%	B/7596	4	5625	25%	D/7596	4	5625	25%	G/7596	1	7064	6%
A/7596	5	5625	25%	B/7596	5	5625	25%	D/7596	5	5625	25%	G/7596	2	5625	25%
A/7596	6	5625	25%	B/7596	6	5625	25%	D/7596	6	6763	10%	G/7596	3	5625	25%
A/7596	7	5625	25%	B/7596	7	5625	25%	D/7596	7	6763	10%	G/7596	4	5625	25%
A/7596	8	5625	25%	B/7596	8	5625	25%	D/7596	8	5625	25%	G/7596	5	5625	25%
A/7596	9	5625	25%	B/7596	9	5625	25%	D/7596	9	5625	25%	G/7596	6	5625	25%
A/7596	10	5625	25%	B/7596	10	5625	25%	D/7596	10	5625	25%	G/7596	7	7005	7%
A/7596	11	5625	25%	B/7596	11	6732	10%	D/7596	11	5625	25%	G/7596	8	6526	13%
A/7596	12	5625	25%	B/7596	12	5625	25%	D/7596	12	6763	10%	G/7596	9	7197	4%
A/7596	13	5625	25%	B/7596	13	5625	25%	E/7596	1	6218	17%	G/7596	10	6593	12%
A/7596	14	5625	25%	B/7596	14	5625	25%	E/7596	2	5625	25%	G/7596	11	6406	15%
A/7596	15	5625	25%	B/7596	15	5625	25%	E/7596	3	5625	25%	G/7596	12	6367	15%
A/7596	16	5625	25%	B/7596	16	5625	25%	E/7596	4	5625	25%	G/7596	13	6266	16%
A/7596	17	5630	25%	B/7596	17	5625	25%	E/7596	5	5625	25%	G/7596	14	6295	16%
A/7596	18	6289	16%	B/7596	18	6763	10%	E/7596	6	5625	25%	H/7596	1	9925	0%
A/7596	19	8868	0%	B/7596	19	8948	0%	E/7596	7	5625	25%	H/7596	2	5625	25%
A/7596	20	12030	0%	B/7596	20	7231	4%	E/7596	8	5625	25%	H/7596	3	5625	25%
A/7596	21	6099	19%	C/7596	1	6861	9%	E/7596	9	5736	24%	H/7596	4	5625	25%
A/7596	22	5633	25%	C/7596	2	5664	24%	E/7596	10	10636	0%	H/7596	5	5625	25%
A/7596	23	5625	25%	C/7596	3	5625	25%	E/7596	11	13639	0%	H/7596	6	5625	25%
A/7596	24	5625	25%	C/7596	4	5625	25%	E/7596	12	6068	19%	H/7596	7	5625	25%
A/7596	25	5625	25%	C/7596	5	5625	25%	E/7596	13	5625	25%	H/7596	8	5625	25%
A/7596	26	6763	10%	C/7596	6	5625	25%	E/7596	14	5625	25%	H/7596	9	5625	25%
A/7596	27	6763	10%	C/7596	7	5625	25%	E/7596	15	5625	25%	H/7596	10	5625	25%
A/7596	28	5625	25%	C/7596	8	5625	25%	E/7596	16	5625	25%	H/7596	11	5625	25%
A/7596	29	5625	25%	C/7596	9	5625	25%	E/7596	17	5625	25%	H/7596	12	5625	25%
A/7596	30	5625	25%	C/7596	10	5625	25%	E/7596	18	5625	25%	H/7596	13	5625	25%
A/7596	31	5633	25%	C/7596	11	9262	25%	E/7596	19	5625	25%	H/7596	14	5625	25%
A/7596	32	6012	20%	C/7596	12	5625	25%	E/7596	20	5625	25%	H/7596	15	5625	25%
A/7596	33	10374	0%	C/7596	13	5625	25%	E/7596	21	5625	25%	H/7596	16	5625	25%
A/7596	34	10374	0%	C/7596	14	5625	25%	E/7596	22	5625	25%	H/7596	17	5625	25%
A/7596	35	11698	0%	C/7596	15	5625	25%	E/7596	23	5625	25%	H/7596	18	5625	25%
A/7596	36	5625	25%	C/7596	16	5625	25%	E/7596	24	5625	25%	H/7596	19	5648	25%
A/7596	37	5625	25%	C/7596	17	5625	25%	E/7596	25	5625	25%	H/7596	20	5872	22%
A/7596	38	5625	25%	C/7596	18	5625	25%	E/7596	26	5625	25%	H/7596	21	6240	17%
A/7596	39	5625	25%	C/7596	19	5625	25%	E/7596	27	5625	25%	H/7596	22	6614	12%
A/7596	40	5625	25%	C/7596	20	5625	25%	E/7596	28	5625	25%	H/7596	23	9575	0%
A/7596	41	5625	25%	C/7596	21	6732	10%	E/7596	29	5625	25%	H/7596	24	5625	25%
A/7596	42	5625	25%	C/7596	22	6483	14%	E/7596	30	5625	25%	H/7596	25	5625	25%
A/7596	43	5625	25%	C/7596	23	6233	17%	E/7596	31	5625	25%	H/7596	26	5625	25%
A/7596	44	5625	25%	C/7596	24	5984	20%	E/7596	32	5625	25%	H/7596	27	9038	0%
A/7596	45	5625	25%	C/7596	25	5739	23%	E/7596	33	5638	25%				
A/7596	46	5886	22%	C/7596	26	5626	25%	F/7596	1	6861	9%				
A/7596	47	9670	0%	C/7596	27	5625	25%	F/7596	2	5664	24%				
A/7596	48	13062	0%	C/7596	28	5625	25%	F/7596	3	5625	25%				
A/7596	49	6703	11%	C/7596	29	5625	25%	F/7596	4	5663	24%				
A/7596	50	5638	25%	C/7596	30	5625	25%	F/7596	5	6507	13%				
A/7596	51	5643	25%	C/7596	31	5625	25%	F/7596	6	6763	10%				
A/7596	52	5655	25%	C/7596	32	5625	25%	F/7596	7	5625	25%				
A/7596	53	5667	24%	C/7596	33	5625	25%	F/7596	8	5625	25%				
A/7596	54	6717	10%	C/7596	34	6763	10%	F/7596	9	5625	25%				

OWNER'S DEDICATION

LEGAL DESCRIPTION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Ignatius De Mello, Lily De Mello, and Selime Jakova, 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).

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.

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

-----  
Ignatius De Mello

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 Ignatius De Mello, 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

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 \_\_\_\_\_ 2023.

-----  
Lily De Mello

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 Lily De Mello, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that she 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

-----  
Selime Jakova

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 Selime Jakova, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that she 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

COMMUNITY UNIT DEVELOPMENT	TOTALS
TOTAL AREA	2,410,697 sq. ft.
TOTAL NUMBER OF LOTS	206
TOTAL LOT AREA (29.108 ACRES)	1,267,924 sq. ft.
LOT AREA WITHIN THE 100-YEAR FLOOD PLAIN	30,988 sq. ft.
LOT AREA NEEDED FOR 25% REDUCTION (FLOOD PLAIN)	0 sq. ft.
LOT AREA REDUCTION ALLOWED [1,875 sq. ft./LOT; (25%)]	388,125 sq. ft.
OPEN SPACE PROVIDED (3 LOTS - 15.560 ACRES)	677,774 sq. ft.
RIGHT-OF-WAY DEDICATION (10.581 ACRES)	460,914 sq. ft.
R-7.5(A) LOT AREA REQUIRED	7,500 sq. ft.
ALLOWED LOT AREA REDUCTION (25%) PER LOT	1,875 sq. ft.
MINIMUM LOT AREA ALLOWED	5,625 sq. ft.
SMALLEST LOTS	5,625 sq. ft.

No structures exist on property, herein.

Purpose of this plat is to create 206 residential lots and 3 open-space lots from previous unplatted lands.

# ELLINGTON WOODS

55.342 ACRES BEING CALLED 45,411.3 ACRES

## A COMMUNITY UNIT DEVELOPMENT

BLOCK A/7596, LOTS 1-54, BLOCK B/7596, LOTS 1-20  
BLOCK C/7596, LOTS 1-34, BLOCK D/7596, LOTS 1-12  
BLOCK E/7596, LOTS 1-33, BLOCK F/7596, LOTS 1-12  
BLOCK G/7596, LOTS 1-14, BLOCK H/7596, LOTS 1-27

**206 RESIDENTIAL LOTS**  
**1 COMMON AREA LOT**

**IGNATIUS DE MELLO AND WIFE, LILY DE MELLO**  
**RECORDED IN VOL. 95231, PG. 5427, D.R.D.C.T.,**  
**AND**  
**CALLED 10.0 ACRES**  
**SELIME JAKOVA**  
**RECORDED IN VOL. 94003, PG. 2693, D.R.D.C.T.,**  
**IN THE MORRIS FERRIS SURVEY, A-460**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

CITY PLAN FILE NUMBER S201-698  
CITY ENGINEER FILE NO. DP-183  
JUNE 30, 2022

4100 INTERNATIONAL PLAZA, STE. 240  
FORT WORTH, TX 76109  
(817) 554-1805  
www.landpoint.net  
TBPELS REC. NO. 10194220  
SHEET 4 OF 4

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