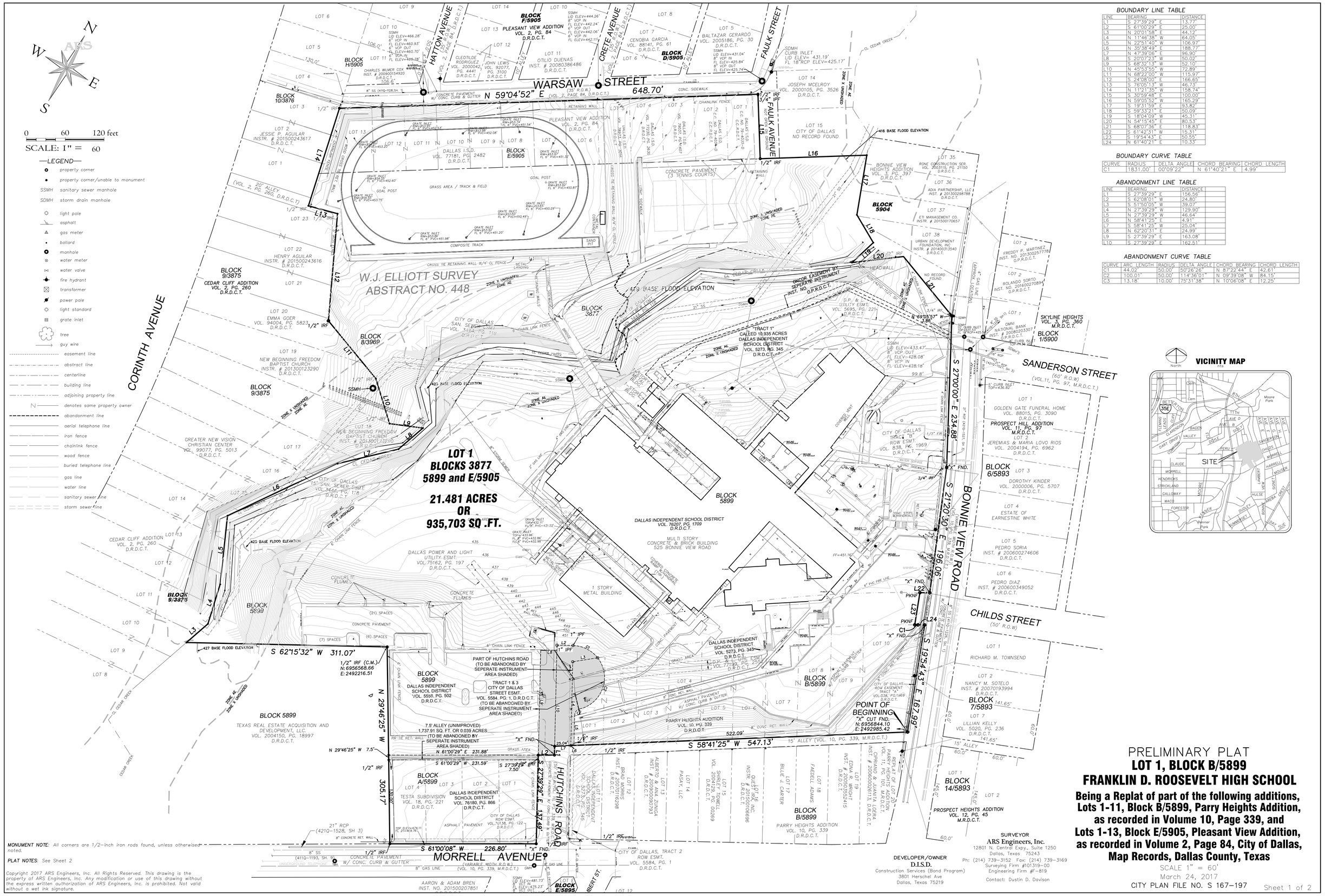
N
S
E
W
0 60 120 feet
SCALE: 1" = 60'
LEGEND
property corner
property corner/unable to monument
SSMH sanitary sewer manhole
SDMH storm drain manhole
light pole
asphalt
gas meter
bollard
manhole
water meter
water valve
fire hydrant
transformer
power pole
light standard
grate inlet
tree
guy wire
easement line
abstract line
centerline
building line
adjoining property line
denotes same property owner
abandonment line
aerial telephone line
iron fence
chainlink fence
wood fence
buried telephone line
gas line
water line
sanitary sewer line
storm sewer line
WARSAW STREET
(35' R.O.W.)
(VOL. 2, PAGE 84, D.R.D.C.T.)
N 59°04'52" E
648.70'
FAULK AVENUE
(VOL. 2, PAGE 84, D.R.D.C.T.)
HATTON AVENUE
CRETE AVENUE
CORINTH AVENUE
SANDERSON STREET
(60' R.O.W)
(VOL.11, PG. 97, M.R.D.C.T.)
BONNIE VIEW ROAD
CHILDS STREET
(50' R.O.W)
HUTCHINS ROAD
MORRELL AVENUE
(VARIABLE WIDTH R.O.W.)
(VOL. 10, PG. 339, M.R.D.C.T.)
W.J. ELLIOTT SURVEY
ABSTRACT NO. 448
LOT 1
BLOCKS 3877
5899 and E/5905
21.481 ACRES
OR
935,703 SQ.FT.
BLOCK F/5905
BLOCK H/5905
BLOCK 10/3876
BLOCK E/5905
BLOCK D/5905
BLOCK 5904
BLOCK 1/5900
BLOCK 9/3875
BLOCK 8/3969
BLOCK 3877
BLOCK 5899
BLOCK A/5899
BLOCK B/5899
BLOCK 6/5893
BLOCK 7/5893
BLOCK 14/5893
PLEASANT VIEW ADDITION
VOL. 2, PG. 84
D.R.D.C.T.
DALLAS I.S.D.
VOL. 77181, PG. 2482
D.R.D.C.T.
GRASS AREA / TRACK & FIELD
COMPOSITE TRACK
CONCRETE PAVEMENT
(3 TENNIS COURTS)
CEDAR CLIFF ADDITION
VOL. 2, PG. 260
D.R.D.C.T.
NEW BEGINNING FREEDOM
BAPTIST CHURCH
INSTR. # 201300123290
D.R.D.C.T.
GREATER NEW VISION
CHRISTIAN CENTER
VOL. 99077, PG. 5013
D.R.D.C.T.
TEXAS REAL ESTATE ACQUISITION AND
DEVELOPMENT, LLC.
VOL. 2004150, PG. 18997
D.R.D.C.T.
TESTA SUBDIVISION
VOL. 18, PG. 221
D.R.D.C.T.
DALLAS INDEPENDENT
SCHOOL DISTRICT
VOL. 76180, PG. 866
D.R.D.C.T.
DALLAS INDEPENDENT SCHOOL DISTRICT
VOL. 76207, PG. 1709
D.R.D.C.T.
MULTI STORY
CONCRETE & BRICK BUILDING
525 BONNIE VIEW ROAD
1 STORY
METAL BUILDING
DALLAS POWER AND LIGHT
UTILITY ESMT.
VOL.75162, PG. 197
D.R.D.C.T.
CONCRETE
FLUMES
"TRACT 1"
CALLED 10.935 ACRES
DALLAS INDEPENDENT
SCHOOL DISTRICT
VOL. 5273, PG. 345
D.R.D.C.T.
CITY OF DALLAS
SAN. SEWER ESMT.
VOL. 94044, PG. 1178
D.R.D.C.T.
CITY OF DALLAS
"B"
ROW ESMT.
VOL. 838, PG. 1969
D.R.D.C.T.
CITY OF DALLAS
ROW ESMT.
VOL.70138, PG.122
D.R.D.C.T.
CITY OF DALLAS, TRACT 2
ROW ESMT.
VOL. 5584, PG. 1
D.R.D.C.T.
PART OF HUTCHINS ROAD
(TO BE ABANDONED BY
SEPERATE INSTRUMENT
AREA SHADED)
TRACT 1 & 3
CITY OF DALLAS
STREET ESMT.
VOL. 5584, PG. 1, D.R.D.C.T.
(TO BE ABANDONED BY
SEPERATE INSTRUMENT
AREA SHADED)
7.5' ALLEY (UNIMPROVED)
1,737.91 SQ. FT. OR 0.039 ACRES
(TO BE ABANDONED BY
SEPERATE INSTRUMENT
AREA SHADED)
PARRY HEIGHTS AUDITION
VOL. 10, PG. 339
D.R.D.C.T.
15' ALLEY (VOL. 10, PG. 339, M.R.D.C.T.)
POINT OF
BEGINNING
"X" CUT FND.
N: 6956844.10
E: 2492985.42
S 58°41'25" W 547.13'
S 62°15'32" W 311.07'
N 29°46'25" W 305.17'
S 27°39'29" E 137.49'
S 61°00'08" W 226.80'
S 27°00'00" E 234.88'
S 21°20'30" E 196.06'
S 19°54'43" E 167.99'
N 69°03'57" W 3.95'
N 29°46'25" W 7.5'
N 61°00'29" E 231.88'
S 61°00'29" W 231.59'
S 27°39'29" E 7.50'
1/2" IRF (C.M.)
N: 6956568.66
E: 2492216.51
416 BASE FLOOD ELEVATION
419 BASE FLOOD ELEVATION
423 BASE FLOOD ELEVATION
427 BASE FLOOD ELEVATION
ZONE X UNSHADED
ZONE AE
ZONE AE
ZONE X UNSHADED
ZONE AE
ZONE X UNSHADED
ZONE AE
ZONE X UNSHADED