



- GENERAL NOTES:**
- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. (2011)
 - 2) THE PURPOSE OF THIS PLAT IS TO PLAT A PART OF A LOT IN TO ONE LOT.
 - 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 - 4) ACCORDING TO THE FINAL NO. 481530333K, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A FLOOD PRONE HAZARDOUS AREA. RESPT. 755 SHOWN.
 - 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.

LEGEND

M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
W.S.T. NO.	WATER SURVEY TRAIL NUMBER
SQ.FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
RS Ø	1/2" IRON ROD YELLOW PLASTIC CAP STAMPED "TXS" SET
RR Ø	1/2" IRON ROD ROUND FOUND
CD Ø	CONTROLLING MONUMENT
M.D.S. (A)	3-1/4" INCH METALLIC DISC STAMPED "XXXX & RPL S 52997 SET FOR CORNER
M.D.S. (B)	1 1/2" INCH METALLIC DISC WITH MAG NAIL STAMPED "XXXX & RPL S GAS METER
GM	GAS METER
WM	WATER METER
WI	WATER INLET
WV	WATER VALVE
W	WATER LINE
ICV	IRRIGATION CONTROL VALVE
RET. WALL	RETAINING WALL
SM, SEW.	SANITARY SEWER MANHOLE
ASHHALT	ASHHALT
WATER LINE	WATER LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
GAS LINE	GAS LINE

BENCHMARKS

822.35±W2	THROCKMORTON STREET - HALL STREET	ELEV. = 484.680
N= 6382.776±778	KNIGHT STREET - (WEST OF LEMMON AVENUE)	ELEV. = 485.890
855.35±W4		ELEV. = 485.890
N= 6393.402±651		ELEV. = 485.890

OWNER
 PGH DIVIDE LLC
 2517 THOMAS AVE
 DALLAS, TEXAS 75201
 ATTN: NEAL MORRIS

TEXAS HERITAGE
 SURVEYING, LLC

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 Office 214-340-9700 Fax 214-340-9710
 tkheritage.com
 FIRM #10169390



PRELIMINARY PLAT
PGH DIVIDE
 REPLAT OF PART OF LOT 18, BLOCK B/1323
 HENRY D. LINDSLEY'S RESUBDIVISION
 WILLIAM GRIGGSBY SURVEY, ABSTRACT NO. 501
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S201-571

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (1/17/22)