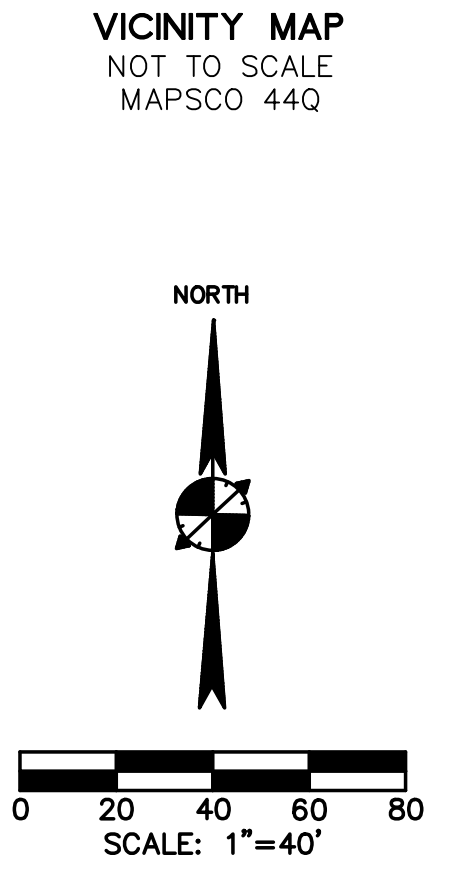
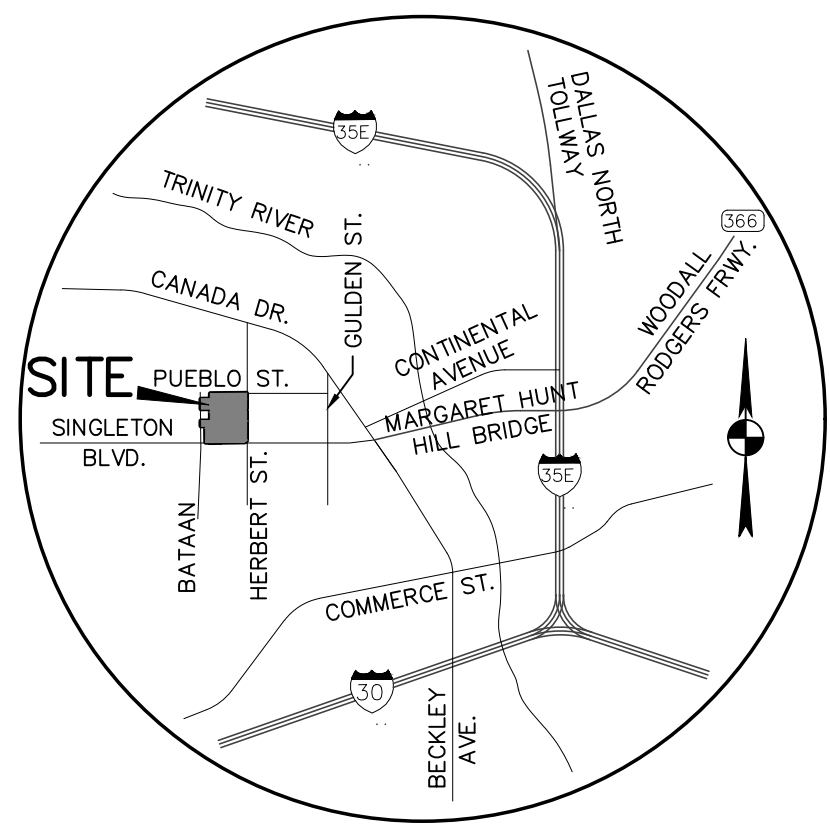
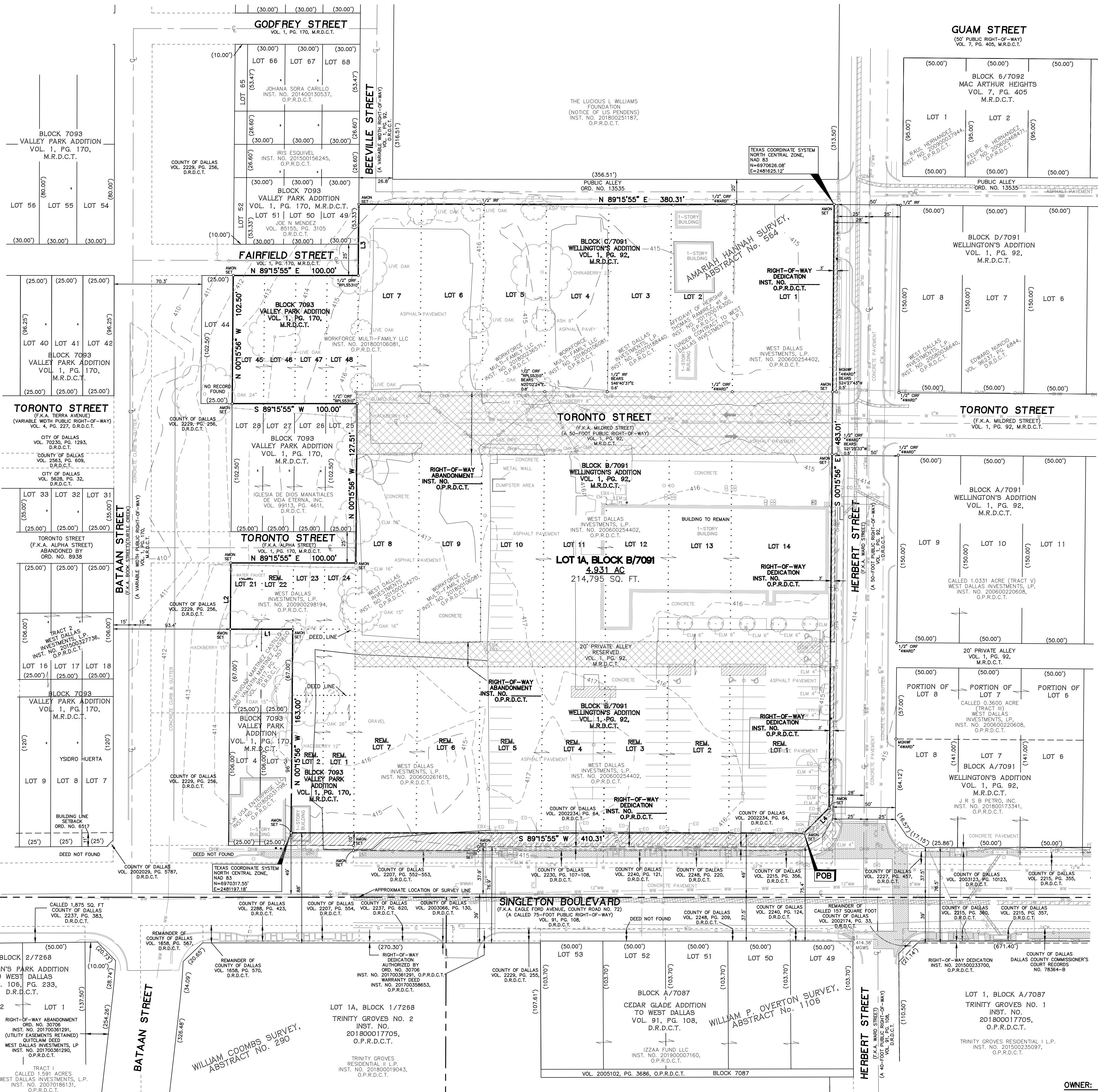


**LEGEND**

IRF	IRON ROD FOUND
CIRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET
AMON SET	3-1/4 ALUMINUM DISK STAMPED "HOFMAN BOTS-BURY" AFFIXED TO 5/8-INCH IRON ROD SET
MAG/S	MAG NAIL SET
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
POB	POINT OF BEGINNING
(CM)	CONTROLLING MONUMENT
F.K.A.	FORMERLY KNOWN AS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
AC.	ACRE
SQ. FT.	SQUARE FEET
(XXX)	RECORD BEARING/DISTANCE
GMK	GAS MARKER
TW	TREE WELL
⊘	CURB INLET
⊕	CENTERLINE
☆	LIGHT POLE
⊙	UTILITY POLE
⊖	WASTEWATER CLEANOUT
⊖	WATER METER
⊖	FIRE HYDRANT
⊖	WATER VALVE
—WW—	UNDERGROUND WASTEWATER LINE
—W—	UNDERGROUND WATER LINE
—G—	UNDERGROUND GAS LINE
—SD—	UNDERGROUND STORM DRAINAGE LINE
⊖	CHAIN LINK FENCE
⊖	WROUGHT IRON FENCE
—OH—	OVERHEAD WIRES
WMH	WASTEWATER MANHOLE
⊖	AIR CONDITIONING UNIT
⊖	GAS METER
⊖	GAS VALVE
⊖	ELECTRIC METER
⊖	ELECTRIC BOX
⊖	ELECTRIC OUTLET
⊖	SIGN
⊖	ELECTRIC TRANSFORMER
•	BOLLARD
→	TRAFFIC FLOW
⊖	DENOTES COMMON OWNERSHIP
♿	HANDICAP PARKING
⊖	TREE CANOPY



- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, ZONE 4202, NAD83(CORS 96), EPOCH 2002.0 AS DERIVED FROM GPS VECTORS OBTAINED BY RTK METHODS.
  - LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
  - THE PURPOSE OF THIS PLAT IS TO CREATE A LEGAL BUILDING LOT FOR DEVELOPMENT PURPOSES AND TO COMBINE MULTIPLE LOTS INTO 1 LOT.
  - REFERENCE BENCHMARKS:  
A STANDARD WATER DEPARTMENT BENCH MARK IS SET ON TOP OF A CONCRETE CURB OF A STORM SEWER DROP INLET ON THE NORTHWEST CORNER OF THE INTERSECTION AND 48.6' NORTH OF THE CENTERLINE OF SINGLETON ROAD AND 70.3' WEST OF HAMPTON ROAD. ELEVATION: 415.28'  
A STANDARD WATER DEPARTMENT BENCH MARK IS SET ON THE NORTHWEST CORNER OF A CONCRETE BRIDGE OVER THE TRINITY RIVER AT THE INTERSECTION OF BECKLEY AVENUE OF COMMERCE. ELEVATION: 433.48'
  - THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48133C0340J, DATED AUGUST 23, 2001, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  - ALL STRUCTURES ON PROPERTY TO BE REMOVED
  - COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

**Preliminary**  
This document shall not be recorded for any purpose.  
**For Review Purposes Only**  
Michael J. Murphy, R.P.L.S.  
Registration No. 5724  
February 7, 2020

**PRELIMINARY PLAT**  
**THE BREWERY**  
**LOT 1A, BLOCK B/7091**

REPLAT OF REMAINDER OF LOTS 1-7 AND ALL OF LOTS 8-14, BLOCK B/7091 AND LOTS 1-7, BLOCK C/7091 OF WELLINGTON'S ADDITION RECORDED IN VOLUME 1, PAGE 92, M.R.D.C.T. AND THE REMAINDER OF LOTS 1, 2, ALL OF LOTS 23 AND 24, AND THE REMAINDER OF LOTS 21 AND 22 AND ALL OF LOTS 45-48, BLOCK 7093 OF VALLEY PARK ADDITION RECORDED IN VOLUME 1, PAGE 170, M.R.D.C.T. IN THE AMARIAH HANNAH SURVEY, ABSTRACT NO. 564, CITY OF DALLAS, DALLAS COUNTY, TEXAS  
TOTAL ACRES - 4.931 ACRES

**CITY PLAN FILE NO. S190-098**  
**ENGINEERING PLAN FILE NO. \_\_\_\_\_**

**FEBRUARY 07, 2020**

<b>OWNER:</b> WORKFORCE MULTI-FAMILY LLC 2626 COLE, SUITE 606 DALLAS, TEXAS 75204 PH: (214) 502-8020 CONTACT: XXXXXXXXXXXXXXX	<b>OWNER/APPLICANT:</b> WEST DALLAS INVESTMENTS, LP. 340 SINGLETON BOULEVARD DALLAS, TEXAS 75212 PH: (214) 744-0100 CONTACT: JIM REYNOLDS	<b>SURVEYOR:</b> STANTEC CONSULTING SERVICES INC. 6080 TENNYSON PARKWAY, SUITE 200 PLANO, TEXAS 75024 PH: (214) 473-2463 CONTACT: MICHAEL J. MURPHY, R.P.L.S. TBPLS REGISTRATION NO. 10194488
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**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S89°15'55"W	50.00'
L2	N0°15'56"W	53.00'
L3	N0°15'56"W	57.00'
L4	S44°29'59"W	28.40'

