

GENERAL NOTES:

- 1) The purpose of this plat is to create 1 lot out of 4 existing lots.
- 2) Lot to lot drainage will not be allowed without City or Dallas Parking & Drainage Engineering Section approval.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 4) Coordinates shown herein are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 5) The maximum number of lots permitted by this plat is 1.
- 6) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C03345L with a date of identification of 07/20/2021. For Community Number 4801711 in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- 7) City of Dallas Water Dept. Benchmarks:  
 4960 36-W-1 A square is cut on center of concrete curb of Stormwater Drop Inlet on North side of Ross Avenue at Property Line of Bennet Avenue.  
 Northing: 6,980,948.630 Easting: 2,498,400.471 Elevation: 514.99'  
 4970 36-W-9 A square is cut on center of concrete Walk East side of Ross Avenue.  
 Northing: 6,981,254.376 Easting: 2,498,943.557 Elevation: 518.22'
- 8) There are no structures on the property.

