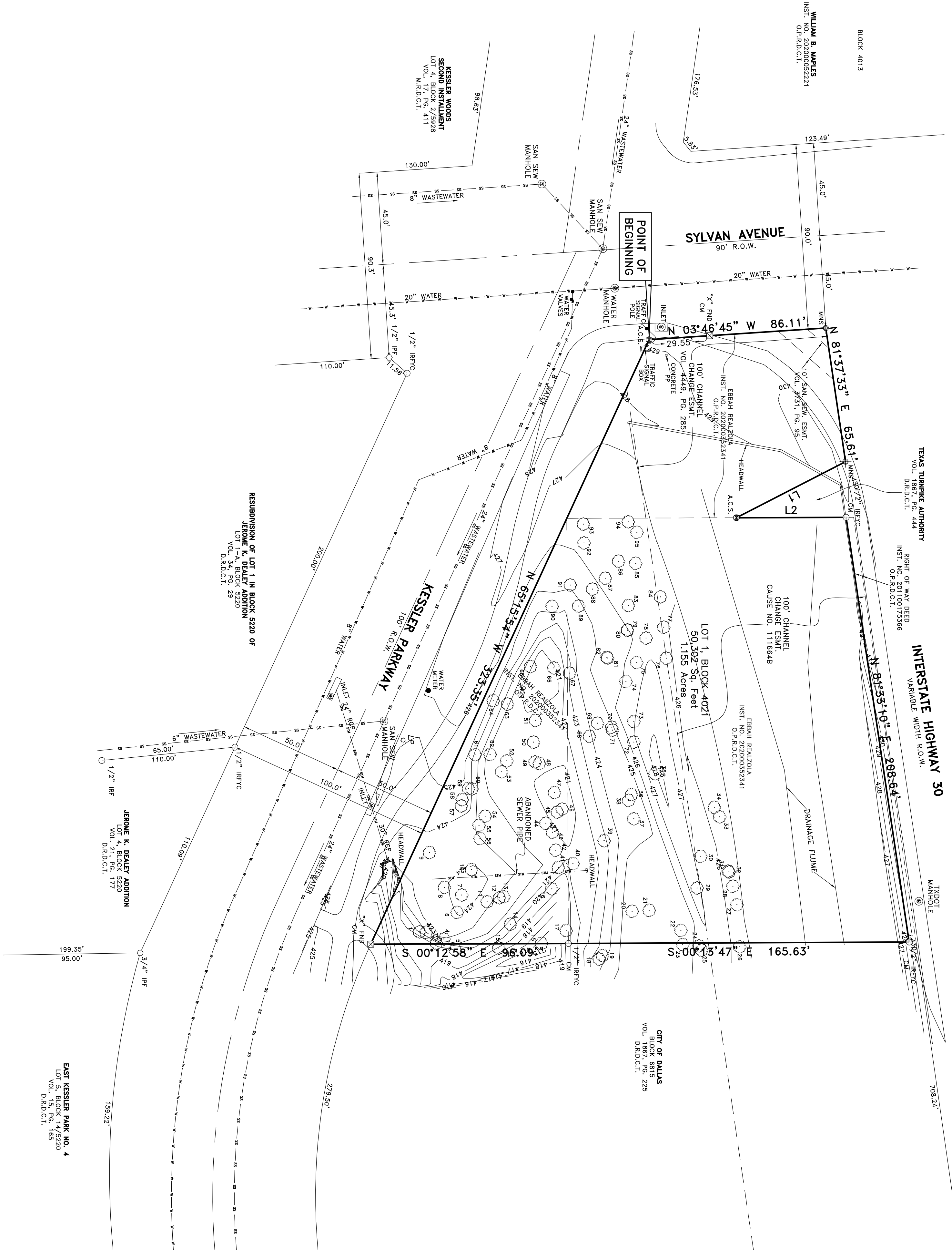


VICINITY MAP  
NOT TO SCALE

LINE BEARING	DISTANCE
L1 S 27°11'58" E	59.61'
L2 N 00°12'38" W	53.32'

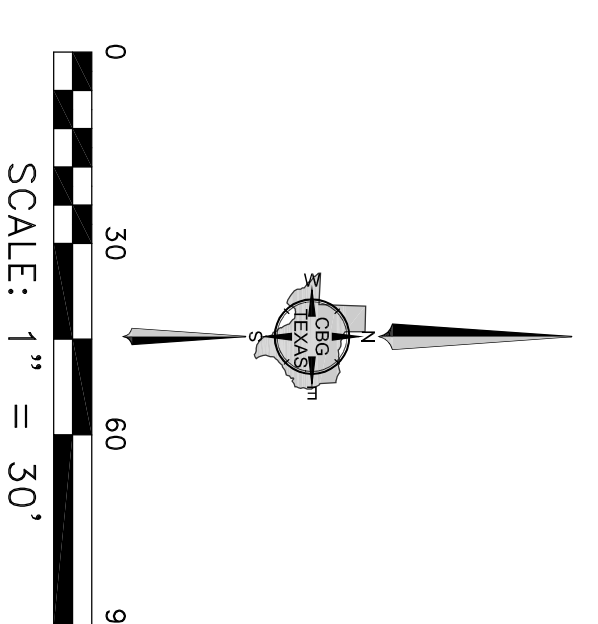
TREE TABLE

NO.	TREE	NO.	TREE
1	1 1/2" PECAN	51	1 1/2" PECAN
2	4" PECAN	52	1 1/2" PECAN
3	4" PECAN	53	1 1/2" PECAN
4	4" PECAN	54	1 1/2" PECAN
5	4" PECAN	55	1 1/2" PECAN
6	4" PECAN	56	1 1/2" PECAN
7	4" PECAN	57	1 1/2" PECAN
8	4" PECAN	58	1 1/2" PECAN
9	4" PECAN	59	1 1/2" PECAN
10	1 1/2" PECAN	60	1 1/2" PECAN
11	1 1/2" PECAN	61	1 1/2" PECAN
12	1 1/2" PECAN	62	1 1/2" PECAN
13	1 1/2" PECAN	63	1 1/2" PECAN
14	1 1/2" PECAN	64	1 1/2" PECAN
15	1 1/2" PECAN	65	1 1/2" PECAN
16	1 1/2" PECAN	66	1 1/2" PECAN
17	1 1/2" PECAN	67	1 1/2" PECAN
18	1 1/2" PECAN	68	1 1/2" PECAN
19	1 1/2" PECAN	69	1 1/2" PECAN
20	1 1/2" PECAN	70	1 1/2" PECAN
21	1 1/2" PECAN	71	1 1/2" PECAN
22	1 1/2" PECAN	72	1 1/2" PECAN
23	1 1/2" PECAN	73	1 1/2" PECAN
24	1 1/2" PECAN	74	1 1/2" PECAN
25	1 1/2" PECAN	75	1 1/2" PECAN
26	1 1/2" PECAN	76	1 1/2" PECAN
27	1 1/2" PECAN	77	1 1/2" PECAN
28	1 1/2" PECAN	78	1 1/2" PECAN
29	1 1/2" PECAN	79	1 1/2" PECAN
30	1 1/2" PECAN	80	1 1/2" PECAN
31	1 1/2" PECAN	81	1 1/2" PECAN
32	1 1/2" PECAN	82	1 1/2" PECAN
33	1 1/2" PECAN	83	1 1/2" PECAN
34	1 1/2" PECAN	84	1 1/2" PECAN
35	1 1/2" PECAN	85	1 1/2" PECAN
36	1 1/2" PECAN	86	1 1/2" PECAN
37	1 1/2" PECAN	87	1 1/2" PECAN
38	1 1/2" PECAN	88	1 1/2" PECAN
39	1 1/2" PECAN	89	1 1/2" PECAN
40	1 1/2" PECAN	90	1 1/2" PECAN
41	1 1/2" PECAN	91	1 1/2" PECAN
42	1 1/2" PECAN	92	1 1/2" PECAN
43	1 1/2" PECAN	93	1 1/2" PECAN
44	1 1/2" PECAN	94	1 1/2" PECAN
45	1 1/2" PECAN	95	1 1/2" PECAN
46	1 1/2" PECAN	96	1 1/2" PECAN
47	1 1/2" PECAN	97	1 1/2" PECAN
48	1 1/2" PECAN	98	1 1/2" PECAN
49	1 1/2" PECAN	99	1 1/2" PECAN
50	1 1/2" PECAN	100	1 1/2" PECAN



**LEGEND**  
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 INST. NO. = INSTRUMENT NUMBER  
 VOL. = VOLUME  
 PG. = PAGE  
 CM = CONTROLLING MONUMENT  
 R.O.W. = RIGHT-OF-WAY  
 3/4" IPF = 3/4 INCH IRON PIPE FOUND  
 1/2" IPF = 1/2 INCH IRON PIPE FOUND  
 1/2 IRFC = 1/2 INCH IRON ROD FOUND  
 1/2 IRFC = 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"  
 "x" FND = "x" FOUND IN CONCRETE  
 MNS = MAG NAIL SET WITH WASHER STAMPED "MA AND RPLS 5513"  
 A.C.S. = "3" ALUMINUM DISK STAMPED "MA AND RPLS 5513"  
 SET OVER A 1/2 INCH IRON ROD SET

**GENERAL NOTES**  
 1) BASIS OF BEARINGS ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.  
 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT.  
 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.  
 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.  
 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.



**SHEET 1 OF 2**

PRELIMINARY PLAT  
**MEXZIM ADDITION**  
 LOT 1, BLOCK 4021  
 50,302 SQ. FT. / 1.155 ACRES  
 WILLIAM COMBES SURVEY, ABSTRACT NO. 290  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S201-627

**OWNER: EBBAH REALZOLA**  
 1408 N. EVERERONT BOULEVARD, #110  
 DALLAS, TEXAS 75207  
 PHONE: 214-435-5033

**PLANNING & SURVEYING**  
 Main Office  
 12025 Shiloh Road, Ste. 230  
 Dallas, TX 75244  
 Phone: 469-4428  
 F: 214-349-2216  
 No. 10168800  
 WWW.CBGINCX.COM

SCALE: 1"=30' / DATE: 5/11/2021 / JOB NO.: 1900819-02PLAT / DRAWN BY: TO