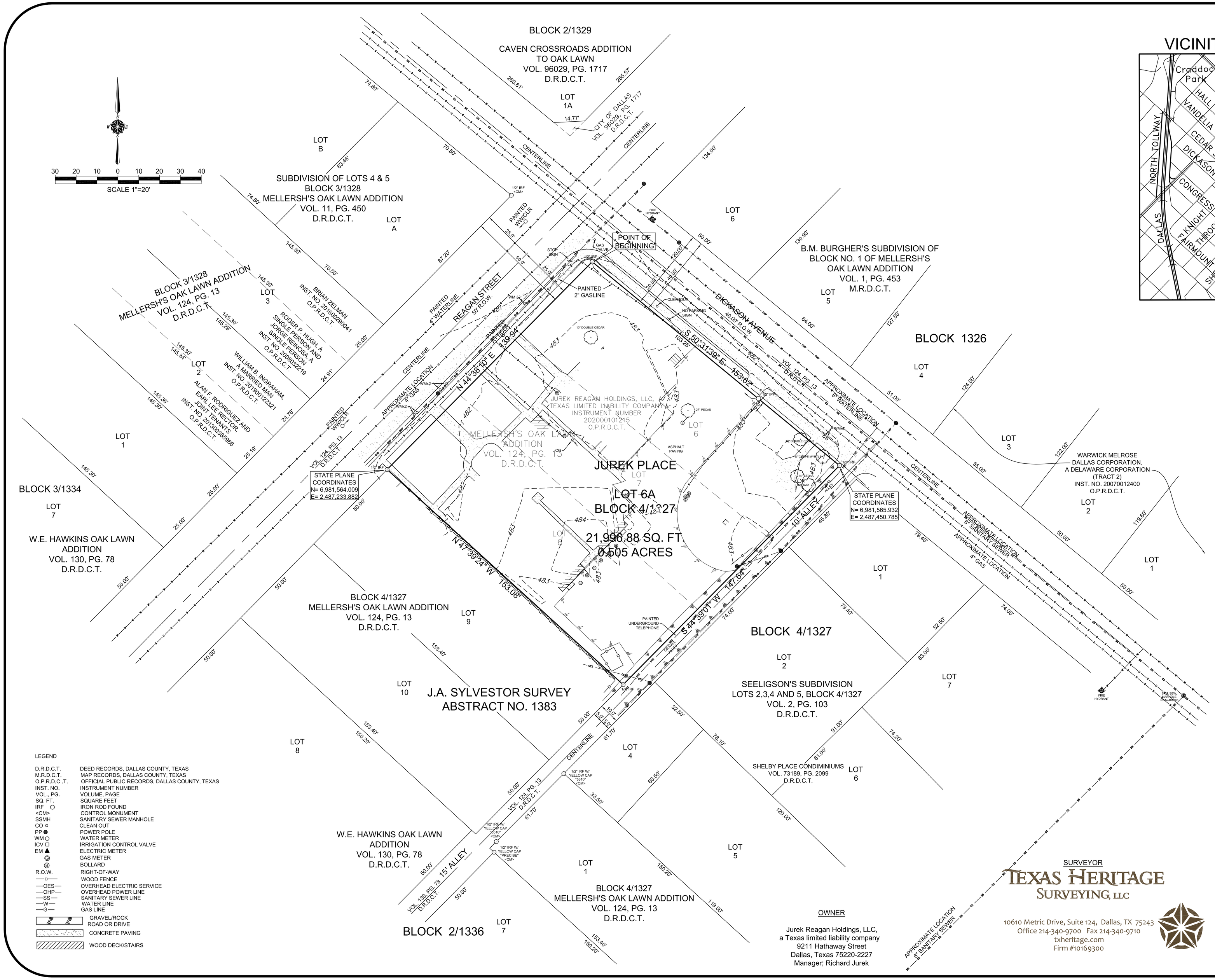
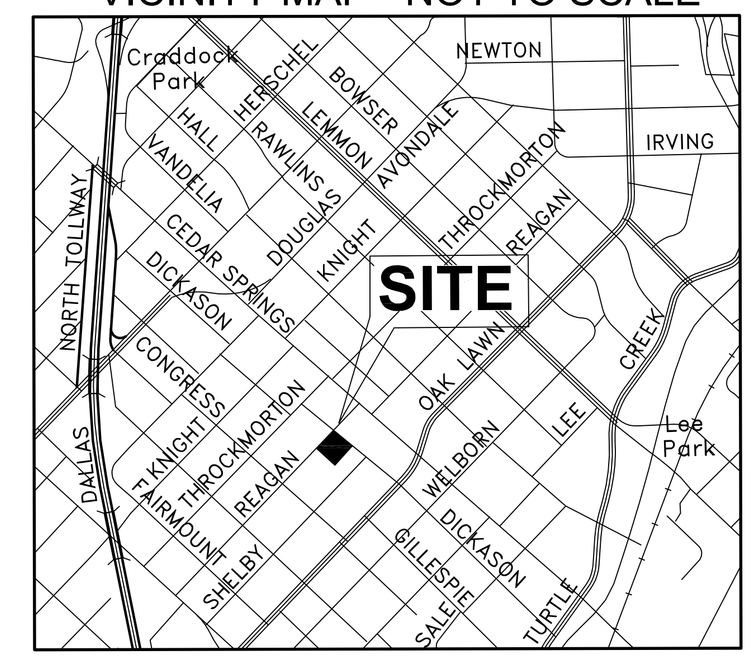


VICINITY MAP - NOT TO SCALE



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. (06/19/2020)

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 REPLAT IS TO PLAT 1 LOT FROM 3 LOTS.

3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

4) ACCORDING TO THE F.I.R.M. PANEL NO. 48113C0345J, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA.

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.

6) DALLAS WATER UTILITIES BENCHMARK 35-W-5:
SQUARE CUT AT MIDPOINT ON SOUTH CURB OF THE INTERSECTION OF DICKASON AVENUE AND HERSCHEL AVENUE.
NORTHING: 6,983,283.262; EASTING: 2,485,510.234; ELEVATION: 476.28'

DALLAS WATER UTILITIES BENCHMARK 35-W-8:
SQUARE CUT ON CONCRETE CURB ON NORTH SIDE OF KNIGHT STREET AT CENTERLINE OF ALLEY 250' WEST OF LEMMON AVENUE.
NORTHING: 6,983,402.651; EASTING: 2,487,780.260; ELEVATION: 485.89'

7) THERE ARE NO STRUCTURES ON THE SUBJECT LOT.

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., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
IRF ○	IRON ROD FOUND
<CM>	CONTROL MONUMENT
SSMH	SANITARY SEWER MANHOLE
CO ●	CLEAN OUT
PP ●	POWER POLE
WM ○	WATER METER
ICV ☐	IRRIGATION CONTROL VALVE
EM ▲	ELECTRIC METER
◎	GAS METER
Ⓑ	BOLLARD
R.O.W.	RIGHT-OF-WAY
—▫—	WOOD FENCE
—OES—	OVERHEAD ELECTRIC SERVICE
—OHP—	OVERHEAD POWER LINE
—SS—	SANITARY SEWER LINE
—W—	WATER LINE
—G—	GAS LINE
	GRAVEL/ROCK ROAD OR DRIVE
	CONCRETE PAVING
	WOOD DECK/STAIRS

OWNER

Jurek Reagan Holdings, LLC,
a Texas limited liability company
9211 Hathaway Street
Dallas, Texas 75220-2227
Manager; Richard Jurek

SURVEYOR

TEXAS HERITAGE SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

PRELIMINARY PLAT

JUREK PLACE

LOT 6A, BLOCK 4/1327

A REPLAT OF LOTS 6, 7 & 8, BLOCK 4/1327
OF MELLERSH'S OAK LAWN ADDITION

J.A. SYLVESTOR SURVEY, ABSTRACT NO. 1383
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-169

DATE: 05/12/2020 / JOB # 1902780-2 / SCALE - 1"=20' / KO