



LINE BEARING	DISTANCE
1	S 54°40'11" W 39.35'
2	S 89°58'43" E 48.54'
3	S 34°00'07" E 68.78'
4	N 55°59'53" E 25.00'
5	N 34°00'07" W 70.00'
6	S 89°58'43" E 54.12'

CURVE ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	203.46'	1482.69'	07°51'44" N	383.70'
			37°30' E	203.30'

SHEET 1 OF 2

PRELIMINARY PLAT
 TOLER ADDITION
 LOT 3A, BLOCK 18/3979
 59,939 SQ.FT. / 1.38 ACRES
 BEING A REPLAT OF THE REMAINDER OF LOT 3 AND
 LOT 4 AND A PORTION OF WINNETKA AVENUE
 CITY BLOCK 18/3979
 FLANDERS HEIGHTS ADDITION
 WILLIAM COMBS SURVEY, ABSTRACT NO. 290
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S190-176

PLANNING & SURVEYING
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OWNER: PAUL TOLER & DONNA TOLER
 317 PEACEFUL WOODS TRAIL
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- GENERAL NOTES**
- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
 - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION 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.
 - 6) TYPOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).
 - 7) BENCHMARK IS A CITY OF DALLAS WATER UTILITIES BENCHMARK NAME "4-R-3".
 ELEVATION = 409.08.

- LEGEND**
- 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
 - PG. = PAGE
 - CM = CONTROLLING MONUMENT
 - R.O.W. = RIGHT-OF-WAY
 - MON. = MONUMENT
 - 1/2" IRFC = 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP
 - 1/2" IRF = 1/2 INCH IRON ROD FOUND
 - A.C.S. = 3" ALUMINUM DISK STAMPED "TA AND RPLS 5513"
 - SET OVER A 1/2 INCH IRON ROD SET