

**GENERAL NOTES:**

- The bearings shown hereon are geodetic and are based upon the Texas State Plane Coordinate System, NAD 83, North Central Zone (4202).
- The purpose of this Plat is to dedicate easements and create one lot for development out of Block 2/6512.
- The Maximum Number of Lots Permitted by this Plat is 1.
- Lot to Lot Drainage Will Not Be Allowed Without proper City of Dallas Engineering Department approval.
- \*The coordinates shown hereon are of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, on Grid Coordinate Values, No Scale and No Projection.
- There are no existing buildings on this site nor are there any existing offsite buildings within five (5) feet of the proposed platted property lines.

**FLOOD ZONE NOTE:**

This Surveyor has reviewed Flood Insurance Rate Map No. 48113C0170K (effective date July 7, 2014) published by the Federal Emergency Management Administration for Dallas County, Texas and based upon said scaled map and graphic plotting, such review revealed that the majority of the Subject Tract lies within "ZONE X" (Un-Shaded) and that part being outside the 100 Year Flood Plain and portions of the east and south sides of the Subject Tract lies within "ZONE X" (Shaded) & "ZONE AE" (Shaded) and is inside of the 100 Year Flood Plain and is determined to be inside the 0.2% annual chance floodplain.

**LEGEND**

- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- ELECTRIC CONDUIT
- POWER POLE
- GUY ANCHOR
- UTILITY MARKER (Labeled)
- SANITARY SEWER MANHOLE

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**BOUNDARY LINE**

**ADJOINER BOUNDARY LINE**

**HIGHWAY CONTROL ACCESS LINE**

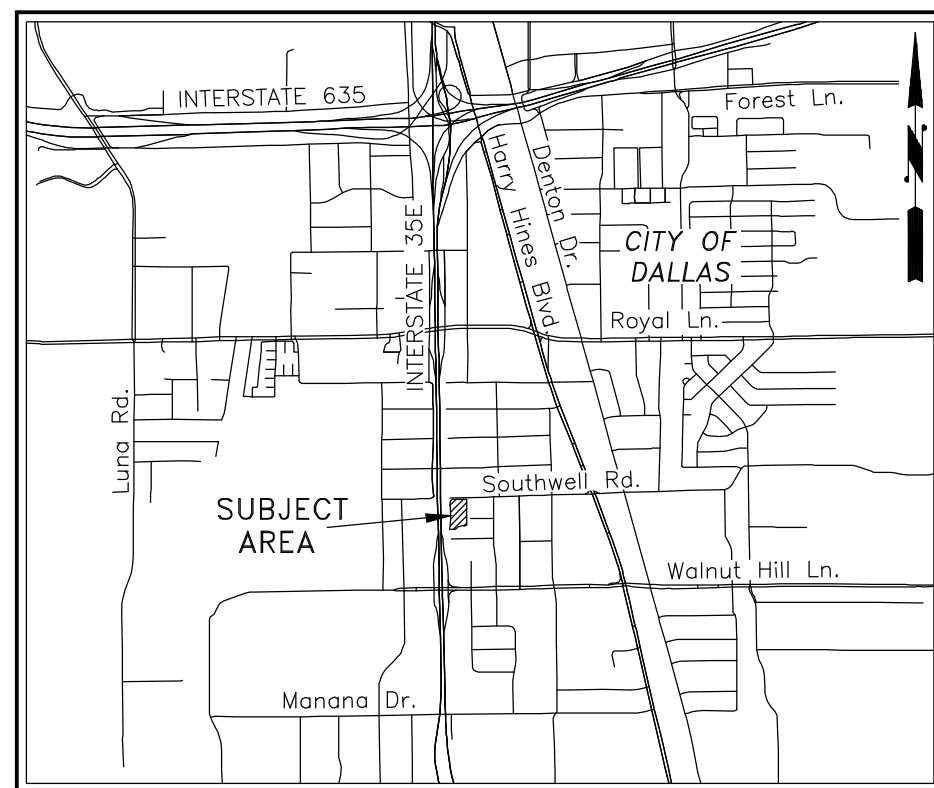
**EASEMENT LINE**

**OVERHEAD POWER LINE**

**FEMA 100 YEAR FLOODPLAIN**

**SURVEY ABSTRACT LINE**

**VICINITY MAP**



**ABBREVIATIONS:**

- Vol. = Volume
- Pg. = Page
- Inst. No. = Instrument Number
- 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
- D.P. & L. = Dallas Power & Light Company
- S.W.B.T. = Southwestern Bell Telephone Company
- CM = Controlling Monument
- IRP = 1/2" Iron Rod Found
- IRS = 1/2" Iron Rod Set, topped with a red plastic cap, stamped "RPLS 4701"
- MNS = Mag Nail Set with steel washer, stamped "RPLS 4701"
- TxDOT ARM = 5/8" iron rod topped with Texas Department of Transportation Aluminum Cap
- F.E. = Fire Lane Easement

STATE OF TEXAS  
Called 0.7445 Acres  
Case Cause No. CC-07-15267-E  
Inst. No. 201000286485  
O.P.R.D.C.T.

SOUTHWELL STEMMONS, LTD.  
Vol. 84158, Pg. 2820  
Vol. 2005150, Pg. 1117  
D.R.D.C.T.

GROUND COMPANIES, LP  
Inst. No. 201800018885  
D.R.D.C.T.

INTERSTATE HIGHWAY 35  
(STEMMONS FREEWAY)  
(Variable Width Right-of-Way)  
Vol. 5235, Pg. 179 ~ D.R.D.C.T.

STATE OF TEXAS  
Called 0.7517 Acres  
Case Cause No. CC-07-15266-D  
Inst. No. 20080198706  
O.P.R.D.C.T.

STATE OF TEXAS  
PARCEL 42, PART 2  
Called 0.0993 Acres  
Inst. No. 20080033995  
O.P.R.D.C.T.

FIRST INDUSTRIAL TEXAS, LP  
Vol. 2004012, Pg. 11504  
D.R.D.C.T.

BLOCK 1/6512  
WALNUT BUSINESS PARK  
Vol. 78086, Pg. 1  
M.R.D.C.T.

DOUBLE WALNUT MANAGEMENT, LLC  
Inst. No. 20080328564  
O.P.R.D.C.T.

WALNUT RIDGE STREET  
(60' Wide Right-of-Way)  
Vol. 78086, Pg. 1 ~ M.R.D.C.T.

SOUTHWELL ROAD  
(F.K.A. COLE ROAD)  
(Variable Width Right-of-Way)  
Vol. 78086, Pg. 1 ~ M.R.D.C.T.

POINT OF BEGINNING  
X Found In Concrete (CM)  
N:7,009,106.526  
E:2,460,787.816  
\*See General Note #5

BLOCK 2/6512  
WALNUT BUSINESS PARK  
Vol. 78086, Pg. 1  
M.R.D.C.T.

NEIL E. FELDER AND SUZETTE E. FELDER  
Vol. 95067, Pg. 1483  
D.R.D.C.T.

ARBUCKLE COURT  
(60' Wide Right-of-Way)  
Vol. 78086, Pg. 1 ~ M.R.D.C.T.

FELDER GRAN-PACIFIC VENTURES, INC.  
Vol. 97075, Pg. 2550  
D.R.D.C.T.

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°13'54"	100.00'	155.74'	S 44°31'52" E	140.47'
C2	48°23'26"	310.00'	262.27'	S 72°41'40" W	254.52'
C3	1°15'45"	2,845.79'	62.71'	N 04°03'59" E	62.71'

**PRELIMINARY PLAT**

PALLADIUM STEMMONS ADDITION  
LOTS 8 AND 9, BLOCK 2/6512  
214,898 Sq. Ft./4.933 Ac.  
being a replat of part of Block 2/6512  
Walnut Business Park  
recorded in Volume 78086, Page 1, Plat Records,  
Dallas County Texas,  
situated in the  
Edward W. Hunt Survey, Abstract No. 590  
City of Dallas, Dallas County, Texas

City Plan File Number: S190-184

**OWNER:**  
RWS LAND COMPANY, LLC  
Contact: Rick Santoyo  
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214-762-4042  
rsantoyo@artofrafx.com

**SURVEYOR:**  
RINGLEY & ASSOCIATES, INC.  
Contact: Lawrence H. Ringley  
701 S. Tennessee Street  
McKinney, Texas 75069  
972-542-1266  
LHR@Ringley.com

**RINGLEY & ASSOCIATES, INC.**  
SURVEYING • MAPPING • PLANNING  
Texas Firm Registration No. 10061300  
701 S. Tennessee - McKinney, Texas 75069  
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	07/09/2020	1" = 50'	18094	18094-PP.DWG	1 of 2