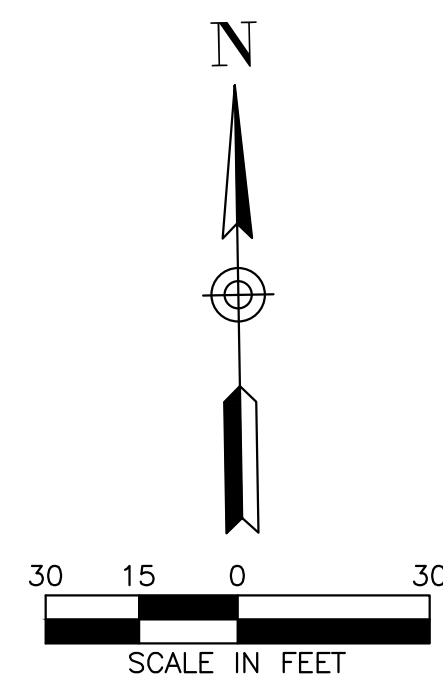
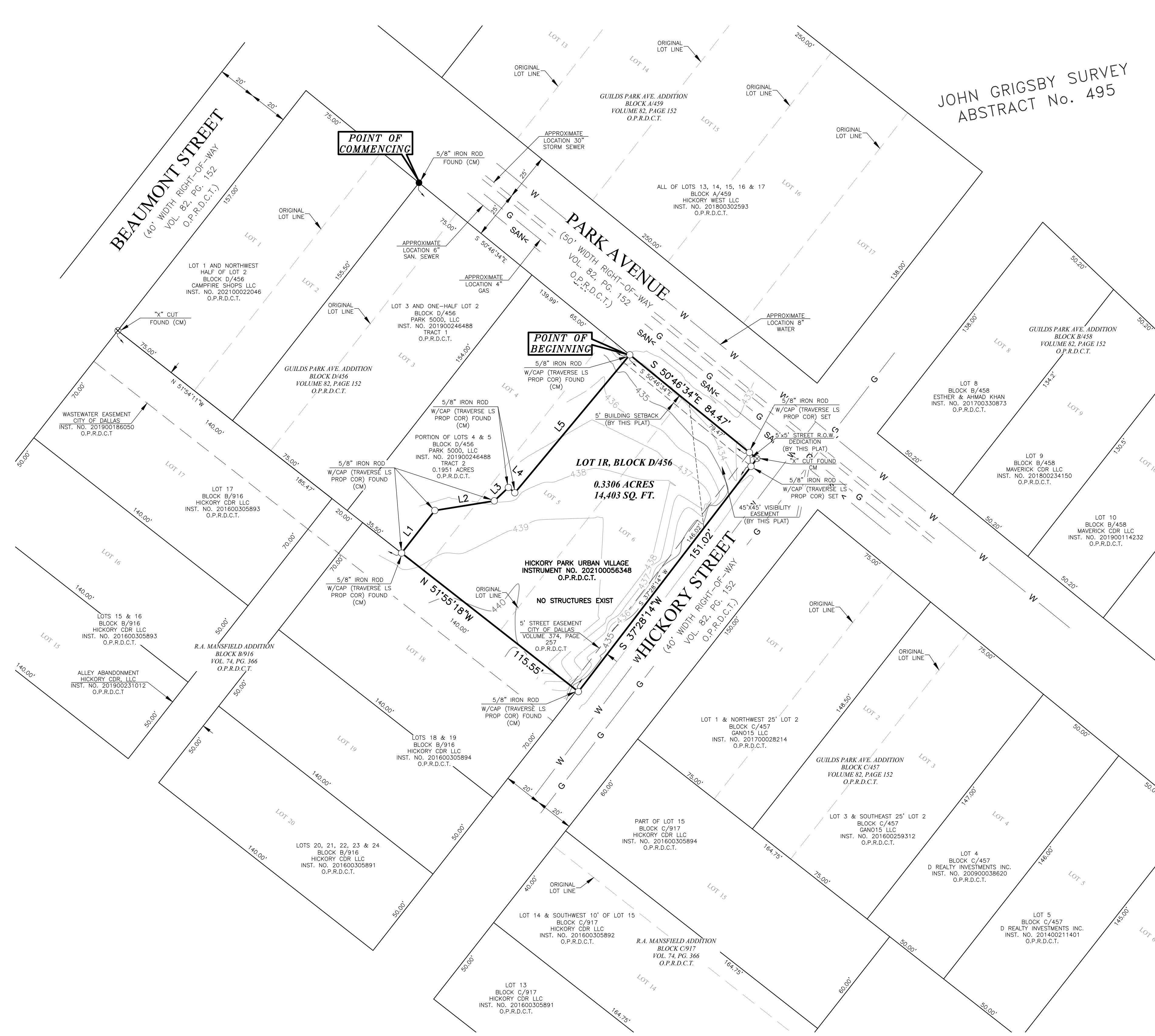


VICINITY MAP  
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000136506.



JOHN GRIGSBY SURVEY  
ABSTRACT No. 495

LOT 1R, BLOCK D/456  
0.3306 ACRES  
14,403 SQ. FT.

NO STRUCTURES EXIST

LOT ACREAGE		
LOT #	GROSS ACREAGE	NET ACREAGE
1R	0.3306	0.3303

LINE TABLE		
No.	Bearing	Distance
L1	N 37°59'44"E	27.78'
L2	N 80°47'54"E	31.00'
L3	N 46°25'41"E	10.00'
L4	S 50°25'14"E	4.30'
L5	N 39°47'00"E	92.40'

**GENERAL NOTES**

- The purpose of this plat is to create Lot 1, from part of Lots 4, 5 & all of Lot 6.
- Lot to lot drainage is not permitted without Engineering Section approval.
- No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 4811300345J, dated August 23, 2001. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholdings of utilities and building permits.

LEGEND	
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	SET IRON ROD (AS NOTED)
	FOUND IRON ROD (AS NOTED)
	"X" CUT FOUND
	"X" CUT SET
	CONTROL MONUMENT
	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

**SURVEYOR**  
Name: Traverse Land Surveying, LLC  
Address: 14200 Midway Road, Suite 130  
Dallas, Texas, 75244  
Phone: 903-388-8821  
Contact Name: Mark Nace  
Phone: 469-784-9321

**OWNER/DEVELOPER**  
Name: Hickory Park Urban Village LLC  
Address: 4120 Buckner Ave.  
Irving, Texas 75063  
Contact Name: Paresh Patel  
Phone: 903-388-8821  
Contact Name: Dhaval Patel  
Phone: 214-718-2071

**BENCHMARK NOTES**

The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the AllTerra RTK Network.

Benchmark No. 1  
Square with "X" cut in concrete 52' +/- southeast of the south corner of subject property  
Elevation: 434.79

City of Dallas Monument 46-X-1S  
Standard WDBM on Concrete Curb of Storm Sewer Inlet, Southeast Corner of Central Expy. and Cooper Street Intersection.  
Northing: 6,963,668.350  
Easting : 2,500,491.647  
Elevation : 436.276

City of Dallas Monument 46-T-1  
A Square Is Cut On Concrete Curb, Center Of Radius, Southeast Corner Of Jefferies Street and Pennsylvania Avenue.  
Northing: 6,967,015.512  
Easting : 2,501,642.168  
Elevation : 434.618

S 201-729  
**PROPOSED  
GUILDS PARK AVE.  
ADDITION**  
LOT 1R, BLOCK D/456,  
0.3306 ACRES  
BEING PART OF LOTS 4, 5 & ALL OF LOT 6,  
BLOCK D, OF GUILDS PARK AVE. ADDITION AS  
RECORDED IN VOLUME 82, PAGE 152, OFFICIAL  
PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
SITUATED IN THE  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
AN ADDITION TO THE  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



**TRaverse**  
LAND SURVEYING LLC  
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321  
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting  
Date: July 29, 2021 Project No.: TR-22-21  
Case Number XX-XX-XX  
THIS PLAT IS FILED AS DOCUMENT ON DATE **1 of 2**