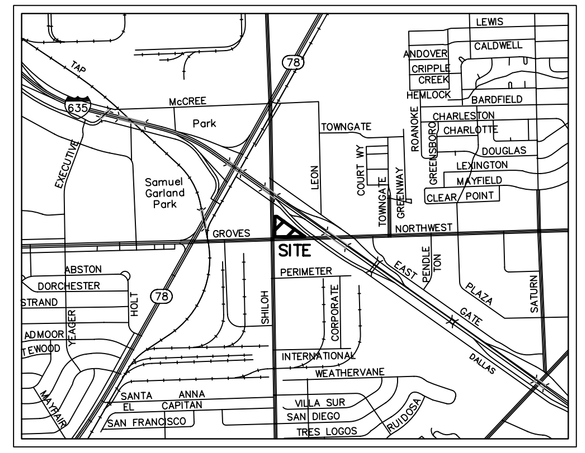
LEGEND

GAS METER	FIRE HYDRANT	WATER MANHOLE	SIGN
IRR. CONTROL VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	FUEL PORT	TELEPHONE MANHOLE	TYPICAL FENCE
POWER POLE	WATER VALVE	SWB MANHOLE	CONCRETE
DOWN GUY	TRANSFORMER PAD	GAS MANHOLE	BOLLARD
S.S. MANHOLE	ELECTRIC METER	VAULT	COVERED AREA
CLEAN OUT	STORM DRAIN MANHOLE	HANDICAP SPACE	A/C PAD

LINETYPE TABLE

BOUNDARY LINE
ADJOINER LINE
525' CONTOUR LINE
W WATER LINE
OHU OVERHEAD SERVICE LINE
S SEWER LINE
ST STORM DRAIN LINE
GAS GAS LINE
E UNDERGROUND ELEC. LINE
EASEMENT LINE
BUILDING LINE
STREET CENTERLINE

VICINITY MAP
N.T.S.



LEGEND

D.R.D.C.T. – DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. – OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
IRF – IRON ROD FOUND
INST. NO. – INSTRUMENT NUMBER
VOL. – VOLUME
PG. – PAGE
ADF – 3" ALUMINUM DISK MONUMENT FOUND
C.M. – CONTROLLING MONUMENT
IRS – 1/2" IRON ROD SET WITH "PEISER & MANKIN SURV" "RPLS 6122" RED PLASTIC CAP

GENERAL NOTES:
1. BASIS OF BEARING – BASED ON THE SOUTH LINE (NORTH 69 DEG. 58 MIN. 47 SEC. WEST) OF LOT 1, BLOCK A, CYPRESS WATERS COMMERCIAL ADDITION PHASE 2 2ND INSTALLMENT, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 20080073910, AFORESAID OFFICIAL PUBLIC RECORDS
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM A PLATTED LOT AND A TRACT OF LAND.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF DALLAS WATER UTILITIES BENCHMARKS
678: A SQUARE CUT ON CONCRETE CURB IN FRONT OF HOUSE #11333 CRESCENDO DRIVE AND WEST OF JUPITER ROAD, ELEVATION = 605.51'
691: A SQUARE CUT ON THE CONCRETE CURB OF SHILOH ROAD AND ABOUT 120 FEET NORTH OF THE CENTER OF INTERSTATE HIGHWAY 635, ELEVATION = 578.79'
6. STRUCTURES TO BE REMOVED.

PRELIMINARY PLAT

NORTHWEST SHILOH ADDITION
LOTS 1 & 2, BLOCK A/8047

BEING ALL OF LOT 1, BLOCK A/8047, BENNIGAN'S ADDITION
VOLUME 84148, PAGE 6032, O.P.R.D.C.T.
AND BEING 3.032 ACRES OUT OF THE JOHN CASEY SURVEY, ABSTRACT NO. 350
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167–073
ENGINEERING PLAN NO. _____

ENGINEER:
CLAYMOORE ENGINEERING
1903 CENTRAL DRIVE
SUITE #406
BEDFORD, TEXAS 76021
PHONE: 817.281.0572
CONTACT: CLAY CRISTY, PE(TX)

OWNER:
MBRE, LLC
3701 STANFORD AVE.
DALLAS, TX 75225
214–448–0589
CONTACT: TOM SHARPE

JOB NO.:	16-0911
DATE:	12/8/2016
FIELD DATE:	11/21/2016
SCALE:	1" = 30'
FIELD:	J.D.H.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

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Texas Society of Professional Surveyors
Member Since 1977

SHEET 1 OF 2