

* GENERAL NOTES *

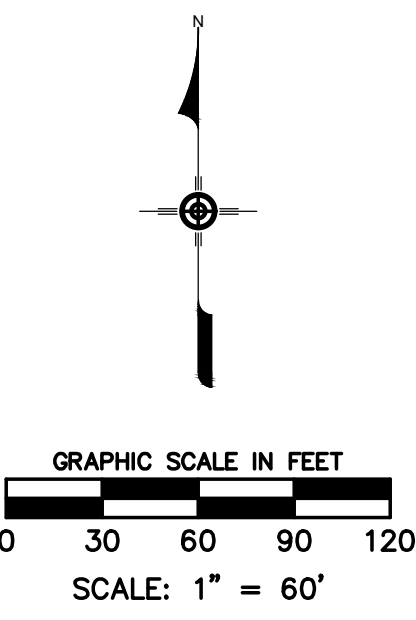
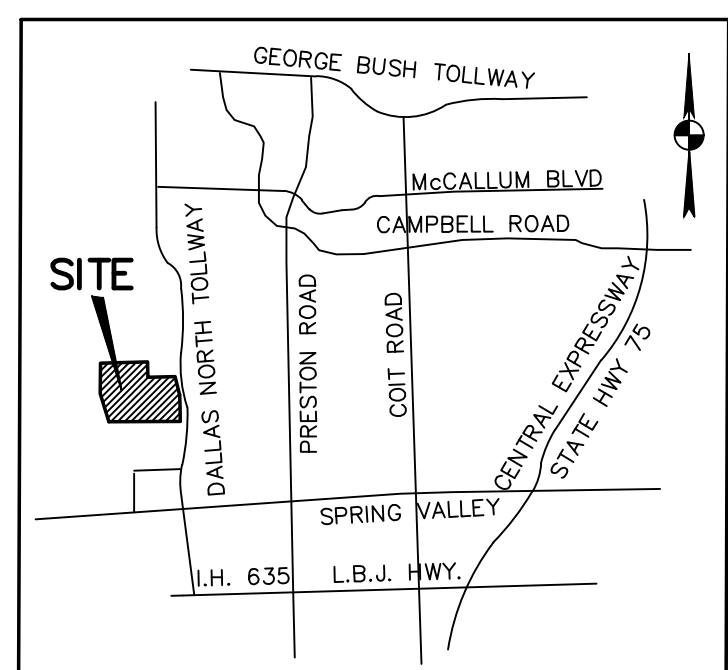
1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTED REALIZATION 2011.
2. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK AND OBSERVATIONS TAKEN ON TOWN OF ADDISON SURVEY CONTROL MONUMENTS NUMBER 5 AND 11.
3. BENCHMARKS:
REFERENCE BENCHMARK:
TOWN OF ADDISON CONTROL POINT NO. COA-14 LOCATED 1,730' SOUTH EAST FROM THE INTERSECTION OF LANDMARK PLACE AND LANDMARK BOULEVARD THEN 40.6' WEST OF STREET SIGN, 8.15' NORTH OF CHAINLINK FENCE AND 70.5' EAST OF STREET SIGN. ELEVATION = 623.19'
SITE BENCHMARK:
3-1/4" ALUMINUM DISK IN STAMPED "STANTEC" FOUND LOCATED APPROXIMATELY 1000' WEST FORM THE CENTERLINE OF THE SOUTHBOUND SERVICE ROAD OF THE DALLAS NORTH TOLLWAY, APPROXIMATELY 730' SOUTH FORM THE CENTERLINE OF LANDMARK BOULEVARD. POINT ALSO BEING THE SOUTHWEST CORNER OF SUBJECT TRACT. ELEVATION = 616.6'
4. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THE PURPOSE OF THIS REPLAT IS RELOCATE A LOT LINE FOR A PROPOSED DEVELOPMENT.
6. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 48113C0180K, DATED JULY 7, 2014. NO FLOODPLAIN EXISTS ON THE SITE.



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STANTEC PROJECT NO. 222210535

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TOWN OF ADDISON APPROVAL BLOCK

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ADDISON, TEXAS ON _____, 20____.

CHAIR, PLANNING AND ZONING COMMISSION

CITY SECRETARY

CITY OF DALLAS APPROVAL BLOCK

I, _____, CHAIRPERSON OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLAN COMMISSION OF THE CITY OF DALLAS ON THE _____ DAY OF _____, A.D. 20____, AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, A.D. 20____, BY SAID COMMISSION.

CHAIRPERSON
CITY PLAN COMMISSION
DALLAS, TEXAS

ATTEST: _____
SECRETARY

PRELIMINARY REPLAT
S. FINLEY EWING JR. ADDITION
LOT 2R AND 3, BLOCK 1
JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146
CITY OF DALLAS
TOWN OF ADDISON
DALLAS COUNTY, TEXAS
16.270 ACRES
DECEMBER 13, 2016
TOWN OF ADDISON PROJECT NO. 2016-13
CITY OF DALLAS PLAN FILE NO. S167-058

OWNER:
S. FINLEY EWING, III, TRUSTEE OF THE GAIL ORAND EWING 1996 TRUST
6455 DALLAS PARKWAY
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PH: (972) 665-3131
CONTACT: S. FINLEY EWING, III

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