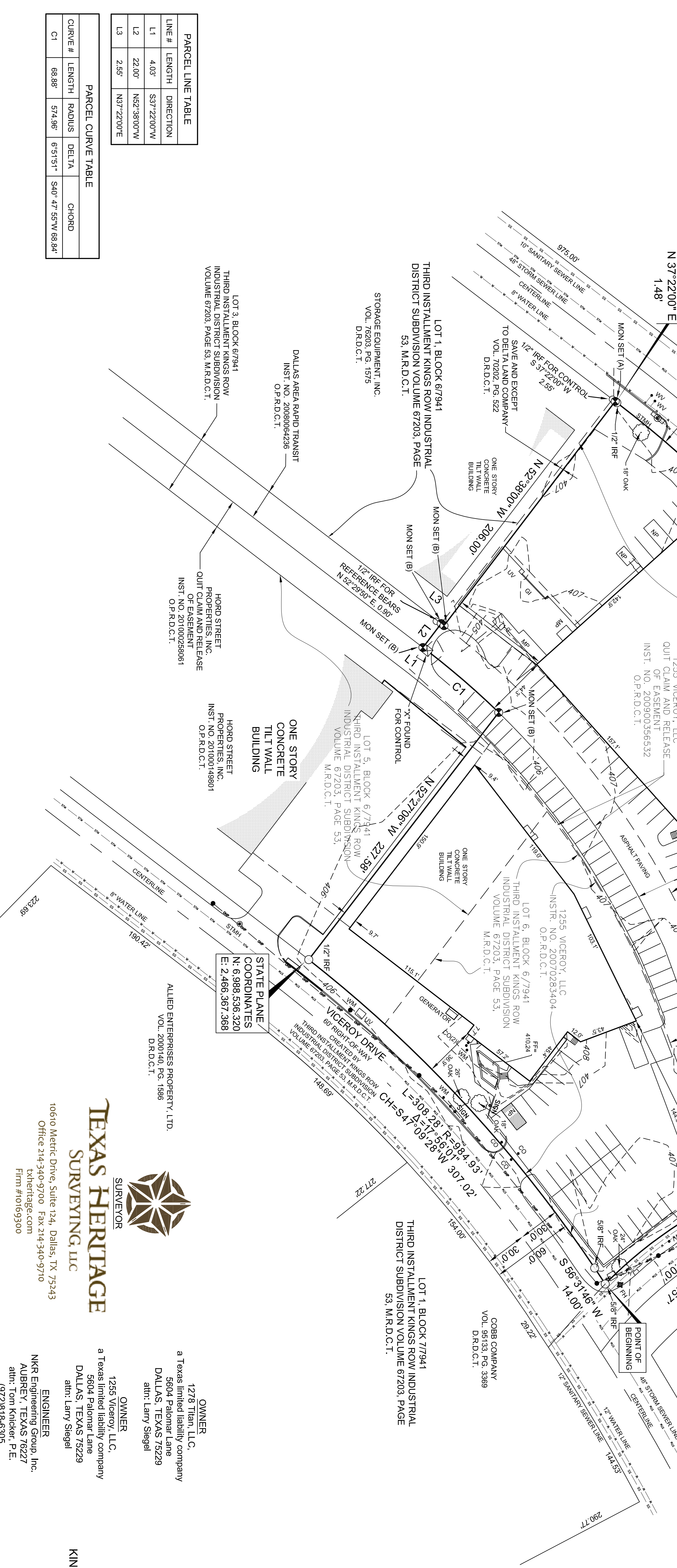


- LEGEND**
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - INST. NO. INSTRUMENT NUMBER
 - VOL. PG. VOLUME PAGE
 - SQ. FT. SQUARE FEET
 - R.O.W. RIGHT-OF-WAY
 - MON SET (A) 3" METALLIC DISK STAMPED 'VTA & RPLS 5299' SET OVER A 12" IRON ROD
 - MON SET (B) 2 1/4" METALLIC DISK STAMPED 'VTA & RPLS 5299' SET WITH MAG NAIL IN ASPHALT
 - IRF IRON ROD FOUND
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - 'CM' CONTROLLING MONUMENT
 - TBM TEMPORARY BENCHMARK
 - BOLL BOLLARD
 - TYP TYPICAL
 - CO CLEANOUT
 - WV WATER VALVE
 - WM WATER METER
 - GM GAS METER
 - GEN GENERATOR
 - NP NO PARKING
 - UV UTILITY VAULT
 - GI GRATE INLET
 - DI DRAIN INLET
 - STMH STORM SEWER MANHOLE
 - SSMH SANITARY SEWER MANHOLE
 - MP METAL PLATFORM
 - BS BUS STOP



PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	4.03'	S37°22'00"W
L2	22.00'	N52°38'00"W
L3	2.55'	N37°22'00"E

PARCEL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	68.88'	574.96'	6°51'15.1"	S40°47'59"W 68.84'

STATE PLANE COORDINATES
 N: 5.989,075,512
 E: 2,466,454,721

- GENERAL NOTES:**
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983. (2011).
 - The reason for this plat is to combine 2 existing whole lots and 2 existing partial lots into 1 new lot.
 - Lot to lot drainage is not permitted without engineering division approval.
 - 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.
 - The maximum number of lots permitted by this plat is 1.
 - CITY OF DALLAS BENCHMARKS:**
 33-P-1: A square is cut on top of curb on the west side of east service road to John W. Carpenter Freeway and centerline of Profit Drive.
 Northing: 5,986,804.784, Easting: 2,465,733.725, Elevation: 408.804
 - 33-P-3: A square is cut on back of curb at center of storm sewer drop inlet on the northwest corner of the intersection of Profit Drive and John W. Carpenter Freeway.
 Northing: 5,986,500.902, Easting: 2,465,542.230, Elevation: 405.405

OWNER
 1278 Titan, LLC,
 a Texas limited liability company
 5604 Palomar Lane
 DALLAS, TEXAS 75229
 attn: Larry Siegel

OWNER
 1255 Viceroy, LLC,
 a Texas limited liability company
 5604 Palomar Lane
 DALLAS, TEXAS 75229
 attn: Larry Siegel

ENGINEER
 NKR Engineering Group, Inc.
 AUBREY, TEXAS 76227
 attn: Tom Knicker, P.E.
 (972)818-6305

PRELIMINARY PLAT
VICEROY TITAN ADDITION
LOT 2A, BLOCK 67941
 ALL OF LOT 6, BLOCK 67941 &
 PART OF LOTS 2, 3 AND 5, BLOCK 67941
 KINGS ROW INDUSTRIAL DISTRICT, THIRD INSTALLMENT
 JAMES McLAUGHLIN SURVEY, ABSTRACT NO. 845
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S156-063
 PAGE 1 OF 2

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 Firm #10109300

