

AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48113C0465L (effective date March 21, 2019) 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 Subject Tract lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain.

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 City Block 8605.
- The maximum number of lots permitted by this plat is one.
- 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.

SITE ZONING

ZONING CLASSIFICATION - CR (Community Retail)

This information was gathered from the City of Dallas, Texas Zoning Map. This Surveyor was not furnished with a Zoning Report or Zoning Letter. Please contact the City of Dallas Planning Department for any additional information.

LEGEND

- ⊗ WATER VALVE
- ⊕ WATER METER
- ⊙ POWER POLE
- ⊕ GUY ANCHOR
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ GUARD BOLLARD

RCP = Reinforced Concrete Pipe

BOUNDARY LINE

ADJOINER BOUNDARY LINE

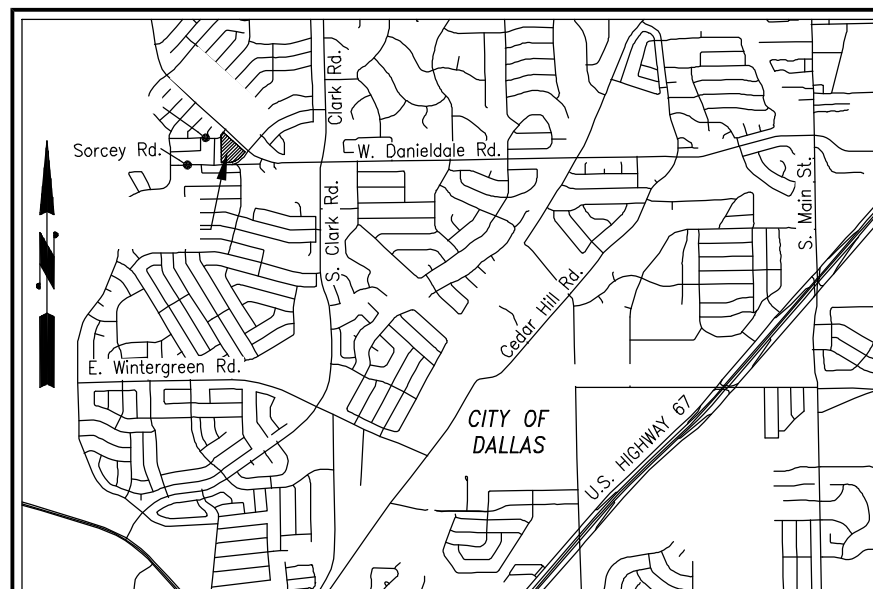
EASEMENT LINE

OVERHEAD POWER LINE

ASPHALT PAVEMENT

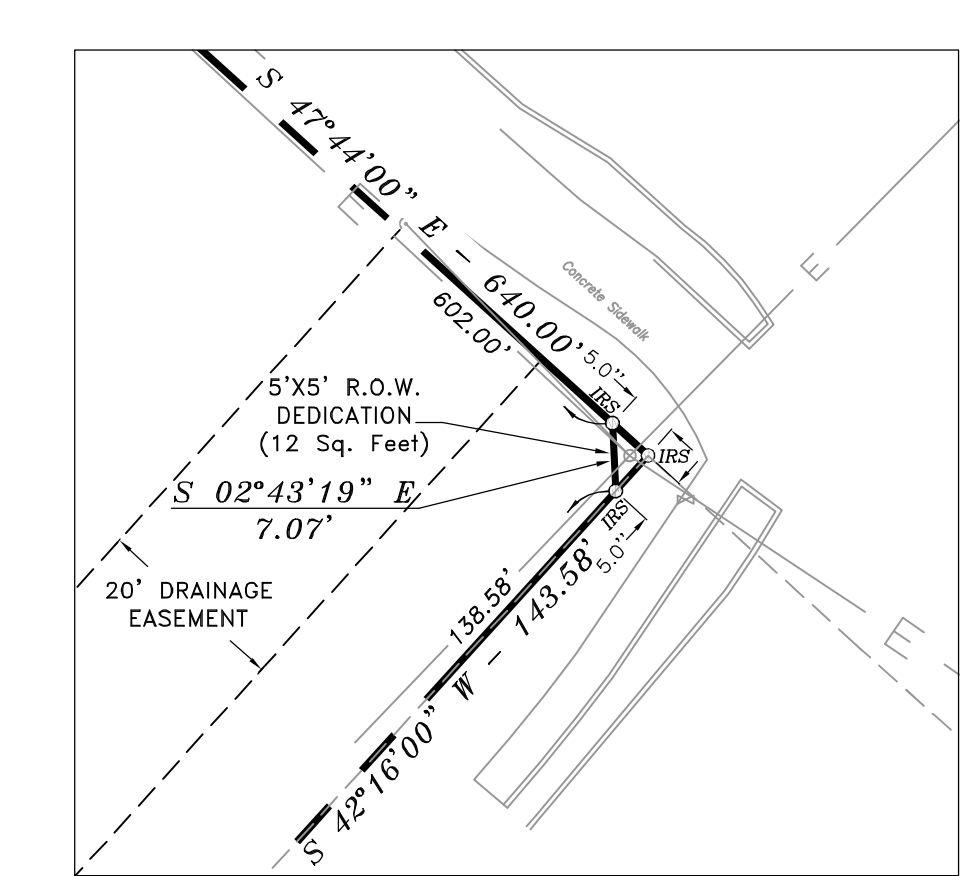
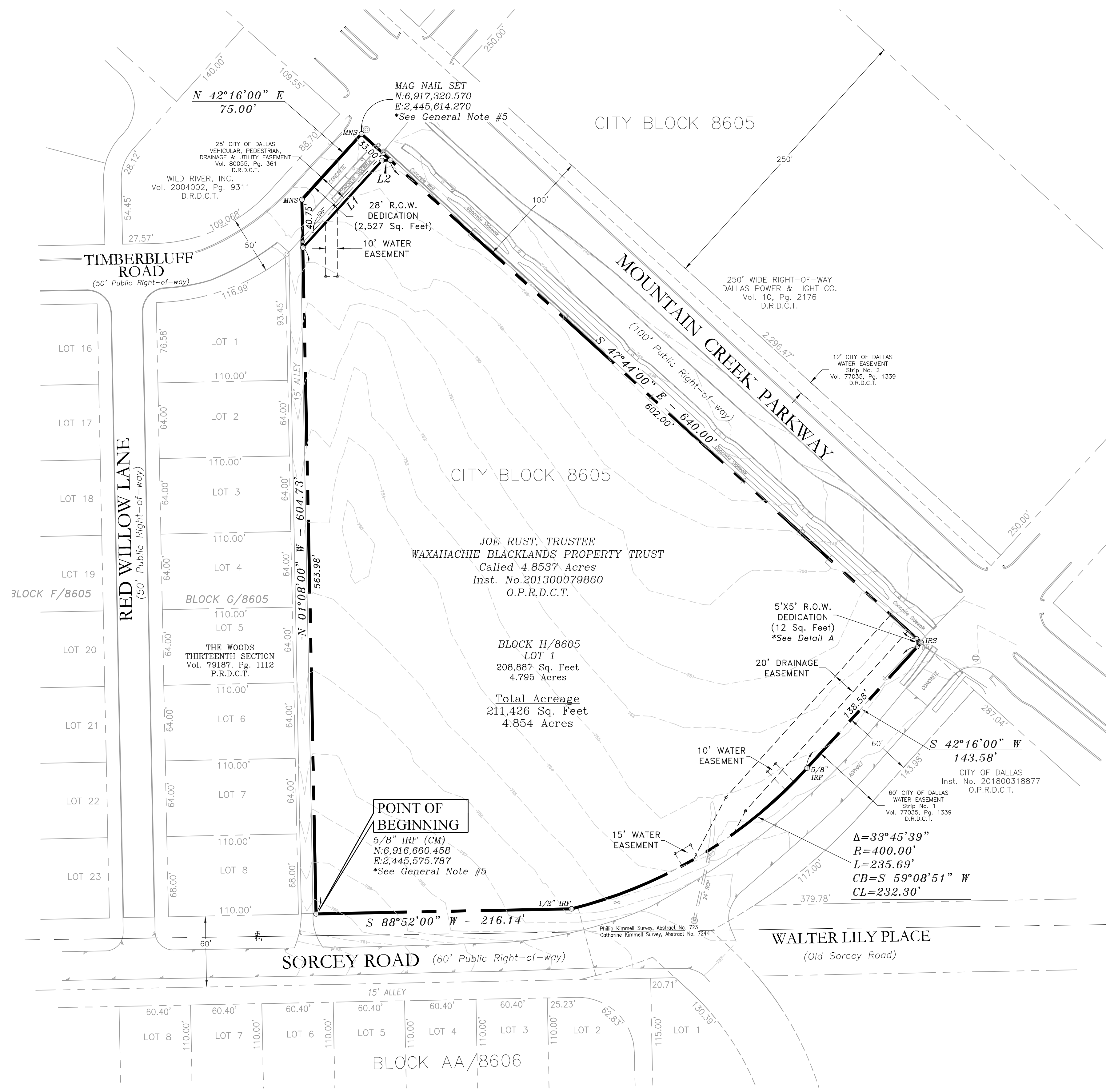
STORM SEWER LINE

VICINITY MAP
Not To Scale



ABBREVIATIONS:

Vol. = Volume
Pg. = Page
Inst. No. = Instrument Number
D.R.D.C.T. = Deed Records, Dallas County, Texas
P.R.D.C.T. = Plat Records, Dallas County, Texas
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
CM = Controlling Monument
IRP = 1/2" Iron Rod Found
IRS = 1/2" Iron Rod Set, topped with a red plastic cap, stamped "RPLS 4701"
IRS W/Esmnt Cap = 1/2" Iron Rod Set, topped with a yellow plastic cap, stamped "EASEMENT CORNER"
MNS = Mag Nail Set with steel washer, stamped "RPLS 4701"



DETAIL A
Scale: 1" = 20'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 42°16'01" E	99.61'
L2	N 87°16'01" E	7.07'

PRELIMINARY PLAT

PALLADIUM MOUNTAIN CREEK ADDITION
LOT 1, BLOCK H/8605
4.854 Acres
(4.795 Acres Net)
situated in the
Phillip Kimmel Survey, Abstract No. 723
City of Dallas, Dallas County, Texas

City Plan File Number: S190-233

OWNER:
WAXAHACHIE BLACKLANDS PROPERTY TRUST
Contact: Rick Joe Rust
440 Gingerbread Lane
Waxahachie, Texas 75165
972-333-4143
joerust@joerust.com

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

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Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	09/16/2020	1" = 50'	2020049	2020049-PP.DWG	1 of 2