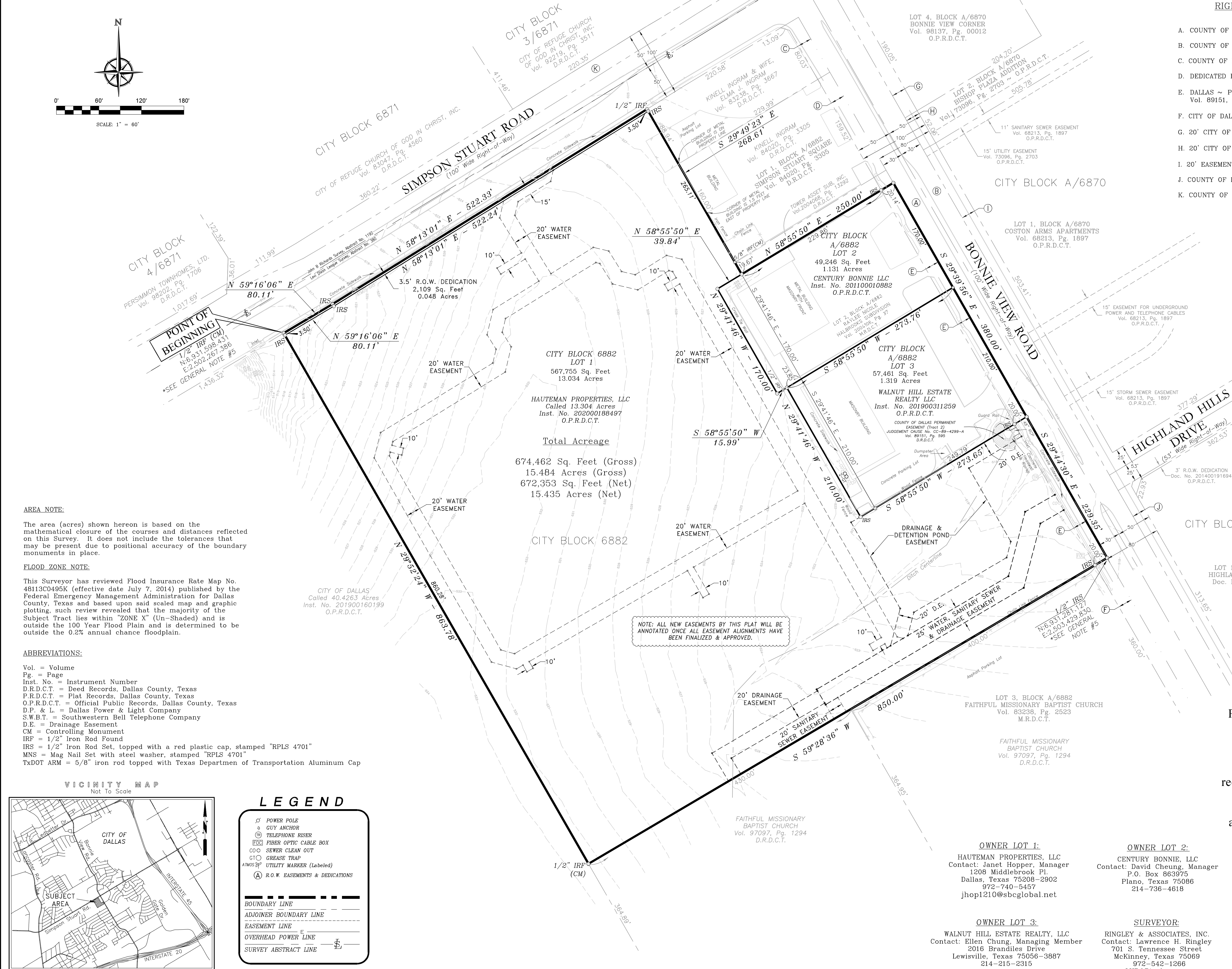


- A. COUNTY OF DALLAS R.O.W. - Vol. 2066, Pg. 470 ~ D.R.D.C.T.
- B. COUNTY OF DALLAS R.O.W. - Vol. 2044, Pg. 30 ~ D.R.D.C.T.
- C. COUNTY OF DALLAS R.O.W. - Vol. 88251, Pg. 1186 ~ D.R.D.C.T.
- D. DEDICATED R.O.W. - Vol. 84020, Pg.3305 ~ D.R.D.C.T.
- E. DALLAS ~ PERMANENT EASEMENT FOR PUBLIC ROAD PURPOSES-(TRACT 1) Vol. 89151, Pg.595 ~ D.R.D.C.T.
- F. CITY OF DALLAS 20' R.O.W. DEDICATION - Vol. 83238, Pg. 2523 ~ D.R.D.C.T.
- G. 20' CITY OF DALLAS R.O.W. DEDICATION - Vol. 89107, Pg. 1303 ~ D.R.D.C.T.
- H. 20' CITY OF DALLAS R.O.W. DEDICATION - Vol. 73096, Pg. 2703 ~ D.R.D.C.T.
- I. 20' EASEMENT FOR STREET PURPOSES - Vol. 68213, Pg. 1897 ~ D.R.D.C.T.
- J. COUNTY OF DALLAS R.O.W. DEDICATION - Vol. 89038, Pg. 2348 ~ D.R.D.C.T.
- K. COUNTY OF DALLAS R.O.W. DEDICATION - Vol. 80073, Pg. 905 ~ D.R.D.C.T.

**GENERAL NOTES:**

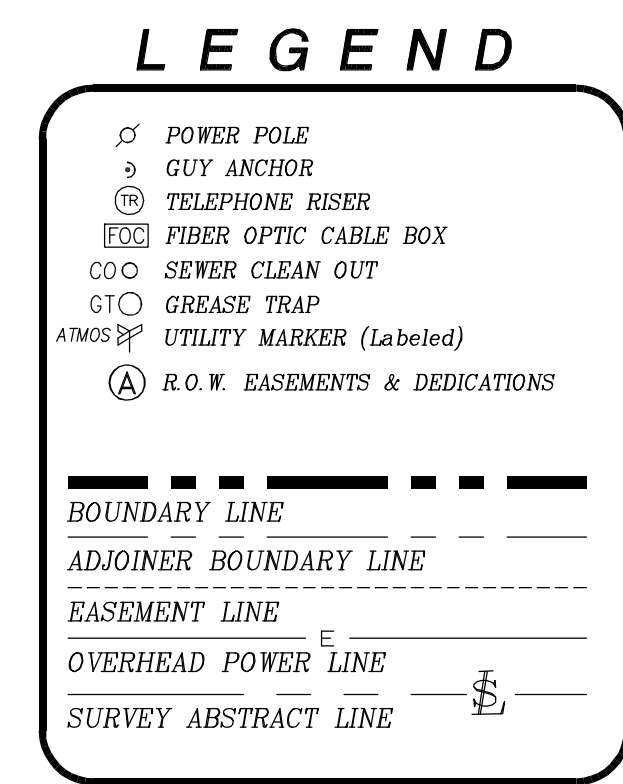
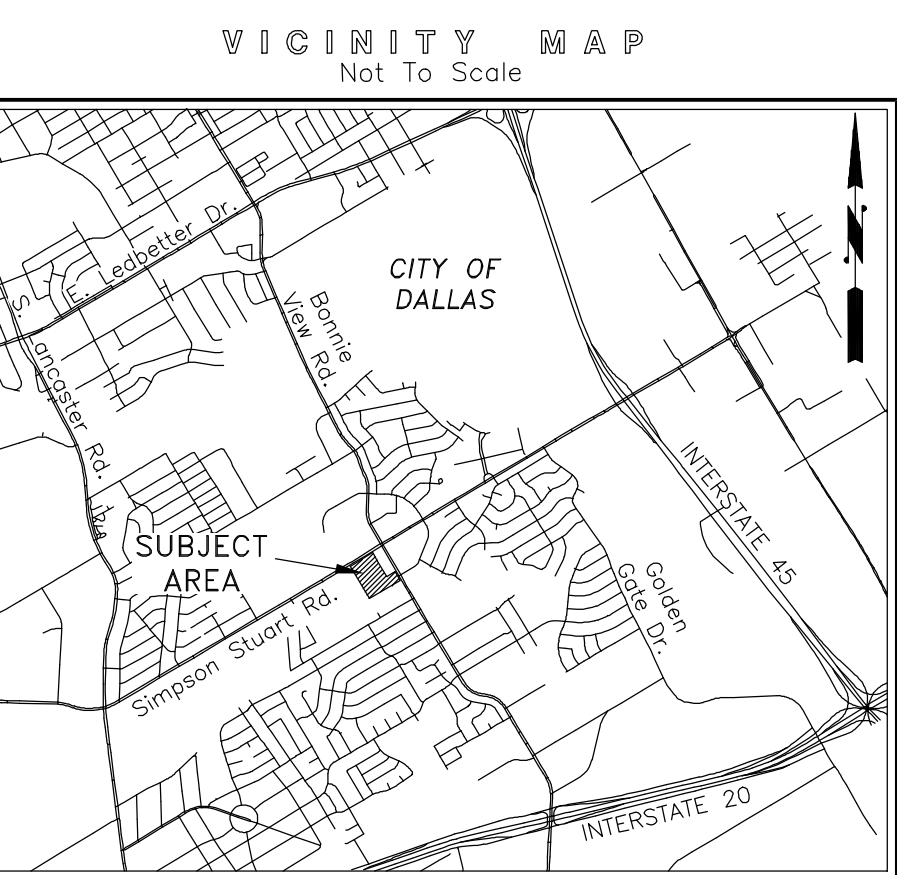
1. The bearings shown hereon are geodetic and are based upon the Texas State Plane Coordinate System, NAD 83, North Central Zone (4202).
2. The purpose of this plat is to add a strip of land to the southwest end of Lot 2, Block A/6882 of Raylee Nicole Halbrooke Subdivision and the southwest end of a tract of land (Un-Platted) owned by Walnut Hill Estate Realty LLC and to dedicate right-of-way and easements for the development of a 13.034 acre tract (Un-Platted) of land owned by HauteMan Properties, LLC.
3. The maximum number of lots permitted by this plat is three.
4. Lot to Lot Drainage Will Not Be Allowed Without proper City of Dallas Engineering Department approval.
5. \*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.



**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. 4813C0495K (effective date July 7, 2014) 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 majority of the Subject Tract lies within "ZONE X" (Un-Shaded) and is outside the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

**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  
D.P. & L. = Dallas Power & Light Company  
S.W.B.T. = Southwestern Bell Telephone Company  
D.E. = Drainage Easement  
CM = Controlling Monument  
IRP = 1/2" Iron Rod Found  
IRS = 1/2" Iron Rod Set, topped with a red plastic cap, stamped "RPLS 4701"  
MNS = Mag Nail Set with steel washer, stamped "RPLS 4701"  
TxDOT ARM = 5/8" iron rod topped with Texas Department of Transportation Aluminum Cap



NOTE: ALL NEW EASEMENTS BY THIS PLAT WILL BE ANNOTATED ONCE ALL EASEMENT ALIGNMENTS HAVE BEEN FINALIZED & APPROVED.

**Total Acreage**  
674,462 Sq. Feet (Gross)  
15.484 Acres (Gross)  
672,353 Sq. Feet (Net)  
15.435 Acres (Net)

**OWNER LOT 1:**  
HAUTEMAN PROPERTIES, LLC  
Contact: Janet Hopper, Manager  
1208 Middlebrook Pl.  
Dallas, Texas 75208-2902  
972-740-5457  
jhop1210@sbcglobal.net

**OWNER LOT 3:**  
WALNUT HILL ESTATE REALTY, LLC  
Contact: Ellen Chung, Managing Member  
2016 Brandiles Drive  
Lewisville, Texas 75056-3887  
214-215-2315

**OWNER LOT 2:**  
CENTURY BONNIE, LLC  
Contact: David Cheung, Manager  
P.O. Box 863975  
Plano, Texas 75086  
214-736-4618

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

**PRELIMINARY PLAT**

**PALLADIUM SIMPSON STUART ADDITION**  
LOTS 1, 2 AND 3, BLOCK A/6882  
674,446 Square Feet/15.483 Acres  
being a replat of Lot 2, Block A/6882  
Raylee Nicole Halbrookes Subdivision  
recorded in Volume 2004106, Page 37, Plat Records,  
Dallas County Texas  
and including  
a 1.204 Acre tract (Un-Platted) in Block 6882 and  
a 13.304 Acre tract (Un-Platted) in Block 6882  
situated in the  
Lexi Dixon Survey, Abstract No. 380  
City of Dallas, Dallas County, Texas

City Plan File Number: S190-241

**RINGLEY & ASSOCIATES, INC.**  
SURVEYING • MAPPING • PLANNING  
Texas Firm Registration No. 10061300  
701 S. Tennessee - McKinney, Texas 75069  
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	09/10/2020	1" = 60'	2020-043	2020-043-PP.DWG	1 of 2