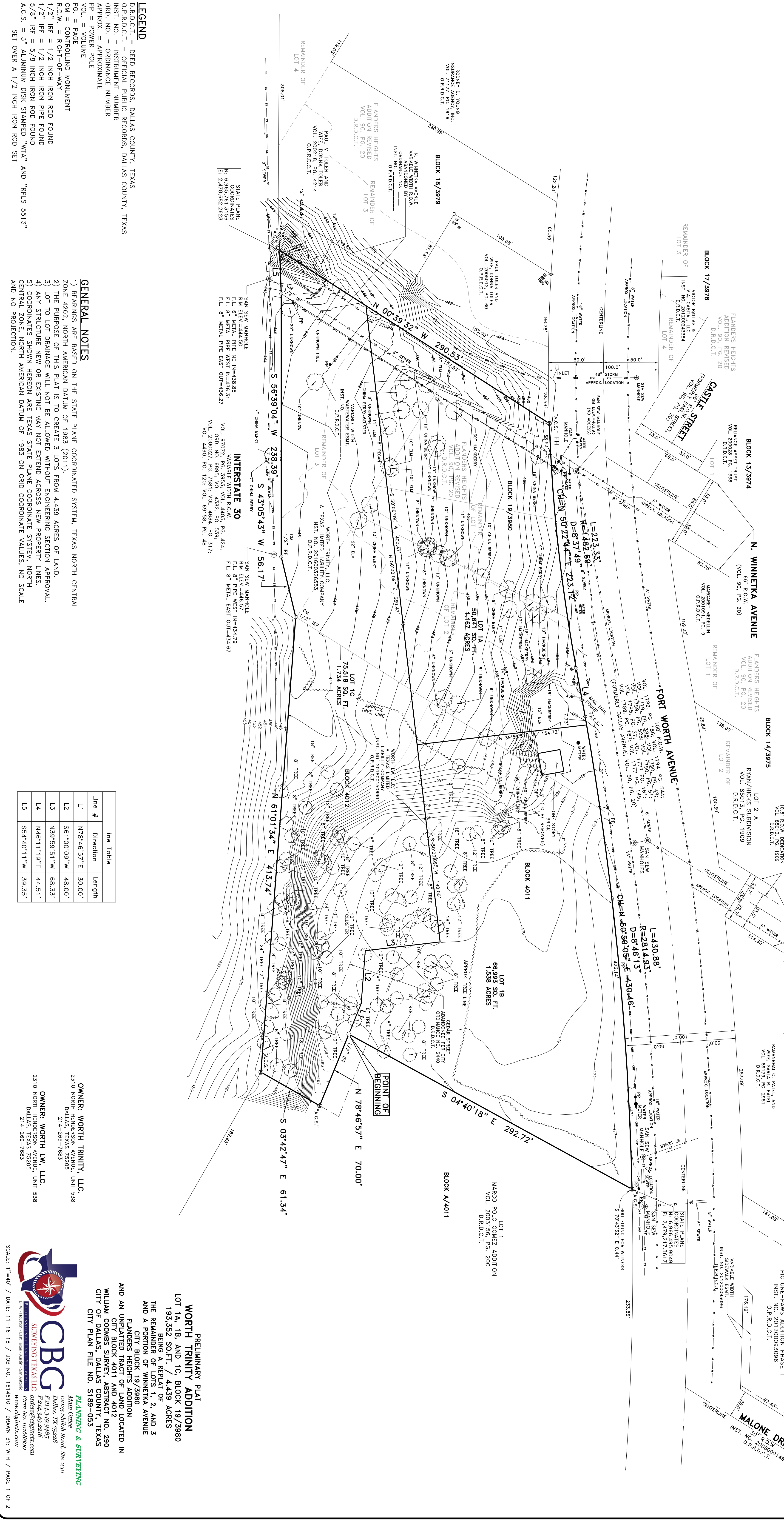


VICINITY MAP
NOT TO SCALE



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
 ORD. NO. = ORDINANCE NUMBER
 APPROX. = APPROXIMATE
 PP = POWER POLE
 VOL. = VOLUME
 CM = PAGE
 CM = CONTROLLING MONUMENT
 R.O.W. = RIGHT-OF-WAY
 1/2" IRF = 1/2 INCH IRON ROD FOUND
 1/2" IPF = 1/2 INCH IRON PIPE FOUND
 5/8" IRF = 5/8 INCH IRON ROD FOUND
 A.C.S. = 3" ALUMINUM DISK STAMPED "WTA" AND "RPLS 5513"
 SET OVER A 1/2 INCH IRON ROD SET

GENERAL NOTES
 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
 2) THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS FROM 4.439 ACRES OF LAND.
 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

Line #	Direction	Length
L1	N78°46'57"E	30.00'
L2	S61°00'09"W	48.00'
L3	N39°59'51"W	88.33'
L4	N46°11'19"E	44.51'
L5	S54°40'11"W	39.35'

OWNER: WORTH TRINITY, LLC.
 2310 NORTH HENDERSON AVENUE, UNIT 538
 DALLAS, TEXAS 75205
 214-289-7683

OWNER: WORTH LW, LLC.
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 DALLAS, TEXAS 75205
 214-289-7683

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 Website: www.cbgtx.com

PRELIMINARY PLAT
WORTH TRINITY ADDITION
 LOT 1A, 1B, AND 1C, BLOCK 19/3980
 193,352 SQ.FT. / 4.439 ACRES
 BEING A PORTION OF LOT 2 AND 3
 THE REMAINDER OF BLOCK 19/3980
 AND A PORTION OF WINNETKA AVENUE
 AND FLANDERS HEIGHTS ADDITION
 AND AN UNPLATTED TRACT OF LAND LOCATED IN
 CITY BLOCK 4011 AND 4012
 WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. 5189-053