

HIGHLAND VISTA ESTATES
BLOCK A/8821
VOL. 84206,
PG. 3339
D.R.D.C.T.
LOT 4
66.53'
112.07'

MARIA ELENA VELA
VOL. 2003244, PG. 10337
D.R.D.C.T.

C&D AUTO PARTS AND SALVAGE, INC
VOL. 2000109, PG. 8580
D.R.D.C.T.
BLOCK 8821

WILDWOOD ACRES
ADDITION
VOL. 8,
PG. 343
M.R.D.C.T.
270.00'

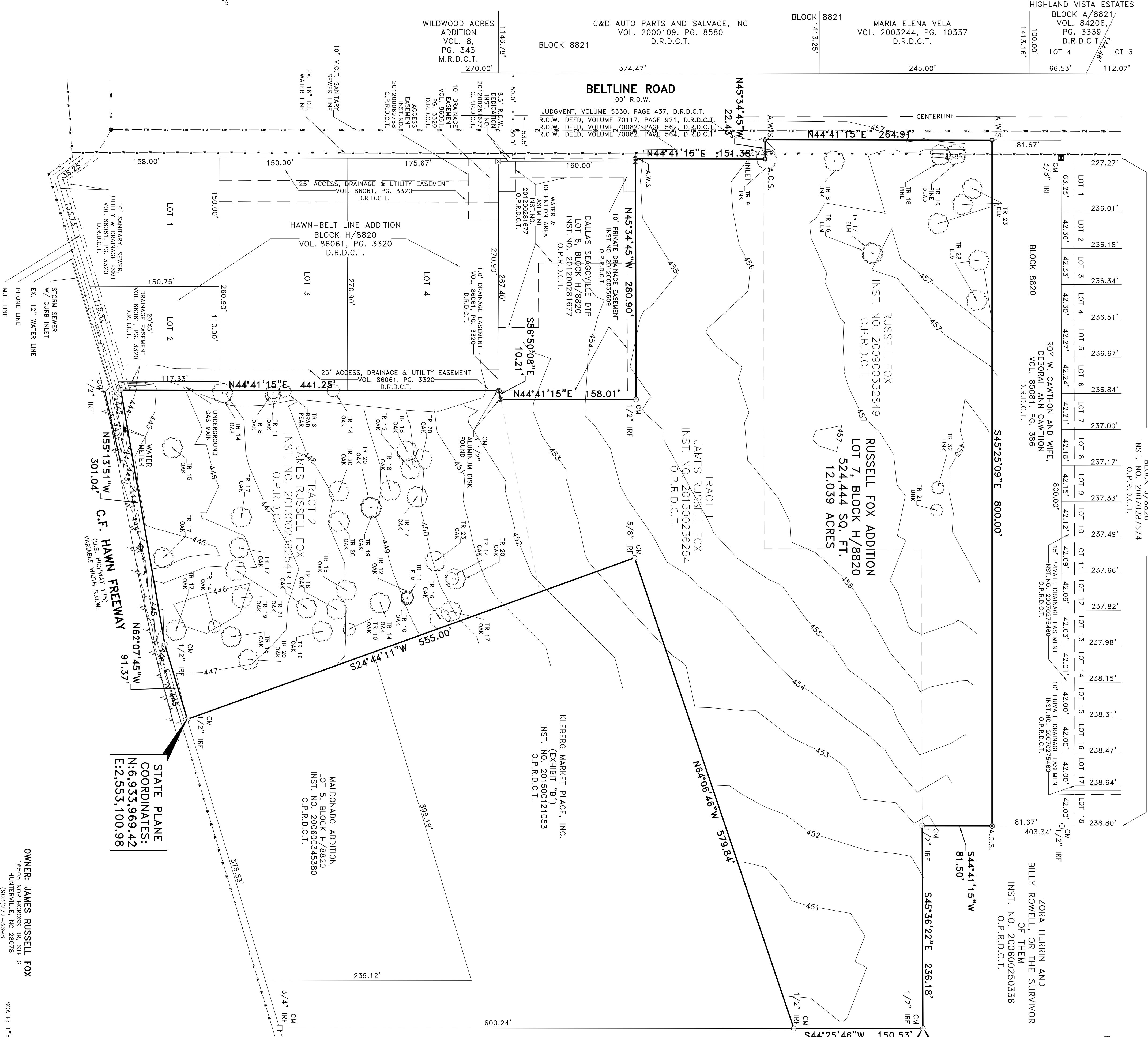
LOT	AREA (SQ. FT.)	WIDTH (FT.)	DEPTH (FT.)
LOT 1	236.01'	63.25'	42.36'
LOT 2	236.18'	42.33'	42.30'
LOT 3	236.34'	42.30'	42.27'
LOT 4	236.51'	42.24'	42.21'
LOT 5	236.67'	42.18'	42.15'
LOT 6	236.84'	42.12'	42.09'
LOT 7	237.00'	42.06'	42.03'
LOT 8	237.17'	42.00'	42.00'
LOT 9	237.33'	42.00'	42.00'
LOT 10	237.49'	42.00'	42.00'
LOT 11	237.66'	42.00'	42.00'
LOT 12	237.82'	42.00'	42.00'
LOT 13	237.98'	42.00'	42.00'
LOT 14	238.15'	42.00'	42.00'
LOT 15	238.31'	42.00'	42.00'
LOT 16	238.47'	42.00'	42.00'
LOT 17	238.64'	42.00'	42.00'
LOT 18	238.80'	42.00'	42.00'

RUFUS EUGENE DOTIE
VOL. 97023, PG. 7131
D.R.D.C.T.

ZORA HERRIN AND
BILLY ROWELL, OR THE
SURVIVOR
INST. NO. 20060250336
O.P.R.D.C.T.

STATE PLANE
COORDINATES:
N:6,934,327.85
E:2,553,960.25

POINT OF
BEGINNING



STATE PLANE
COORDINATES:
N:6,933,969.42
E:2,553,100.98

KLEBERG MARKET PLACE, INC.
(EXHIBIT "B")
INST. NO. 201500121053
O.P.R.D.C.T.

MALDONADO ADDITION
LOT 5, BLOCK H/8820
INST. NO. 200600345380
O.P.R.D.C.T.

PRELIMINARY PLAT
RUSSELL FOX ADDITION
LOT 7, BLOCK H/8820
524,444 SQ.FT. / 12,039 ACRES
ROBERT KLEBERG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-029

OWNER: JAMES RUSSELL FOX
15805 NORTHBLOSS 02A STE 6
HUNTERVILLE, NC 28078
(903)272-3698



12025 Shiloh Road, Ste 200
Dallas, TX 75228
P 214-949-0485
F 214-949-2216
Email: info@cbginc.com
www.cbginc.com
SCALE: 1"=60' / DATE: OCTOBER 13, 2016 / JOB NO. 1516413 / DRAWN BY: YP
SHEET: 1 OF 2

- LEGEND:**
- CM CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - ESMT. EASEMENT
 - VOL. VOLUME
 - PG. PAGE
 - INST. INSTRUMENT
 - FND. FOUND
 - SO.FT. SQUARE FEET
 - R.O.W. RIGHT-OF-WAY
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - A.W.S. 2 INCH ALUMINUM WASHER SET WITH MAG NAIL STAMPED "RFA & RPLS 5513"
 - A.C.S. 3 INCH ALUMINUM DISK SET STAMPED "RFA & RPLS 5513" SET OVER A 1/2" IRON ROD SET
- GENERAL NOTES**
- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83 (2011).
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
 - 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.
 - 6) BENCHMARK IS A SQUARE CUT IN CONCRETE CURB CENTER OF RADIUS WEST CORNER OF TRIANGULAR MEDIAN AT JUNIOR STREET AND DEALY STREET. (ELEV.=431.88)