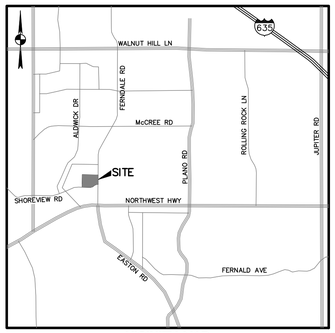

VICINITY MAP
NOT TO SCALE
MAPSCO 27V

LEGEND

IRF	IRON ROD FOUND
CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND (UNLESS NOTED OTHERWISE)
1/2 CIRF	CAPPED IRON ROD WITH CAP STAMPED "VOTEX RPLS 4813" FOUND
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
(XXX)	RECORD INFORMATION
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
TYP.	TYPICAL
WWMH	WASTEWATER MANHOLE
CI	CURB INLET
GMH	GAS MANHOLE
TPB	TELEPHONE PULL BOX
PB	PULL BOX
MW	MONITORING WELL
BH	BORE HOLE
OHW	OVERHEAD WIRE
	SIGN
	TRAFFIC FLOW
EM	ELECTRIC METER
GMH	GAS MANHOLE
GM	GAS METER
CO	WASTEWATER CLEANOUT
	FIRE HYDRANT
	WATER METER
	WATER VALVE
(S)	STRIPED PARKING SPACE COUNT
	HANDICAP PARKING
	POWER POLE
-525-	CONTOUR LABEL
-WW-	UNDERGROUND WASTEWATER LINE
-W-	UNDERGROUND WATER LINE
-SD-	UNDERGROUND STORM SEWER LINE

PORTION OF
LOT 2, BLOCK B/7480
RESUBDIVISION OF THE PARTITION OF JEFF AND
HANNA HILL ESTATE REVISED
VOL. 575, PG. 2109, D.R.D.C.T.

CALLED 7.468 ACRES
CARNABY INC.
VOL. 91179, PG. 1334
D.R.D.C.T.

APPROXIMATE LOCATION OF EASEMENT AND RIGHT OF WAY DALLAS POWER & LIGHT COMPANY & SOUTHWESTERN BELL TELEPHONE COMPANY VOL. 68099, PG. 1872, D.R.D.C.T. (NO WIDTH SPECIFIED IN EASEMENT DOCUMENT)

20' FIRE LANE EASEMENT CITY OF DALLAS VOL. 68190, PG. 767 D.R.D.C.T.

PORTION OF LOT 2, BLOCK B/7480 RESUBDIVISION OF THE PARTITION OF JEFF AND HANNA HILL ESTATE REVISED VOL. 575, PG. 2109 D.R.D.C.T.

CALLED 0.257 ACRE STREET EASEMENT CITY OF DALLAS VOL. 104, PG. 1201 D.R.D.C.T.

LYNFORD DRIVE
(50' PUBLIC RIGHT-OF-WAY)
VOL. 21, PG. 21
M.R.D.C.T.

(75.48')

40' RIGHT-OF-WAY DEDICATION VOL. 21, PG. 21 M.R.D.C.T.

LOT 1
LAKE HIGHLANDS ESTATES
9TH INSTALLMENT
VOL. 21, PG. 21
M.R.D.C.T.

(125')

10' ALLEY
(VOL. 21, PG. 21, M.R.D.C.T.)

(75.28')

10' PUBLIC UTILITY EASEMENT VOL. 5208, PG. 315 D.R.D.C.T.

5' SANITARY SEWER EASEMENT VOL. 5208, PG. 315, D.R.D.C.T.

(686.58')

WATER EASEMENT VOL. 2001199, PG. 4 D.R.D.C.T.

15' X 15' SIGHT EASEMENT VOL. 2001199, PG. 4 D.R.D.C.T.

LOT 1, BLOCK A/7315
NORTHLAKE SHOPPING CENTER
VOL. 2001199, PG 4
D.R.D.C.T.

SAND CANYON PARTNERSHIP
VOL. 2003100, PG. 11320
D.R.D.C.T.

FERNDALE ROAD
(90' PUBLIC RIGHT-OF-WAY)

S 01°06'49" E 288.37'

(356.11')

15' UTILITY EASEMENT VOL. 575, PG. 2109 D.R.D.C.T.

1/2" CIRF
BEARS N 85°28'19" E - 0.4'

S 89°41'43" E 487.98'

CIRF

1/2" CIRF (CM) "VOTEX RPLS 4813"

(352.00')

1/2" CIRF
BEARS N 80°47'13" E - 0.5'

15' DALLAS POWER & LIGHT EASEMENT VOL. 67083, PG. 7 D.R.D.C.T.

15' PUBLIC UTILITY EASEMENT CITY OF DALLAS VOL. 971, PG. 1046 D.R.D.C.T.

METAL BUILDING ENCLOSED IN CHAIN LINK FENCE

2-STORY MASONRY/STUCCO BUILDING (TO BE DEMOLISHED)

WILLIAM C. JACKSON SURVEY
ABSTRACT NO. 704

CALLED 0.003 ACRE (LEASED SITE) MEMORANDUM OF LEASE AGREEMENT DALLAS MTA, L.P. (TENANT) VOL. 98074, PG 2002 D.R.D.C.T.

METAL CELLULAR TOWER ON CONCRETE BASE (TO REMAIN)

LOT 1-B, BLOCK B/7480
CONNER SUBDIVISION
VOL. 72098, 2585
D.R.D.C.T.

NORTHLAKE REALTY CORPORATION
VOL. 86241, PG. 1179
D.R.D.C.T.

PORTION OF
LOT 1, BLOCK B/7480
RESUBDIVISION OF THE PARTITION OF JEFF AND
HANNA HILL ESTATE REVISED
VOL. 575, PG. 2109, D.R.D.C.T.

25' BUILDING LINE VOL. 575, PG. 2109 D.R.D.C.T. (REMOVED BY THIS PLAT)

LOT 1A, BLOCK B/7480
4.074 ACRES
177,480 SQ. FT

CALLED 4.074
AMFP III SHOREVIEW LLC
INST. NO. 201600285938
O.P.R.D.C.T.

N 00°18'45" E 385.16'

EASEMENT AND RIGHT OF WAY DALLAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY VOL. 67083, PG. 0007 D.R.D.C.T.

15' EASEMENT AND RIGHT OF WAY DALLAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY VOL. 69092, PG. 1816 D.R.D.C.T.

CUT "X" FOUND

(97.00')

(154.00')

PORTION OF
LOT 1, BLOCK B/7480
RESUBDIVISION OF THE JEFF AND
HANNA HILL ESTATES REVISED
VOL. 575, PG. 2109
D.R.D.C.T.

CALLED 14,933 SQ. FT.
TCC CREDIT UNION
VOL. 97055, PG. 1635
D.R.D.C.T.

154.00'

30' ACCESS EASEMENT MEMORANDUM OF LEASE AGREEMENT DALLAS MTA, L.P. (TENANT) VOL. 98074, PG 2002 D.R.D.C.T.

25' BUILDING LINE VOL. 575, PG. 2109 D.R.D.C.T. (REMOVED BY THIS PLAT)

CUT "X" FOUND (CM)

(49.43') CUT "X" FOUND

(97.00')

N 89°38'06" W 258.68'

CUT "X" FOUND (CM)

NORTHING = 7,002,666.2
EASTING = 2,517,304.7

SHOREVIEW ROAD
(60' PUBLIC RIGHT-OF-WAY)
VOL. 575, PG. 2109, D.R.D.C.T.

30' 30' 61'

(286.72')

(30.12')

(149.13')

CUT "X" FOUND

Δ = 44°03'45"
R = 200.00'
L = 153.81'
CB = S 68°11'46" W
CD = 150.04'

Δ = 44°19'39"
R = 140.00'
L = 108.31'
CB = S 67°39'05" W
CD = 105.63'

(1.26')

(107.70')

(60.61')

(54.46')

(32.75')

(148.00')

20' STREET EASEMENT CITY OF DALLAS VOL. 4284, PG. 186 D.R.D.C.T.

BLOCK A/7480

CALLED 13,947 SQ. FT.
8541 FERNDALE, LLC
INST. NO. 201400255750
O.P.R.D.C.T.

CALLED 1.066 ACRES
GRACEHILL COMMUNITY D/B/A
GRACEHILL COMMUNITY CHURCH
INST. NO. 201200370638
O.P.R.D.C.T.

(181.64')
(286.83')
(73.00')

LOT 4, BLOCK B/7480
NORTHLAKE SHOPPING CENTER NO. 3
VOL. 70026, PG. 341 &
VOL. 70030, PG. 6
D.R.D.C.T.

KAYCEE CLUB, INC
VOL. 98091, PG. 3571
D.R.D.C.T.

30' INGRESS & EGRESS EASEMENT VOL. 316, PG. 520 D.R.D.C.T.

15' UTILITY EASEMENT VOL. 575, PG. 2109 D.R.D.C.T.

BLOCK A/7480

HAWKINS GOLDEN II
INST. NO. 200900004343
O.P.R.D.C.T.

(282.59')

(71.44')

POINT OF BEGINNING

NORTHING = 7,002,760.4
EASTING = 2,517,800.3

45' 45' 90'

(710.24')

5' SANITARY SEWER EASEMENT CITY OF DALLAS VOL. 5306, PG. 39 D.R.D.C.T.

8' SIDEWALK EASEMENT VOL. 2001199, PG. 4 D.R.D.C.T.

CITY OF DALLAS VOL. 4284, PG. 197 D.R.D.C.T.

20.0'

N

0 15 30 45 60
SCALE: 1" = 30'

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5724
November 17, 2016

NOTES

1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTED REALIZATION 2011.
2. GRID COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011), NO SCALE FACTOR AND NO PROJECTIONS.
3. BENCHMARKS:

   REFERENCE BENCHMARK:

   CITY OF DALLAS BENCHMARK 27-V-35 STANDARD WATER DEPARTMENT BENCHMARK FOUND ON TOP OF CURB AT MIDPOINT OF RADIUS LOCATED AT THE SOUTHWEST CORNER OF FERNDALE ROAD AND SHOREVIEW ROAD. ELEVATION = 540.19'

   SITE BENCHMARK:

   SQUARE CUT IN CONCRETE SET ON TOP OF A STORM SEWER CURB INLET LOCATED ALONG THE SOUTH SIDE OF SHOREVIEW ROAD APPROXIMATELY 360-FEET WEST FROM THE CENTERLINE OF FERNDALE ROAD. ELEVATION = 530.40'.
4. THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 48113C0355K, DATED JULY 7, 2014, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
5. THE PURPOSE OF THIS PLAT IS TO REMOVE THE BUILDING SETBACK LINE AND TO CREATE 1 LOT OUT OF A PORTION OF 2 LOTS.

PRELIMINARY PLAT

SHOREVIEW
LOT 1A, BLOCK B/7480

REPLAT OF A PORTION OF LOTS 1 AND 2 BLOCK B/7480 OF RESUBDIVISION OF THE PARTITION OF THE JEFF AND HANNAH HILL ESTATE, REVISED

WILLIAM C. JACKSON SURVEY, ABSTRACT NO. 704
CITY OF DALLAS, DALLAS COUNTY, TEXAS
1 LOT - 4.074 ACRES

CITY PLAN FILE NO. S167-033

NOVEMBER 18, 2016

APPLICANT:
DUKE, COMPANIES
13740 MIDWAY ROAD, SUITE 804
DALLAS, TEXAS 75244
PH: (972) 385-1676
CONTACT: KIM VOWELL

OWNER:
AMFP III SHOREVIEW LLC
420 LEXINGTON AVE.
SUITE 2821
NEW YORK, NEW YORK, 10170
PH: (646) 291-6012
CONTACT: BENJAMIN L. FRIEDMAN

SURVEYOR:
STANTEC CONSULTING SERVICES, INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251-2268
PH: (972) 991-0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.

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