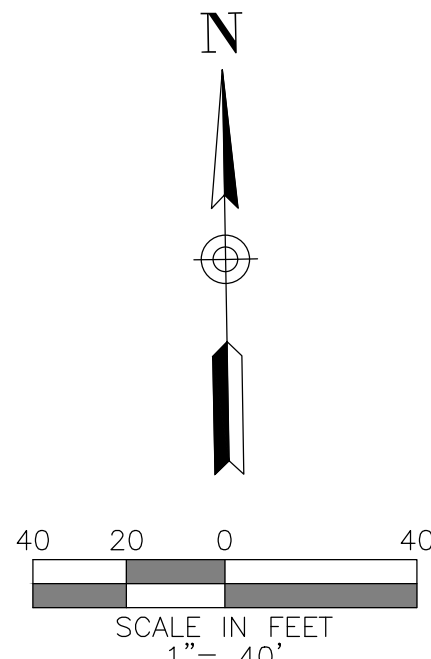


VICINITY MAP
NOT TO SCALE



TREE TABLE		
TAG NO.	SIZE	TREE SPECIES
179	9 INCH	ELM
180	8 INCH	ELM
181	9 INCH	ELM
182	10 INCH	ELM
183	10 INCH	CEDAR ELM
184	10 INCH	CEDAR ELM
185	12 INCH	CEDAR ELM

LINE TABLE		
No.	Bearing	Distance
L1	N 67°48'39" W	10.00'
L2	S 70°27'43" E	22.00'
L3	N 64°32'17" E	52.33'
L4	N 19°32'17" E	22.00'
L5	S 37°08'26" W	48.61'
L6	N 64°34'33" W	25.00'

BENCHMARK NOTES

The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the AllTerra RTK Network.

Benchmark No. 3
An "X" cut in back of curb 142.5' +/- from the south back of curb on Merrifield Road and 83.5' +/- north of the southeaster ell corner of subject property.
Elevation: 482.91'

Benchmark No. 4
An "X" cut in the middle of curb drainage inlet on the south side of Merrifield Road and 80.5' +/- east from the intersection of Mountain Creek Parkway and Merrifield Road.
Elevation: 473.01'

DALLAS WATER UTILITIES BENCHMARK

Benchmark No. 51B-M-1
Merrifield Rd. - Mountain Creek Pkwy.
Elevation: 467.16'

Square cut center concrete headwall west side of Merrifield Rd. 2nd. bridge north of Mountain Creek Pkwy. (0.65).
Elevation: 467.16'

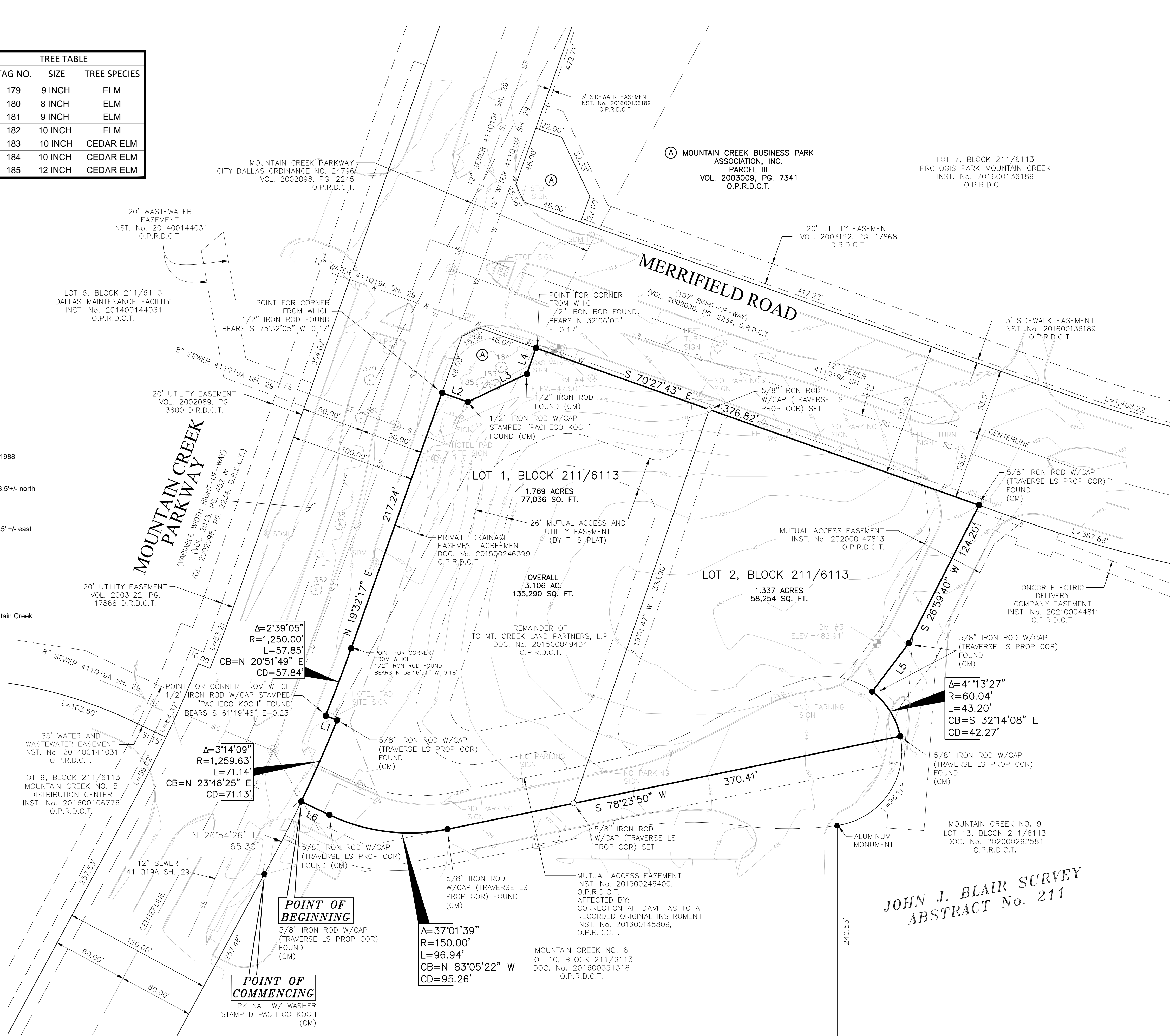
LEGEND	
---	BOUNDARY LINE
- - - -	ADJOINER BOUNDARY LINE
- - - -	EASEMENT LINE (AS NOTED)
-W-	UNDERGROUND WATER LINE
-SS-	UNDERGROUND SANITARY SEWER
-OHE-	OVERHEAD ELECTRIC LINE
---	WOOD FENCE
○	SET IRON ROD (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
GV	GAS VALVE
WV	WATER VALVE
+	SIGN
+	TRAFFIC SIGNAL BOX
EV	ELECTRIC VAULT
SM	SANITARY SEWER MANHOLE
SMH	STORM MAN HOLE
LP	LIGHT POLE
PP	POWER POLE
GA	GUY ANCHOR
BM	BENCH MARK
CM	CONTROL MONUMENT
SUE	UNDERGROUND UTILITIES (SUE)
G	GAS METER
EM	ELECTRIC METER
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS

GENERAL NOTES

- The purpose of this plat is to create 2 lots.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.00015271.
- See sheet 2 for Detail of easement and ownership.
- Zoning PD-521

FLOOD NOTES

The subject property shown hereon lies within Zone "X", (areas determined to be outside of the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map, Community Panel No. 48113C0465L, dated March 21 2019.



SUBMITTAL LOG	
1st	SUBMITTAL - NOVEMBER 16, 2022

**PRELIMINARY PLAT
LOT 1 AND LOT 2,
BLOCK 211/6113
MOUNTAIN CREEK
ADDITION**

3.106 ACRES

BEING THE CITY BLOCK 211/6113
OFFICIAL NUMBERS OF THE CITY OF DALLAS
AND BEING A 3.106 ACRE TRACT SITUATED IN
JOHN J. BLAIR SURVEY, ABSTRACT No. 211
CITY OF DALLAS, DALLAS COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: November 16, 2022 Project No.: TR-111-22

CITY PLAN FILE No. S223-034

ENGINEER
Name: Triangle Engineering, LLC
Address: 1784 W. Modermott Drive, Ste. 110
Allen, Texas, 75013
Contact Name: Kiew Kam
Phone: 469-213-8868

OWNER/DEVELOPER
Name: TC MT. Creek Land Partners, L.P.
Address: 1700 Cedar Springs Road, Ste. 1313
Dallas, Texas 75202
Contact Name: Jon C. Napper
Phone: 214-370-6100

SURVEYOR
Name: Traverse Land Surveying, LLC
Address: 14200 Midway Road, Ste. 130
Dallas, Texas, 75244
Contact Name: Chase Crawford
Phone: 469-784-9321