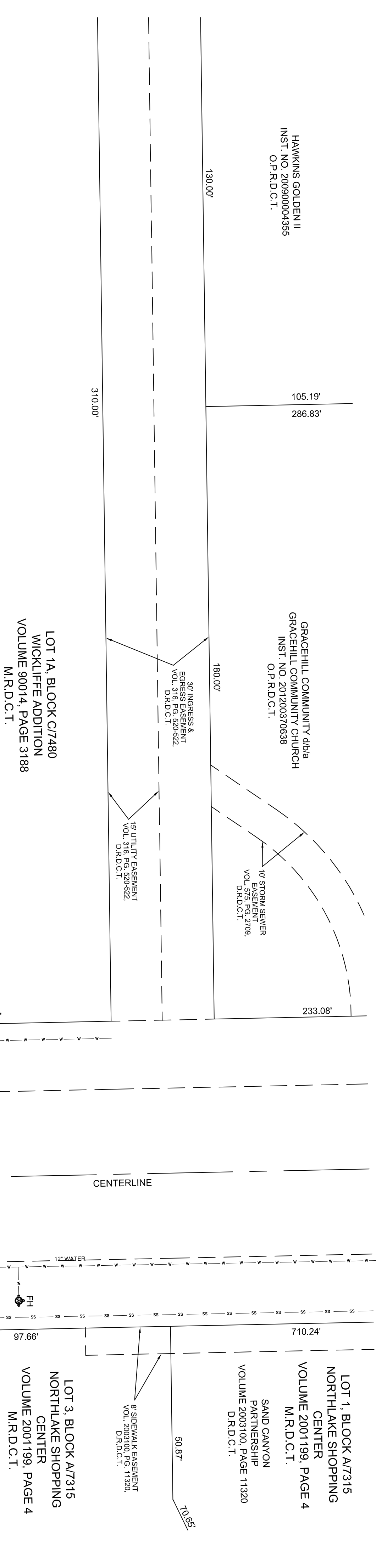


LEGEND

- LIGHT POLE
- GAS TANK/LIDS
- IRON ROD FOUND
- IRON ROD SET
- "X" SET
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- WATER LINE
- METAL FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- DEEP RECORDS DALLAS COUNTY, TEXAS
- MAP RECORDS DALLAS COUNTY, TEXAS
- MONITORING WELL
- VALVES
- CONCRETE PAVINGS
- BOLT/BOLLARD
- GAS METER
- WATER METER
- CLEANOUT
- GUY WIRE
- 2-1/4 INCH METALLIC WASHER STAMPED "NFA" AND "TMS 529F"
- FIRE HYDRANT
- DELTA ANGLE
- TEMPORARY BENCHMARK



**LOT 1A, BLOCK C17480
WICKLIFFE ADDITION
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M.R.D.C.T.**

**LOT 2, BLOCK A7315
NORTHLAKE SHOPPING
CENTER
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M.R.D.C.T.**

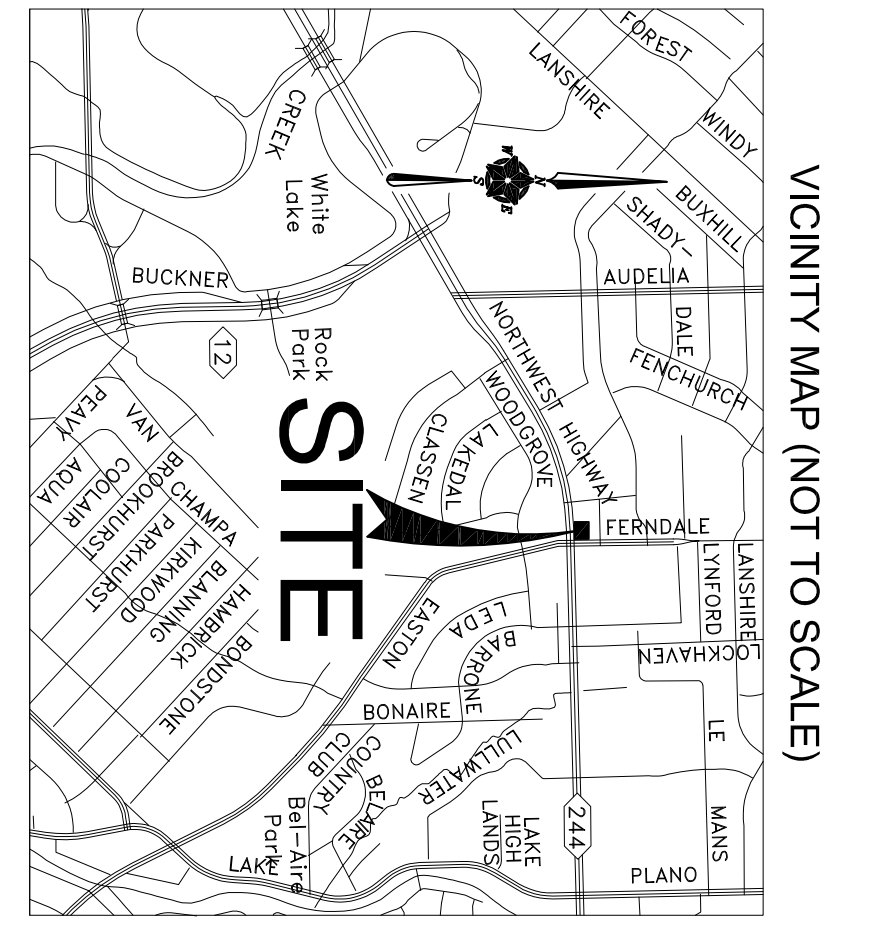
**LOT 3, BLOCK A7315
NORTHLAKE SHOPPING
CENTER
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M.R.D.C.T.**

**LOT 1B, BLOCK C17480
WICKLIFFE ADDITION
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M.R.D.C.T.**

**LOT 20A, BLOCK A7298
EXXON NORTHWEST ADDITION
VOLUME 98159, PAGE 911
M.R.D.C.T.**

**LOT 20B, BLOCK A7298
EXXON NORTHWEST ADDITION
VOLUME 98159, PAGE 911
M.R.D.C.T.**

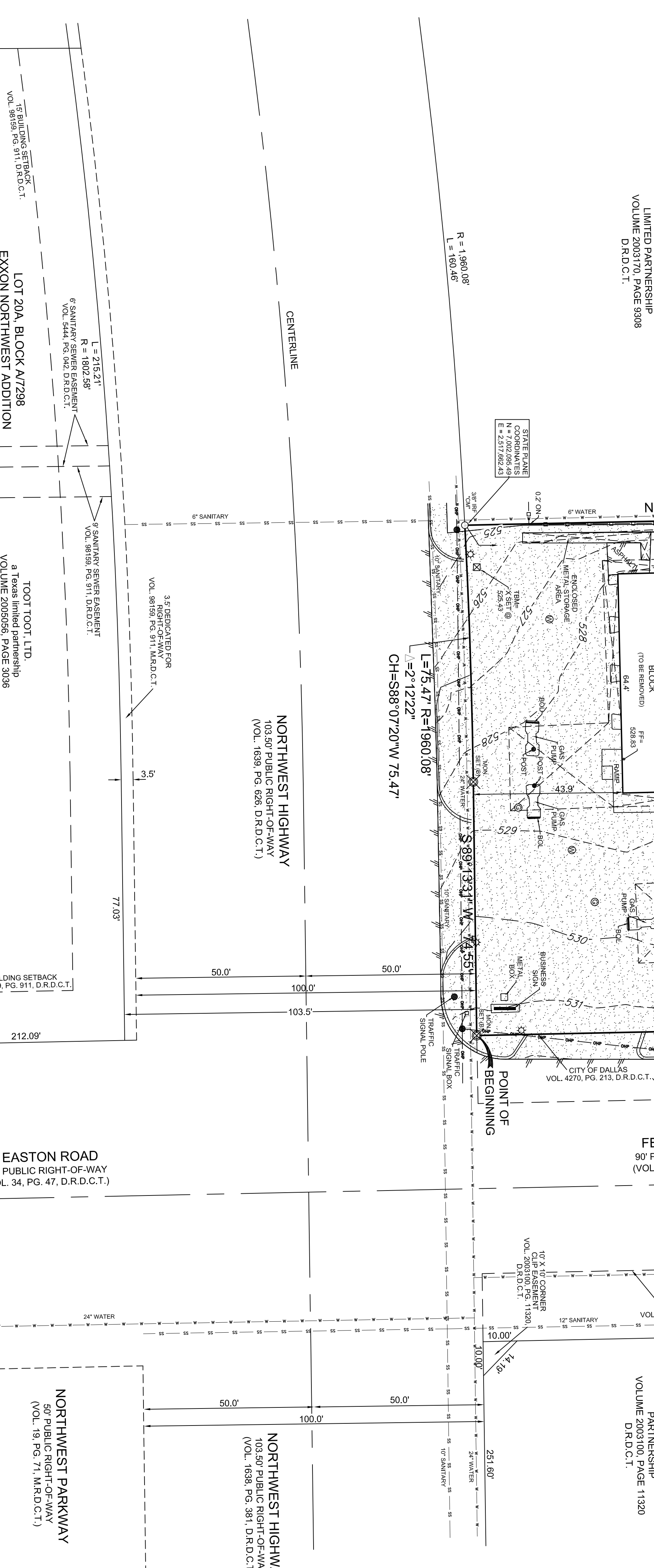
**LOT 20C, BLOCK A7298
EXXON NORTHWEST ADDITION
VOLUME 98159, PAGE 911
M.R.D.C.T.**



VICINITY MAP (NOT TO SCALE)

GENERAL NOTES:

- 1) The purpose of this plat is to create 1 lot from a single tract of land.
- 2) Lot-to-lot drainage will not be allowed without Engineering Section approval.
- 3) Bearings are based on deed recorded in Volume 97017, Page 388, Deed Records, Dallas County, Texas, the North Central Texas Coordinate System.
- 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 5) According to the F.R.M. No. 481130355 K, the subject property lies in Zone X and does not lie within a 100 year flood phone hazard area.
- 6) City of Dallas Benchmark 2723-A: A standard water department benchmark set on concrete curb at midpoint on the southwest corner of Ferndale Road and Shoreview Road.
Northing: 7,002,707.850 Easting: 2,517,798.133, Elevation: 540.331
- 7) City of Dallas Benchmark 2724-A: A square is cut on concrete curb on East side of Easton Road and South side of Mile South of Northwest Highway.
Northing: 7,001,809.011 Easting: 2,517,901.353, Elevation: 543.271
- 8) No trees on subject property.
- 9) All existing structures to be removed.



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**LOT 3, BLOCK A7315
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**LOT 20C, BLOCK A7298
EXXON NORTHWEST ADDITION
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M.R.D.C.T.**

DEVELOPER
CLAYMOORE ENGINEERING, INC.
1803 CENTRAL DRIVE, SUITE 406
BEDFORD, TEXAS 76021
attn: MATT MOORE

OWNER
TCG FERNDALE/INVESTORS, LLC
a Texas limited liability company
15150 PRESTON ROAD, SUITE 210
DALLAS, TEXAS 75248



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
kht@texasheritagesurveying.com
Firm #10169300

PRELIMINARY PLAT
NORTHWEST FERNDALE ADDITION
LOT 1A
CITY DALLAS BLOCK NO. 7480
WILLIAM C. JACKSON SURVEY,
ABSTRACT NO. 704
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-073
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