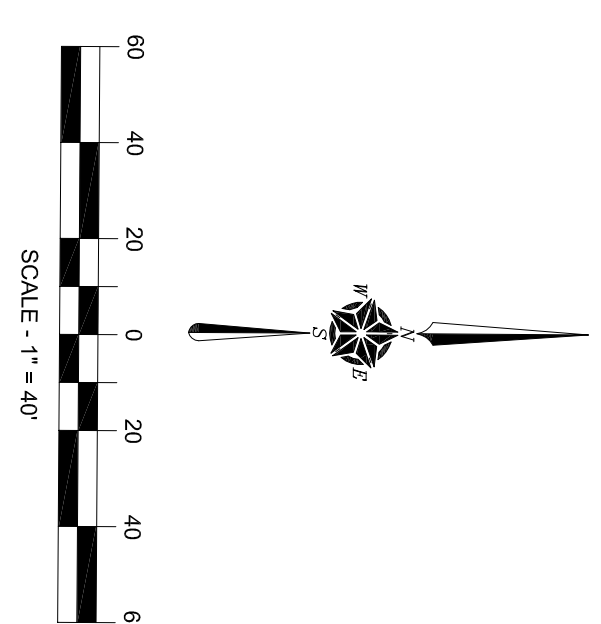
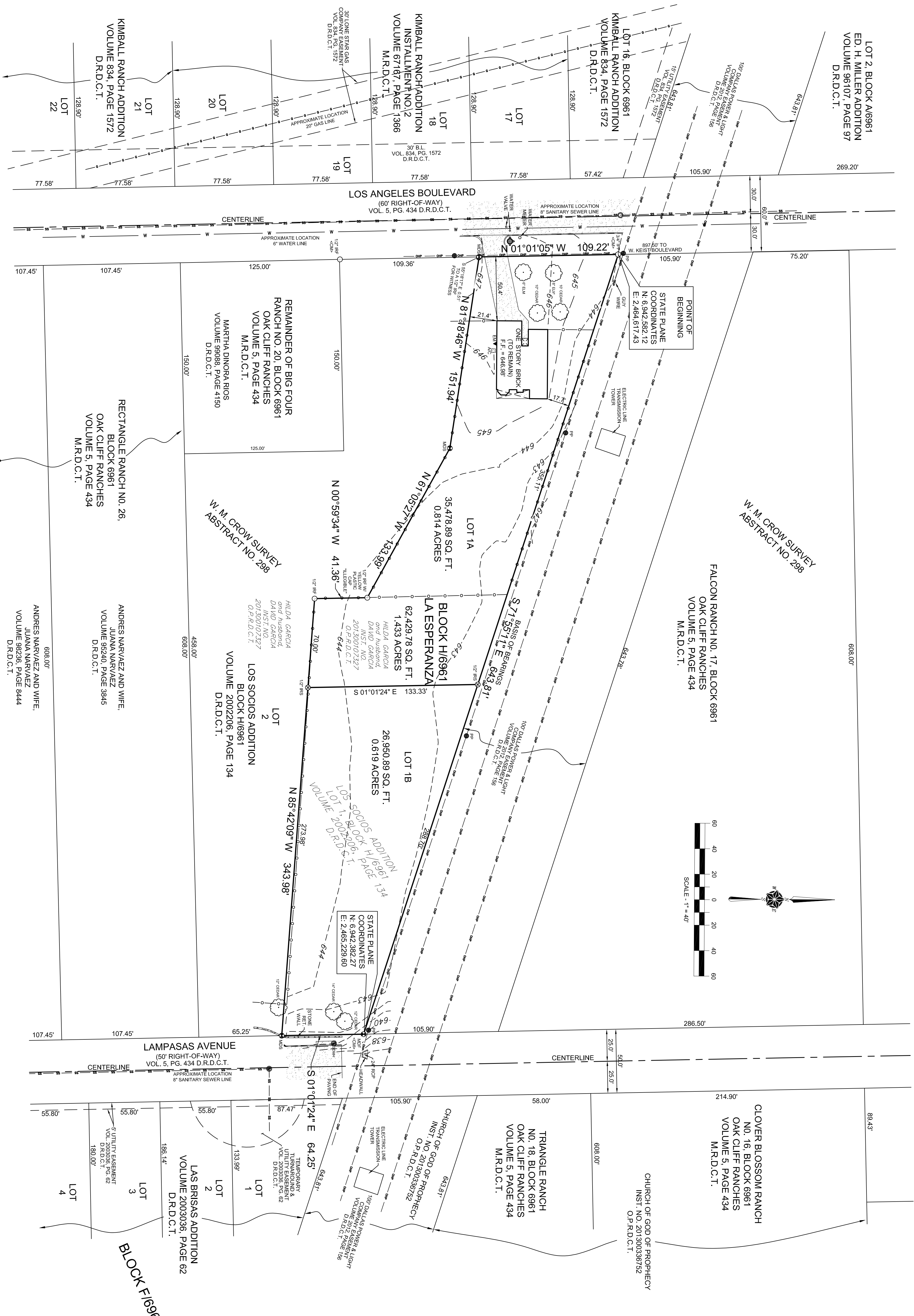


VICINITY MAP - NOT TO SCALE



PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (1/10/2019)

GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. (2011)
- 2) THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 1 INTO 2 LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.L.R.M. PANEL NO. 48113069K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA.
- 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) DALLAS WATER UTILITIES BENCHMARK 63-B-15: SHED ON CONCRETE CURB OF STORM INLET, SOUTHEAST CORNER OF 2775 N. W. 10TH ST. (EASTING: 6,942,289.519; NORTING: 6,942,289.519; EASING: 2,487,848.347; ELEVATION: 800.58')
- 7) DALLAS WATER UTILITIES BENCHMARK 63-C-1: SQUARE CUT ON CONCRETE CURB IN CENTER OF RADUS NORTHEAST CORNER OF THE INTERSECTION OF RAVINIA DRIVE AND SOUTHWOOD NORTING: 6,941,904.585; EASTING: 2,489,833.252; ELEVATION: 826.10'

LEGEND

- 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
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- SQ.FT. SQUARE FEET
- LAND CONTROL MONUMENT
- <CM> 3 1/4" METALLIC DISC STAMPED "L & R R.S. 5298" SET FOR CORNER
- MDF 2" METALLIC DISC FOUND FOR CORNER
- SSMH SANITARY SEWER MANHOLE
- CC CLEANOUT
- PP POWER POLE
- EM ELECTRIC METER
- AC AIR CONDITIONER
- ROW RIGHT-OF-WAY
- PA POWER POLE
- PHD OVERHEAD POWER LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- G GAS LINE

PRELIMINARY PLAT
LA ESPERANZA

LOT 1A & LOT 1B, BLOCK H/6961
REPLAT OF LOT 1, BLOCK H/6961,
LOS SOCIOS ADDITION
W. M. CROW SURVEY, ABSTRACT NO. 298
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-053

OWNER
HILDA GARCIA and husband,
DAVID GARCIA
3408 LOS ANGELES BLVD.
DALLAS, TEXAS 75233-2418

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
kheritage.com
Firm #0169390



DATE: 10/16/19 / JOB # 1901992-1 / SCALE - 1"=40' / KO
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