

**LEGEND**

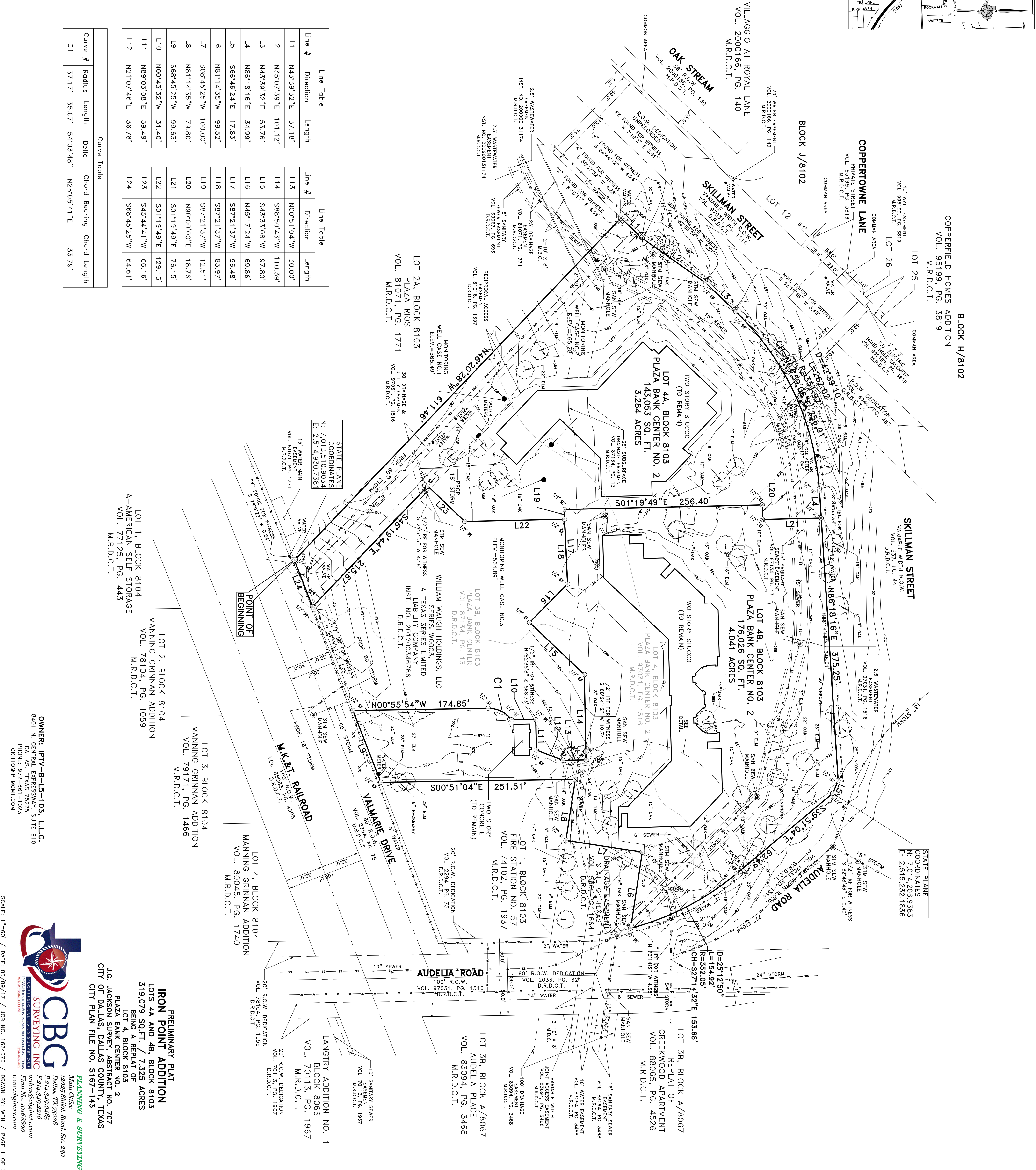
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 INST. NO. = INSTRUMENT NUMBER  
 VOL. = VOLUME  
 PG. = PAGE  
 CM = CONTROLLING MONUMENT  
 MON. = MONUMENT  
 R.O.W. = RIGHT-OF-WAY  
 1" IRF = 1 INCH IRON PIPE FOUND  
 1/2" IRF = 1/2 INCH IRON ROD FOUND  
 PK = PK NAIL  
 PROP. = PROPOSED  
 M.B.C. = MANUFACTURED BOX CULVERT  
 R.C.P. = REINFORCED CONCRETE PIPE  
 A.C.S. = 3" ALUMINUM DISK STAMPED "1PA AND RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET

**GENERAL NOTES**

1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).  
 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1.  
 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 STANDARD WATER DEPARTMENT BENCH SET ON CONCRETE CURB ON NORTH SIDE OF FERNDALE ROAD AND 125 FEET EAST OF AUDELIA ROAD IN FRONT HOUSE #11026 AUDELIA. (ELEV.=998.962')  
 7) FLOOD NOTE: ACCORDING TO THE F.I.R.W. NO. 4811300215K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N43°39'32"E	37.18'	L13	N00°51'04"W	30.00'
L2	N35°07'39"E	101.12'	L14	S88°50'43"W	110.39'
L3	N43°39'32"E	53.76'	L15	S43°33'08"W	97.80'
L4	N86°18'16"E	34.99'	L16	N45°17'24"W	69.86'
L5	S66°46'24"E	17.83'	L17	S87°21'37"W	96.48'
L6	N81°14'35"W	99.52'	L18	S87°21'37"W	83.97'
L7	S08°45'25"W	100.00'	L19	S87°21'37"W	12.51'
L8	N81°14'35"W	79.80'	L20	N90°00'00"E	18.76'
L9	S68°45'25"W	99.63'	L21	S01°19'49"E	76.15'
L10	N00°43'32"W	31.40'	L22	S01°19'49"E	129.15'
L11	N89°03'08"E	39.49'	L23	S43°44'41"W	66.16'
L12	N21°07'46"E	56.78'	L24	S88°45'25"W	64.61'

Curve Table			
Curve #	Radius	Length	Chord Bearing
C1	37.17'	35.07'	N26°05'41"E
			54°03'48"
			33.79'



**OWNER: JPTV-B-L-103, L.L.C.**  
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 DALLAS, TEXAS 75225  
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**PRELIMINARY PLAT**  
**IRON POINT ADDITION**  
 LOTS 4A AND 4B, BLOCK 8103  
 319,079 SQ.FT. / 7.325 ACRES  
 BEING A REPLAT OF  
 LOT 4, BLOCK 8103  
 PLAZA BANK CENTER NO. 2  
 CITY OF DALLAS SURVEY, ABSTRACT NO. 707  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S167-143

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