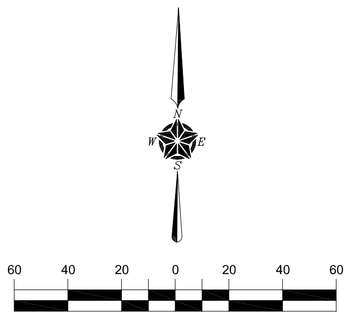
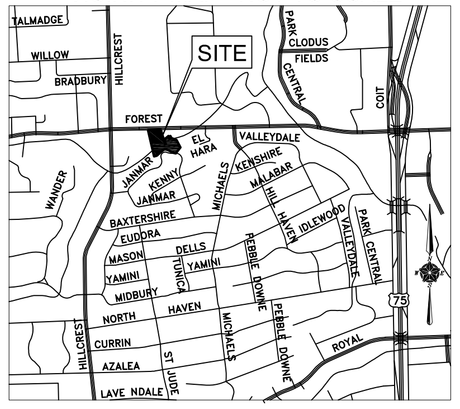


LEGEND

- IRON ROD FOUND
- IRON ROD SET
- "X" SET
- OHP — OVERHEAD POWER LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- FH — FIRE HYDRANT
- D.R.D.C.T. — DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. — MAP RECORDS, DALLAS COUNTY, TEXAS
- CONCRETE PAVING
- TBM — TEMPORARY BENCHMARK
- CM — CONTROL MONUMENT
- MON. FND. — MONUMENT FOUND
- DI — DRAIN INLET
- EB — ELECTRIC BOX
- CO — CLEANOUT
- WV — WATER VALVE
- WM — WATER METER
- PE — POOL EQUIPMENT
- FF — FINISHED FLOOR
- GW — GUY WIRE
- STMH — STORM SEWER MANHOLE
- SSMH — SANITARY SEWER MANHOLE
- FM — FLOODWAY MARKER
- NFHA — NON FLOOD HAZARD AREA

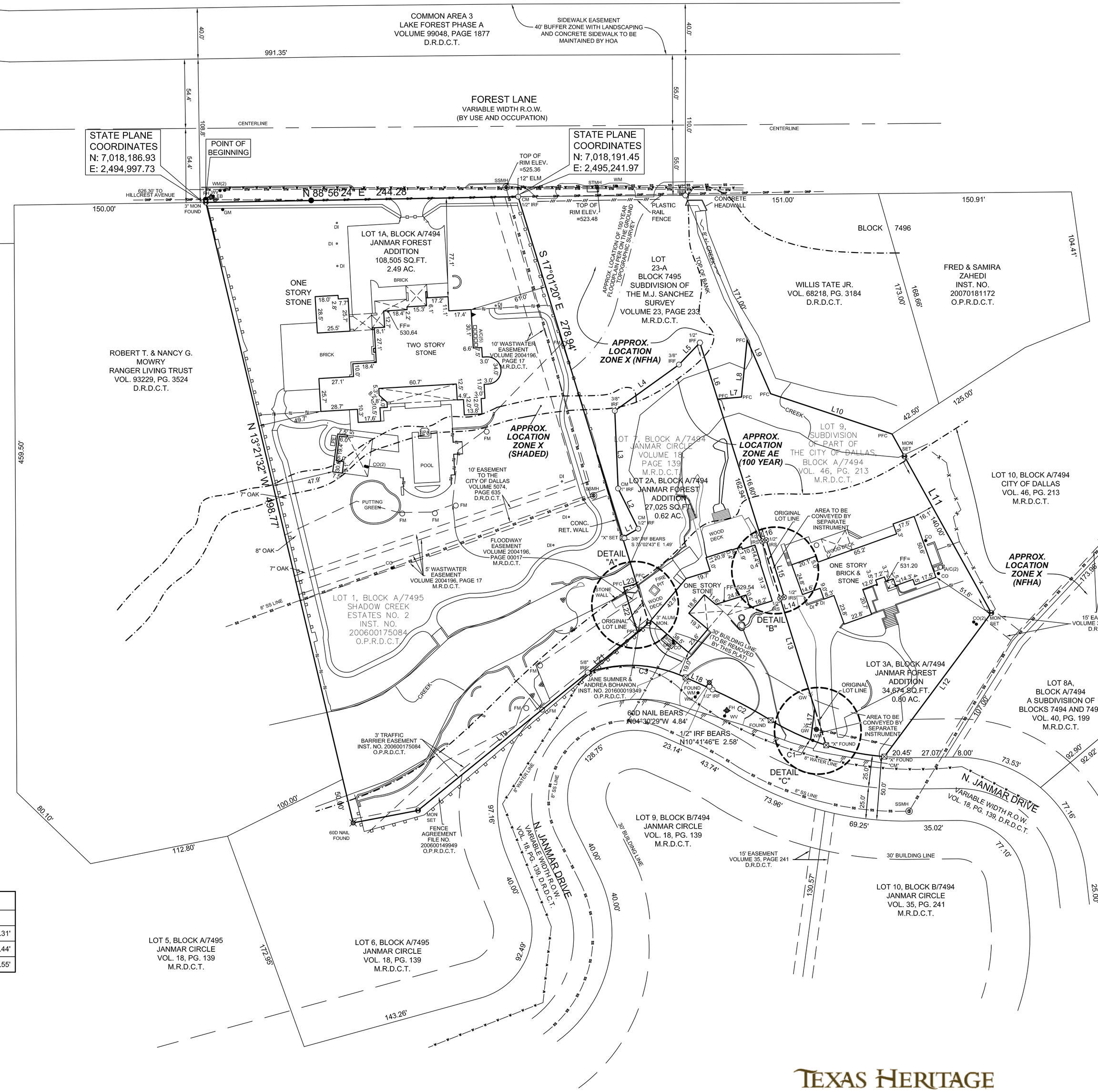
VICINITY MAP - NOT TO SCALE



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.08'	N60°03'06"E
L2	35.17'	N26°33'22"W
L3	60.79'	N2°24'59"W
L4	61.85'	N54°14'54"E
L5	23.73'	N43°33'25"E
L6	46.34'	S17°24'23"E
L7	18.69'	N84°58'38"E
L8	45.00'	N5°40'16"E
L9	46.00'	S23°35'22"E
L10	100.00'	S71°36'38"E
L11	160.00'	S29°01'02"E
L12	140.07'	S36°39'25"W
L13	90.30'	S17°24'23"E
L14	3.30'	S72°35'37"W
L15	46.80'	S17°24'23"E
L16	3.30'	N72°35'37"E
L17	24.56'	S7°28'21"W
L18	23.14'	N65°50'19"W
L19	171.01'	S50°53'31"W
L20	51.64'	S79°07'39"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	11.40'	S50°53'31"W
L22	36.60'	N16°55'09"W
L23	10.50'	N74°08'36"E

PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	94.14'	203.80'	26°28'01"	N72° 16' 22"W 93.31'
C2	51.48'	399.20'	7°23'18"	N62° 08' 40"W 51.44'
C3	78.45'	102.43'	43°53'02"	N87° 07' 12"W 76.55'



OWNER
Jane Sumner and Andrea Bohannon
311 Rockcrest Court
Coppell, Texas 75019

OWNER
Bruce Wilke
7227 N. Janmar Drive
Dallas, Texas 75230

OWNER
Bryan G. & Terri A. Brown
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PRELIMINARY PLAT
JANMAR FOREST ADDITION
LOT 1A, 2A & 3A, BLOCK A/7494

REPLAT OF LOT 1, BLOCK A/7495 OF SHADOW CREEK ESTATES NO. 2 AND LOT 7 AND 9, BLOCK A/7494 OF JANMAR CIRCLE ADDITION SITUATED IN THE M.J. SANCHEZ SURVEY, ABSTRACT NO. 1272 CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-187
PAGE 1 OF 2

DATE: 04/05/2016 / JOB # 1504861-1 / SCALE= 1" = 40' / DRAWN: CN