



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
R.O.W. = RIGHT-OF-WAY
APPROX. = APPROXIMATE LOCATION OF
RC = RED CAP
DCA = DOUG CONNALLY AND ASSOCIATES
RPLS = REGISTERED PROFESSIONAL LAND SURVEYOR
5/8" = 5/8 INCH IRON ROD FOUND
1/2" IRF = 1/2 INCH IRON ROD FOUND
A.C.S. = 3" ALUMINUM DISK STAMPED "OA AND RPLS 5513"

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 3 LOTS.
- 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) ACCORDING TO THE F.I.R.M. NO. 48113C00520K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

RELEASED FOR REVIEW 06/21/2017 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.

OWNER: PEDRO FERNANDO ALVEREZ
382 NACHITA DRIVE
DALLAS, TX 75217
214-724-0833

OWNER: GERALD A. BAKER, JR.
10531 OAKWOOD DRIVE
DALLAS, TX 75217

OWNER: RUBIAL FARMS, LP.
601 DALLAS, TX 75201

PRELIMINARY PLAT
OAKWOOD ADDITION
LOT 130, 131, AND 132, BLOCK 8772
279,393 SQ.FT. / 6.414 ACRES
BEING A REPLAT OF THE REMAINDER OF
TRACT 13, BLOCK 8772, HAY-MARKET ACRES
JAMES F. PRUITT SURVEY, ABSTRACT NO. 1178, AND
SPRING AND DALLAS SURVEY, ABSTRACT NO. 1402
CITY AND DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-219

PLANNING & SURVEYING
Main Office
12025 Spill Road, Ste. 290
Dallas, TX 75258
P: 214-340-2216
F: 214-340-2216
info@cbginc.com
www.cbginc.com

SCALE: 1"=30' / DATE: 04/17/17 / JOB NO. 161981 / DRAWN BY: WH / PG. 1 OF 2