

GENERAL NOTES

1. The Basis of Bearings for the hereon prepared Survey are referenced to North 00 deg. 06 min. 30 sec. West along the west line of the Subject Tract and the east line of Lot 2, Block H/6213, as per the plat recorded in Volume 95009, Page 2986, Deed Records, Dallas County.
2. The purpose of this Preliminary plat is to submit this unplatted property as an addition to the City of Dallas for future development.
3. Lot to Lot Drainage Will Not Be Allowed Without Engineering Section Approval.
4. *The coordinates shown hereon are of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1982, on Grid Coordinate Values, No Scale and No Projection.
5. No building structures exist on subject property.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48113C0370K (Effective Date July 7, 2014) published by the Federal Emergency Management Administration for the Cities of Dallas and Mesquite, Texas and based upon said scaled map and graphic plotting, such review indicates that the Subject Tract lies in ZONE X (unshaded) and according to said map, such areas were determined to be outside the 0.2% annual chance floodplain.

LEGEND

- ⊕ FIRE HYDRANT
 - ⊗ WATER VALVE
 - ⊕ WATER MANHOLE
 - ⊕ BORE HOLE
 - ⊕ ELECTRIC MANHOLE
 - ⊕ POWER POLE
 - ⊕ LIGHT STANDARD
 - ⊕ GUY ANCHOR
 - ⊕ ELECTRIC BOX
 - ⊕ UTILITY MARKER (Labeled)
 - ⊕ SEWER CLEAN OUT
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ TELEPHONE MANHOLE
 - ⊕ STORM SEWER MANHOLE
 - ⊕ GUARD BOLLARD
 - ⊕ 20" Hackberry
 - ⊕ TREE TYPE & SIZE
- BOUNDARY LINE** ————
- ADJOINER BOUNDARY LINE** - - - - -
- OVERHEAD POWER LINE** ————
- SANITARY SEWER LINE** ————
- STORM SEWER LINE (size labeled)** ————
- WATER LINE** ————
- GUARD RAIL** ————

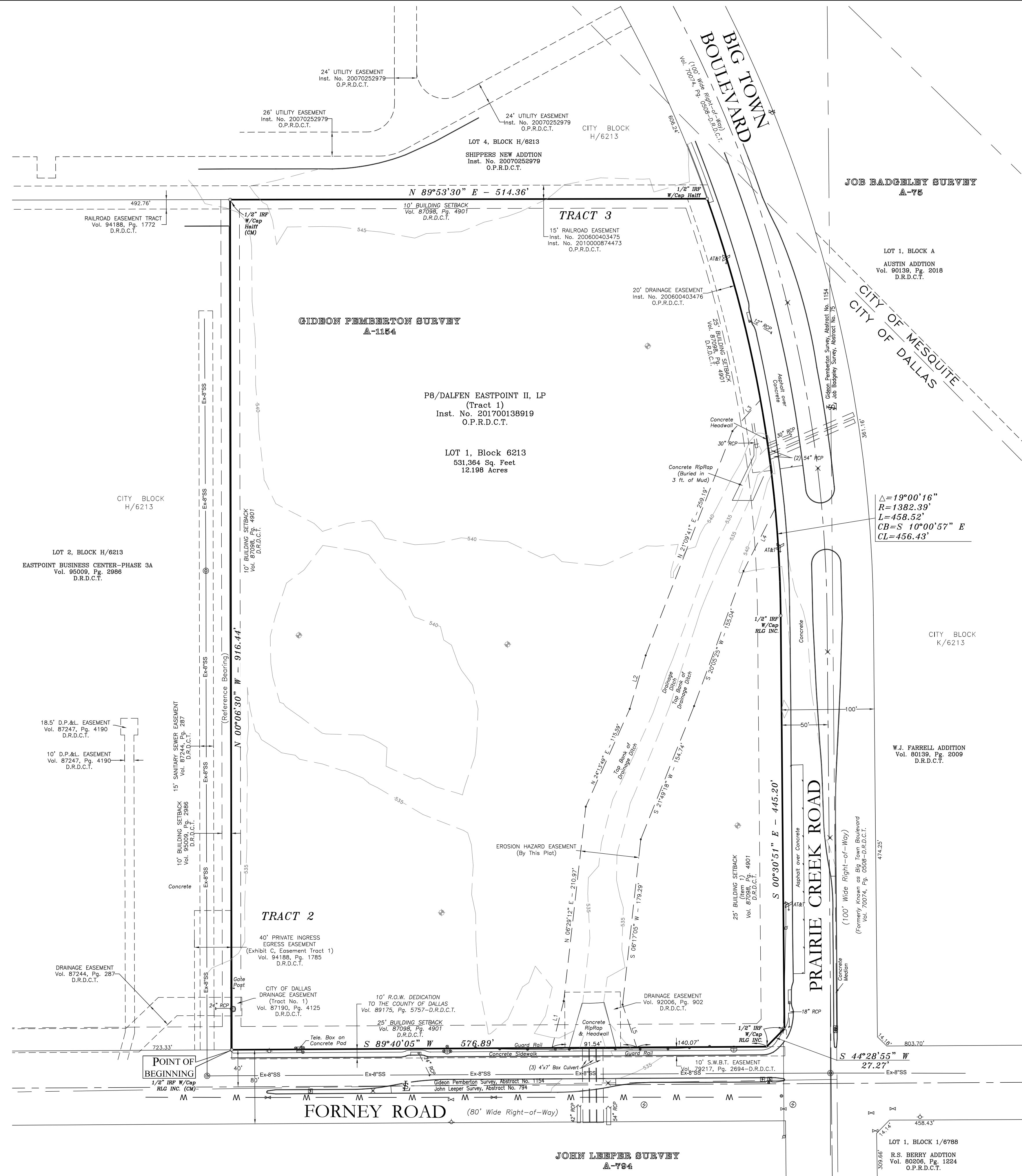
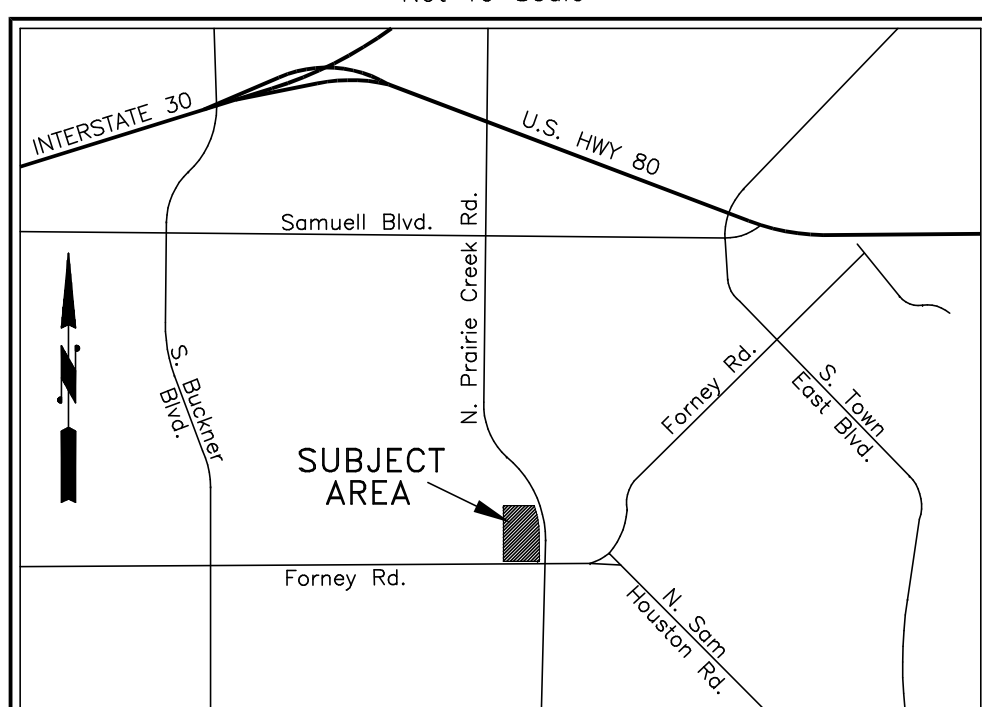
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 14°07'00" E	52.08'
L2	N 16°33'33" E	60.12'
L3	N 41°50'16" E	45.29'
L4	S 26°51'27" W	75.76'
L5	S 18°23'50" E	48.60'

ABBREVIATIONS:

- Vol. = Volume
- Pg. = Page
- Inst. No. = Instrument Number
- D.R.D.C.T. = Deed Records, Dallas County, Texas
- O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
- IRF = 1/2" Iron Rod Found
- CM = Controlling Monument
- RCP = Reinforced Concrete Pipe
- BORE = Geotechnical Soil Sample Location

VICINITY MAP
Not To Scale



OWNER:
PB/DALFEN EASTPOINT II, LP
4444 Ste Catherine Street West,
Suite 100
Westmount, Quebec,
Canada H3Z 1R2
514-938-1050, Ext. 206
Contact: Fred Tkalec, CPA, CA

SURVEYOR:
RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
Contact: Lawrence H. Ringley

PRELIMINARY
RELEASED 07/20/17 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

PRELIMINARY PLAT
EASTPOINT LAND ADDITION
LOT 1, BLOCK 6213

BEING A PART OF
BLOCK 6213
GIDEON PEMBERTON SURVEY, ABST. NO. 1154
CITY OF DALLAS, DALLAS COUNTY, TEXAS

City Plan File Number: S167-246

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
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Drawn by	Date	Scale	Job No.	Title	Sheet
Mark Head	07/11/17	1" = 60'	17012	17012-PP.DWG	1 of 2