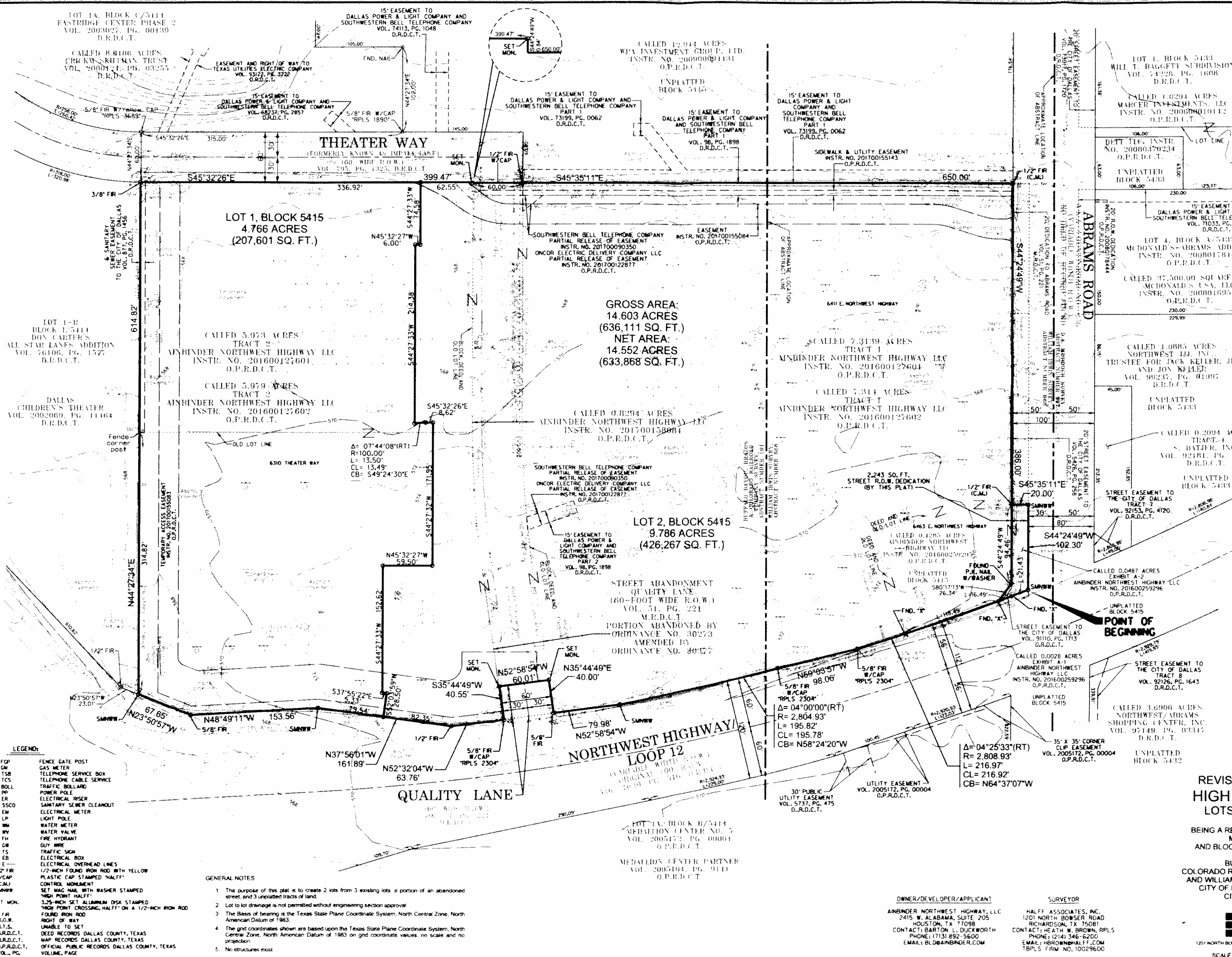


S 156-146 R



GROSS AREA:
14.603 ACRES
(636,111 SQ. FT.)
NET AREA:
14.552 ACRES
(633,868 SQ. FT.)

LOT 2, BLOCK 5415
9.786 ACRES
(426,267 SQ. FT.)

LOT 1, BLOCK 5415
4.766 ACRES
(207,601 SQ. FT.)

CALLLED 5.978 ACRES
TRACT 2
A/BINDER NORTHWEST HIGHWAY LLC
INSTR. NO. 201600127601
O.P.R.D.C.T.

CALLLED 5.979 ACRES
TRACT 2
A/BINDER NORTHWEST HIGHWAY LLC
INSTR. NO. 201600127602
O.P.R.D.C.T.

NORTHWEST HIGHWAY
LOOP 12
(VARIABLE WIDTH R.O.W.)
ORIGINAL 100 R.O.W.
VOL. 2016 PG. 316 O.P.R.D.C.T.

**REVISED PRELIMINARY PLAT
HIGH POINT CROSSING
LOTS 1 AND 2, BLOCK 5415**

14.603 ACRE TRACT
BEING A REPLAT OF LOTS A & B, BLOCK 1/5414,
MEDALLION CENTER NO. 3
AND BLOCK 5415, MEDALLION CENTER NO. 2
SITUATED IN THE
BUFFALO BAYOU, BRAZOS &
COLORADO RAILROAD SURVEY, ABSTRACT NO. 191
AND WILLIAM IRWIN SURVEY, ABSTRACT NO. 668
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-146



- LEGEND:**
- FGP FENCE GATE POST
 - GM GAS METER
 - TSB TELEPHONE SERVICE BOX
 - YCS TELEPHONE CABLE SERVICE
 - ROLL TRAFFIC BOLLARD
 - PP POWER POLE
 - ER ELECTRICAL RISER
 - SSCO SANITARY SEWER CLEANOUT
 - EM ELECTRICAL METER
 - LP LIGHT POLE
 - WM WATER METER
 - WV WATER VALVE
 - FH FIRE HYDRANT
 - GW GUY WIRE
 - TS TRAFFIC SIGN
 - EB ELECTRICAL BOX
 - E ELECTRICAL OVERHEAD LINES
 - 1/2" FR 1/2-INCH FOUND IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
 - (C.M.) CONTROL MONUMENT
 - SET MAG. NAIL WITH WASHER STAMPED "HIGH POINT HALFF"
 - SET MON. 3.25-INCH SET ALUMINUM DISK STAMPED "HIGH POINT CROSSING, HALFF" ON A 1/2-INCH IRON ROD
 - FR FOUND IRON ROD
 - R.O.W. RIGHT OF WAY
 - U.T.S. UNABLE TO SET
 - 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
 - VOL., PG. VOLUME, PAGE

- GENERAL NOTES**
- The purpose of this plat is to create 2 lots from 3 existing lots a portion of an abandoned street, and 3 unplatted tracts of land.
 - Lot to lot drainage is not permitted without engineering section approval.
 - The Basis of bearing is the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
 - The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
 - No structures exist.

OWNER/DEVELOPER/APPLICANT:
A/BINDER NORTHWEST HIGHWAY, LLC
2415 W. ALABAMA, SUITE 205
HOUSTON, TX 77098
CONTACT: BARTON L. DUCKWORTH
PHONE: (713) 852-5600
EMAIL: BLD@AIBINDER.COM

SURVEYOR:
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
CONTACT: HEATH W. BROWN, RPLS
PHONE: (214) 346-6200
EMAIL: HBROWN@HALFF.COM
TBP'S FIRM NO. 10029600

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Release date: 7/6/2017
Heath W. Brown
RPLS No. 6189
FOR SEVEN (7) YEARS