



GENERAL NOTES:

- 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GRS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- 2) THE PURPOSE OF THIS PLAN IS TO CREATE 1 LOT.
- 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 CITY OF DALLAS BENCHMARK SET ON TOP OF A CONCRETE CURB AT THE POINT OF CURVE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LIVE OAK STREET AND HALL STREET. (ELEV.=476.803')

LEGEND:

- CM CONTROLLING MONUMENT
- ESMT. EASEMENT
- PTC. POINT FOR CORNER
- VOL. VOLUME
- PG. PAGE
- INST. INSTRUMENT
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY
- IRP. IRON ROD FOUND
- IPF. IRON PIPE FOUND
- D.R.D.C.T. DALLAS COUNTY, TEXAS DEED RECORDS
- M.R.D.C.T. DALLAS COUNTY, TEXAS MAP RECORDS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- ACS 3 INCH ALUMINUM DISK STAMPED "HWA" & RPLS "S513" SET OVER A 1/2 INCH IRON SET

(SHEET 1 OF 2)

PRELIMINARY PLAN
HOUSTON WOOD ADDITION
 LOT 5B, BLOCK 22/24
 BEING A REPLAT OF LOT 5A, BLOCK 22/24,
 BELO/HOUSTON ADDITION AND A
 3,674 SQUARE FOOT TRACT
 20,293 SQ.FT. / 0.466 ACRES
 JOHN N. BRYAN SURVEY, ABSTRACT NO. 149
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S156-240

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