



GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAN IS TO CREATE 1 LOT OUT OF LOTS 2-25, BLOCK B/809, I.I. BERRY SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAN THEREOF RECORDED IN VOLUME 111, PAGE 219, MAP RECORDS, DALLAS COUNTY, TEXAS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT 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.

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.F.R.D.C.T. = INSTRUMENTAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
V.C.L. NO. = INSTRUMENT NUMBER
V.C.L. = VOLUME
P.C. = PAGE
C.M. = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
⊕ = POINT FOR CORNER
⊙ = 1 INCH IRON PIPE FOUND
⊗ = 5/8 INCH IRON ROD FOUND
⊚ = 1/2 INCH IRON ROD FOUND
⊛ = 3" ALUMINUM DISK STAMPED "AFA AND RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET

OWNER: 4100 COMMERCE LP & BLOCK 809 PROPERTIES, LTD.
P.O. BOX 710357
DALLAS, TEXAS 75228
214-821-3411
gen@hngibson.com

PLANNING & SURVEYING
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DATE: 04/14/2020 / JOB NO. 1510166-04 PLAN / DRAWN BY: JLA

PAGE 1 OF 2

PRELIMINARY PLAT
GIBSON ADDITION
LOTS 1, CITY BLOCK B/809
189,957 SQ.FT. / 4.35 ACRES
GRISBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-157

