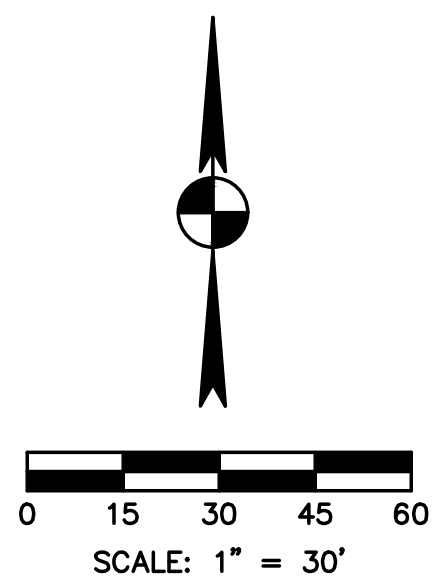
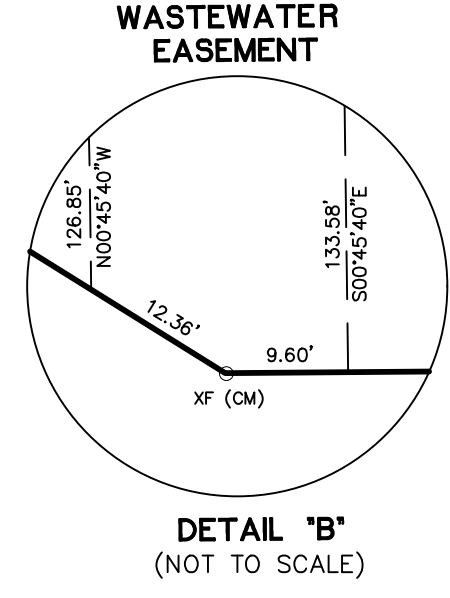
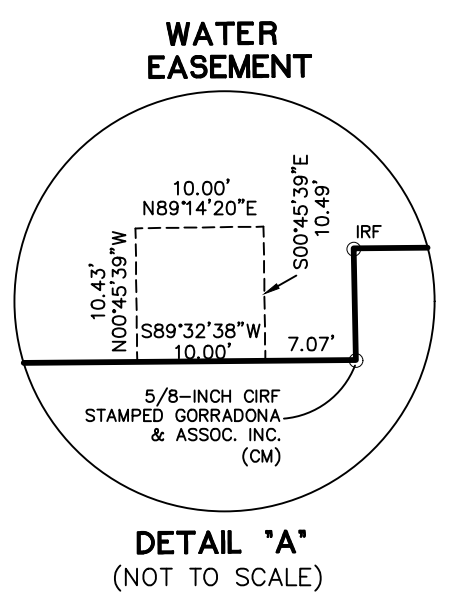
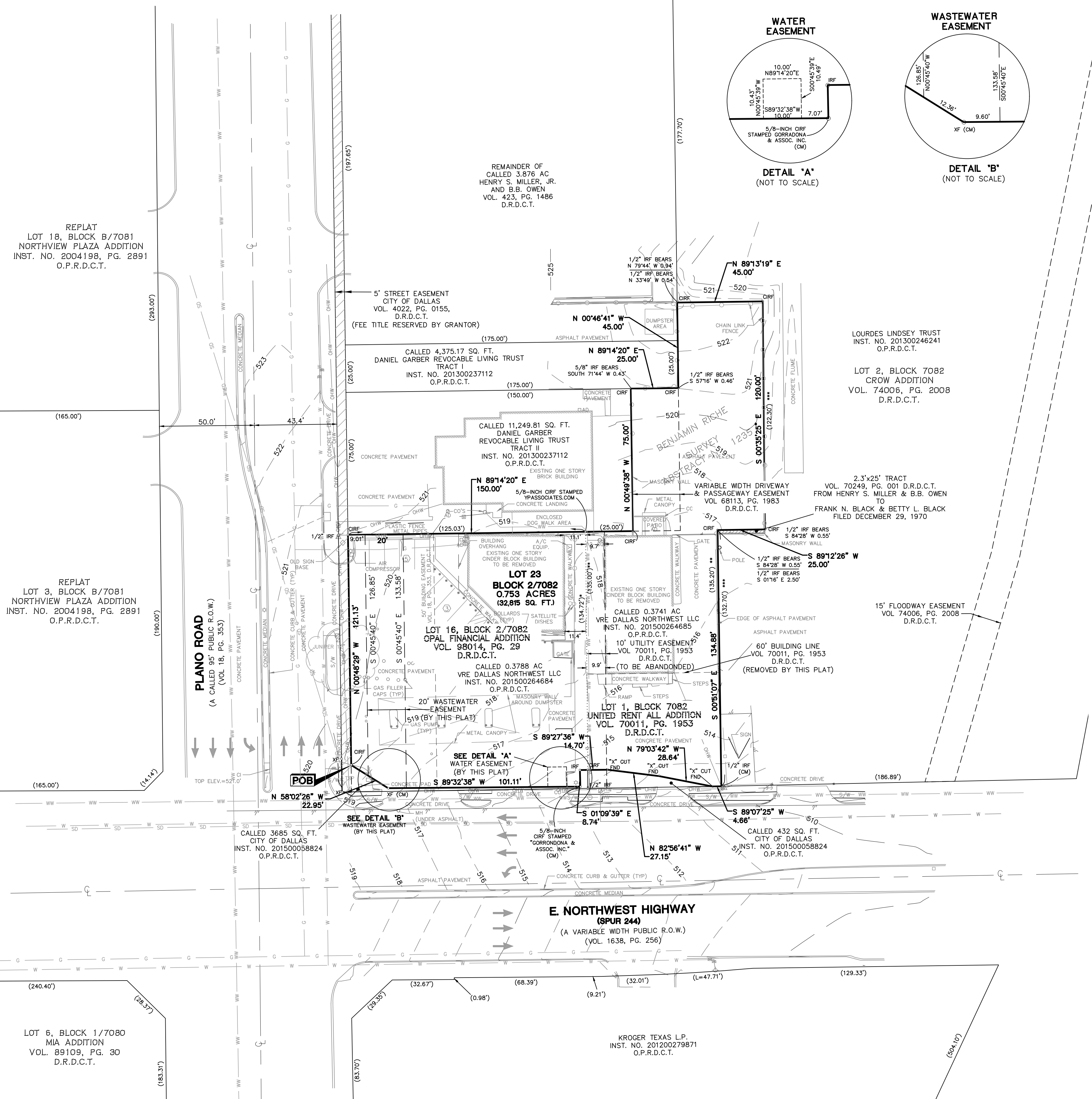


VICINITY MAP
N.T.S.
MAPSCO 28W



LEGEND

CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND (UNLESS OTHERWISE NOTED)
IRF	IRON ROD FOUND
CIRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET (UNLESS OTHERWISE NOTED)
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
AC.	ACRE
SQ. FT.	SQUARE FEET
TYP.	TYPICAL
R.O.W.	RIGHT-OF-WAY
(XXX)	DISTANCES PER RECORD PLAT/DEED
CONC.	CONCRETE
↖	LAND HOOK (DENOTES COMMON OWNERSHIP)
—	SIGN
S/W	CONCRETE SIDEWALK
→	TRAFFIC FLOW
○	TREE/CANOPY
—	CHAIN LINK FENCE
—	WOOD FENCE
⊠	AIR CONDITIONING UNIT
⊠	ELECTRIC METER
○GMH	GAS MANHOLE
⊠	GAS METER
○	WASTEWATER CLEANOUT
○TMH	TELEPHONE MANHOLE
⊠	TELEPHONE PEDESTAL
⊠	FIRE HYDRANT
⊠	WATER METER
⊠	WATER VALVE
⊠	CURB INLET
⊠	MONITORING WELL
AD	AREA DRAIN
○WWMH	WASTEWATER MANHOLE
—WW	WASTEWATER LINE
—SD	STORM SEWER LINE
—W	WATER LINE
—G	GAS LINE
☆	LIGHT POLE
OHW	OVERHEAD WIRES



*** GENERAL NOTES ***

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).
- REFERENCE BENCHMARK:
CITY OF DALLAS BENCHMARK NUMBER 682:
STANDARD WATER DEPARTMENT BENCHMARK SET ON CONCRETE CURB AT THE MIDPOINT ON THE NORTHEAST CORNER OF THE INTERSECTION OF NORTHWEST HIGHWAY AND ROLLING ROCK LANE, PUBLISHED ELEVATION = 562.67'
SITE BENCHMARKS:
BURY CONTROL POINT NUMBER 2: "X" CUT SET IN CONCRETE APPROXIMATELY 371 FEET NORTH OF THE CENTERLINE OF E. NORTHWEST HIGHWAY AND APPROXIMATELY 36 FEET WEST OF THE CENTERLINE OF PLANO ROAD. ELEVATION = 526.44'
BURY CONTROL POINT NUMBER 4: "X" CUT SET IN CONCRETE APPROXIMATELY 42 FEET SOUTH OF THE CENTERLINE OF E. NORTHWEST HIGHWAY AND APPROXIMATELY 294 FEET EAST OF THE CENTERLINE OF PLANO ROAD. ELEVATION = 510.86'
- THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE X UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 4813C0360L, EFFECTIVE DATE: JULY 7, 2014, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM RECORD INFORMATION, ACTUAL LOCATIONS WERE NOT FIELD VERIFIED EXCEPT AT SURFACE STRUCTURES SUCH AS MANHOLES.
- ALL STRUCTURES ON SUBJECT TRACT TO BE REMOVED.
- COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THE SURVEYOR DID NOT RESEARCH THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY.
- THE PURPOSE OF THIS PLAT IS TO CREATE LEGAL BUILDING LOT FOR DEVELOPMENT PURPOSES AND TO COMBINE MULTIPLE LOTS INTO 1 LOT.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
James M. Whitkanack, R.P.L.S.
Registration No. 5066
December 11, 2015

**PRELIMINARY PLAT
FIRST CHOICE ER DALLAS ADDITION
LOT 23, BLOCK 2/7082**

ALL OF LOT 1, BLOCK 7082, UNITED RENT ALL ADDITION
RECORDED IN VOLUME 70011, PAGE 1953 DEED RECORDS DALLAS COUNTY, TEXAS
AND A ALL OF LOT 16, BLOCK 2/7082, OPAL FINANCIAL ADDITION
RECORDED IN VOLUME 98014, PAGE 29 DEED RECORDS OF DALLAS COUNTY, TEXAS
SITUATED IN THE BENJAMIN RICHE SURVEY, ABSTRACT NO. 1235,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

1 LOT- 0.753 ACRES

CITY PLAN FILE NO. S156-064

DECEMBER 11, 2015

APPLICANT:
PM REALTY GROUP
2828 ROUTH STREET
SUITE 700
DALLAS, TEXAS 75201
PH: (214) 686-0435
CONTACT: CHAD SUITON

OWNER:
VRE DALLAS NORTHWEST LLC
1211 S. WHITE CHAPEL BOULEVARD
DALLAS, TEXAS 75230
PH: (817) 912-0522
CONTACT: MATT ZONKER

SURVEYOR:
BURY-DFW, INC.
5310 HARVEST HILL ROAD, STE 100
DALLAS, TEXAS 75230
PH: (972) 991-0011
CONTACT: JAMES M. WHITKANACK, R.P.L.S.
TBPLS REGISTRATION NO. 10107502