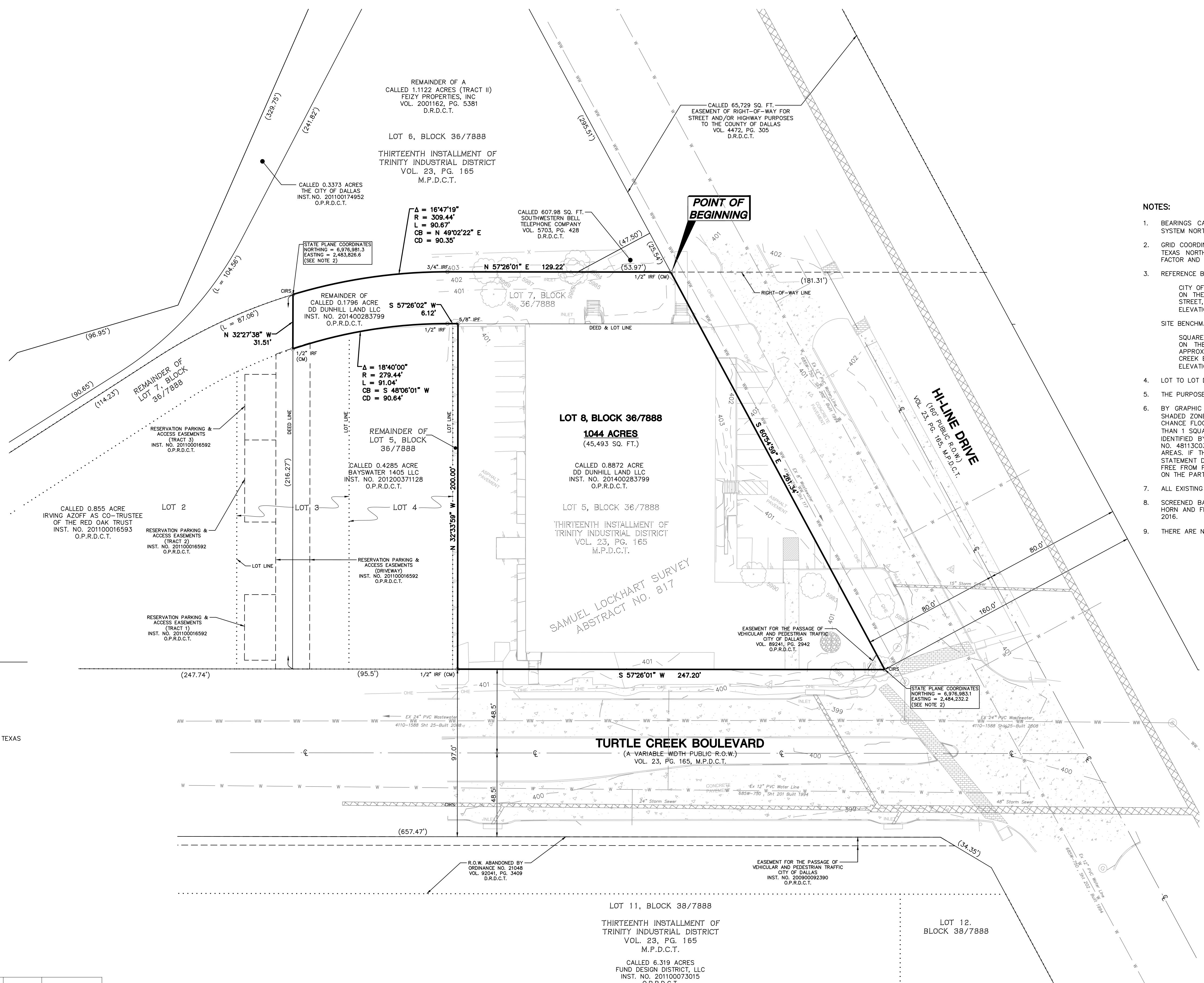
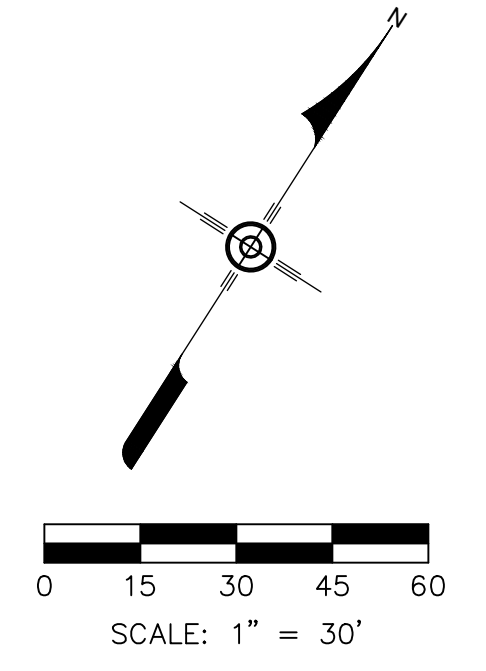


VICINITY MAP  
(NOT TO SCALE)  
MAPSCO NO. 44D



- NOTES:**
- BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).
  - GRID COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011), NO SCALE FACTOR AND NO PROJECTIONS.
  - REFERENCE BENCHMARK:  
CITY OF DALLAS BENCHMARK NO. 44-U-3; A SQUARE CUT ON TOP OF A CONCRETE CURB ON THE EAST SIDE OF A STORM SEWER DROP INLET ON THE SOUTHWEST SIDE OF YORKTOWN STREET, AND 50 FEET EAST OF MAY STREET.  
ELEVATION = 405.97'  
SITE BENCHMARK:  
SQUARE CUT ON TOP OF A CONCRETE CURB, LOCATED IN THE CENTER OF A CURB RETURN ON THE SOUTH SIDE OF A DRIVEWAY FOR THE ENTRANCE TO 1900 HI-LINE DRIVE, APPROXIMATELY 250 FEET NORTHWEST OF THE INTERSECTION OF HI-LINE DRIVE AND TURTLE CREEK BLVD.  
ELEVATION = 401.26'
  - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FOR DEVELOPMENT.
  - BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN A SHADED ZONE "X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 481130340 J, DATED AUGUST 23, 2001, 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.
  - ALL EXISTING IMPROVEMENTS TO BE DEMOLISHED PRIOR TO DEVELOPMENT.
  - SCREENED BACKGROUND INFORMATION SHOWN HEREON BASED ON SURVEY PROVIDED BY KIMLEY HORN AND FIELD VERIFIED BY STANTEC CONSULTING SERVICES, INC IN THE MONTH OF OCTOBER, 2016.
  - THERE ARE NO STRUCTURES LOCATED ON THE REMAINDER OF LOTS 5 & 7, BLOCK 36/7888

**LEGEND**

- IRF IRON ROD FOUND
- CIRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
- CIRF CAPPED IRON ROD FOUND
- 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
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- (XXX) DISTANCES PER RECORD PLAT/DEED
- 5080 TREE CANOPY WITH TAG NUMBER
- (S) WASTEWATER MANHOLE
- (T) TELEPHONE MANHOLE
- (R) TELEPHONE RISER
- (G) GAS MARKER
- (P) SIGN POLE
- OHE— OVERHEAD ELECTRIC LINE
- W— WATER LINE
- WW— WASTEWATER LINE

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED
5980	25.7	live oak	<i>Quercus virginiana</i>	Healthy	Single
5981	24.3	live oak	<i>Quercus virginiana</i>	Healthy	Single
5982	26.2	live oak	<i>Quercus virginiana</i>	Healthy	Single
5983	17.0	live oak	<i>Quercus virginiana</i>	Healthy	Single
5984	10.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single
5985	17.5	hackberry	<i>Celtis laevigata</i>	Healthy	Forked
5986	13.5	hackberry	<i>Celtis laevigata</i>	Healthy	Single
5987	20.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single
5988	10.3	American elm	<i>Ulmus americana</i>	Healthy	Single
5989	20.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single
5990	14.4	eastern redb cedar	<i>Juniperus virginiana</i>	Healthy	Single

**Preliminary**  
This document shall not be recorded for any purpose.  
**For Review Purposes Only**  
Michael J. Murphy, R.P.L.S.  
Registration No. 5724  
October 14, 2016

**PRELIMINARY PLAT**  
**VIRGIN HOTEL ADDITION**  
**LOT 8, BLOCK 36/7888**  
REPLAT OF A PORTION OF LOT 5 AND  
A PORTION OF LOT 7, BLOCK 36/7888  
SAMUEL LOCKHART SURVEY, ABSTRACT NO. 817  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
1 LOT - 1.0444 ACRES  
CITY PLAN FILE NO. S167-008  
OCTOBER 14, 2016

**APPLICANT/OWNER**  
DD DUNHILL LAND LLC  
3100 MONTICELLO AVE., STE 300  
DALLAS, TEXAS 75205  
PH: (214) 373-7500  
CONTACT: TIM DENKER

**SURVEYOR:**  
STANTEC CONSULTING SERVICES, INC.  
12222 MERIT DR, SUITE 100  
DALLAS, TEXAS 75251  
PH: (972) 991-0011  
CONTACT: MICHAEL J. MURPHY, R.P.L.S.