

**LEGEND**  
 YCIRF IRON ROD FOUND w/ YELLOW PLASTIC CAP STAMPED AS NOTED  
 IRF IRON ROD FOUND  
 CM CONTROLLING MONUMENT  
 MON STANDARD CITY OF DALLAS ALUMINUM MONUMENT  
 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  
 INST. NO. COUNTY CLERK'S INSTRUMENT NUMBER

TRINITY HEIGHTS NO. 1  
 BLOCK 30/3621  
 VOLUME 1, PAGE 386  
 M.R.D.C.T.

TRINITY HEIGHTS NO. 1  
 BLOCK 31/3622  
 VOLUME 1, PAGE 386  
 M.R.D.C.T.

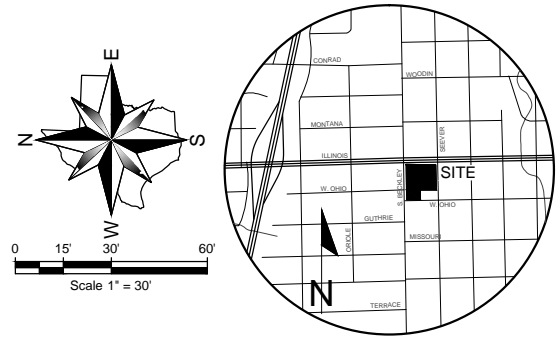
LOT 6A, BLOCK 31/3622  
 CHIEF AUTO PARTS NO. 2  
 VOLUME 87054, PAGE 37  
 D.R.D.C.T.

RIGHT-OF-WAY DEDICATION  
 VOLUME 87054, PAGE 37  
 D.R.D.C.T.

BLOCK A/4023  
 SAN JACINTO LAWN  
 VOLUME 4, PAGE 259  
 D.R.D.C.T.

LOT 16A, BLOCK 16/4042  
 KFC ON ILLINOIS AND BECKLEY  
 VOLUME 2002199, PAGE 63  
 D.R.D.C.T.

**\*\*\*NOTE\*\*\***  
 STANDARD CITY OF DALLAS ALUMINUM MONUMENTS WILL BE SET AT ALL ADDITION CORNERS (WHERE APPLICABLE) AFTER CONSTRUCTION IS COMPLETED BUT BEFORE FILING AT THE OFFICE OF THE COUNTY CLERK. THE LABELS ON THE FACE OF THE PLAT AND THE REFERENCES IN THE DESCRIPTION WILL BE UPDATED ONCE THE FINAL MONUMENTS HAVE BEEN SET.



**PROPERTY TABLE**

TRACT	OWNER(S)	V.&P./CC#	SOURCE
1	Road District #1 (street easement)	Vol. 4038, Pg. 525	D.R.D.C.T.
2	Andrew Ho Kim	Vol. 2004050, Pg. 3638	D.R.D.C.T.
3	W. W. Hutson and wife, Mabel E. Hutson	Vol. 3899, Pg. 534	D.R.D.C.T.
4	Robert Milner	Vol. 5815, Pg. 318	D.R.D.C.T.
5	Clemmie Skief	Vol. 94234, Pg. 1753	D.R.D.C.T.
6	Maria Caseres	CC #20080063993	O.P.R.D.C.T.
7	Veronica Barroso	CC #20080229659	O.P.R.D.C.T.
8	David L. Johnson and wife, Annie J. Johnson	Vol. 2001001, Pg. 965	D.R.D.C.T.
9	Fustino Islas & Maria Del Carmen Peralta	CC #201300153963	O.P.R.D.C.T.
10	Victor Ornelas & Carolina Ontiveros	CC #20080022565	O.P.R.D.C.T.
11	Road District #1 (street easement)	Vol. 4263, Pg. 502	D.R.D.C.T.
12	Road District No. 1 of Dallas County, Texas	Vol. 3916, Pg. 467	D.R.D.C.T.
13	Robert S. Milner	Vol. 5703, Pg. 659	D.R.D.C.T.
14	Rodrigo M. & Maria Segovia	Vol. 79118, Pg. 2290	D.R.D.C.T.
15	Rocio Segovia	CC #201100050617	O.P.R.D.C.T.

INDICATES TRACT NUMBER

**FLOOD NOTE**  
 According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0480K, dated July 7, 2014, this property is within Flood Zone X.  
 Zone X - Areas determined to be outside the 0.2% annual chance floodplain.  
 This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- GENERAL NOTES:**
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - THE PURPOSE OF THIS PLAT IS TO COMBINE SEVERAL EXISTING LOTS INTO ONE (1) LOT FOR DEVELOPMENT.
  - COORDINATES LABELED HEREON UTILIZE THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION. BEARINGS CITED HEREIN ARE BASED ON GLOBAL POSITIONING SYSTEM (TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE [4202], NORTH AMERICAN DATUM OF 1983 [2011]) OF SOUTH 00 DEG 17 MIN 23 SEC EAST (PLAT-NO BEARINGS), ALONG THE WEST RIGHT-OF-WAY OF SEEVERS AVENUE, RECORDED IN VOLUME 2, PAGE 128, MAP RECORDS, DALLAS COUNTY, TEXAS.
  - ALL BUILDINGS TO BE REMOVED.
  - STREET/ALLEY ABANDONMENTS ARE AFFECTED BY AFFIDAVIT FILED UNDER INSTRUMENT NUMBER OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, WHICH ATTESTS THAT THERE ARE NO PUBLIC OR PRIVATE UTILITIES LOCATED IN THE ABANDONED RIGHT-OF-WAYS.

PRELIMINARY PLAT  
**CVS ~ ILLINOIS ADDITION**  
 LOT 1A, BLOCK 1/4187  
 BEING A REPLAT OF PART OF LOT 1 AND ALL OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, AND 14, BLOCK 1/4187, AND PART OF A 15-FOOT ALLEY ABANDONMENT, BROADMOOR ADDITION  
 2.291 ACRES OUT OF THE J. P. NARBOE SURVEY, ABSTRACT NO. 1079,  
 DALLAS, DALLAS COUNTY  
 CITY PLAN FILE NO. S156-065

**OWNER:**  
 CVS Pharmacy, Inc., a Rhode Island corporation  
 One CVS Drive  
 Woonsocket, RI 02895

**SURVEYOR:**  
 Winkelmann & Associates, Inc.  
 6750 Hillcrest Plaza Drive  
 Suite 325  
 Dallas, Texas 75230  
 ph# 972-490-7090

Winkelmann & Associates, Inc.  
 CONSULTING CIVIL ENGINEERS & SURVEYORS  
 DALLAS, TEXAS  
 PHONE: 972-490-7090  
 FAX: 972-490-7091  
 TEXAS PROFESSIONAL ENGINEERING REGISTRATION NO. 99023  
 TEXAS PROFESSIONAL SURVEYING REGISTRATION NO. 12424  
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J. P. NARBOE SURVEY, ABSTRACT NO. 1079  
 CITY OF DALLAS  
 DALLAS COUNTY, TEXAS  
 CVS PHARMACY, INC., A RHODE ISLAND CORPORATION  
 ONE CVS DRIVE  
 WOONSOCKET, RI 02895

PRELIMINARY PLAT  
**CVS ~ ILLINOIS ADDITION**  
 LOT 1A, BLOCK 1/4187

Date: 12.22.15  
 Scale: 1" = 30'  
 File: 70115-PPLT  
 Project No.: 70115.00

**SHEET**  
 1  
 2 of

