



DENTON DRIVE
(VOL. 1869, PG. 22)
(D.R.D.C.T.)

DENTON DRIVE
(FORMERLY SLAUGHTER BOULEVARD, VOL. 3, PG. 317)
(M.R.D.C.T.)

HUDNALL ROAD
(VOL. 991, PG. 111)
(D.R.D.C.T.)

PARKLAND AVENUE
(40-FOOT WIDE RIGHT-OF-WAY)
(VOL. 3, PG. 317)
(M.R.D.C.T.)

LEGEND

<ul style="list-style-type: none"> ⊙ BOLLARD ⊙ CLEANOUT ⊙ CABLE VAULT ⊙ ELECTRIC BOX ⊙ ELECTRIC MANHOLE ⊙ ELECTRIC METER ⊙ ELECTRIC VAULT ⊙ FIRE DEPT. CONN. ⊙ FIRE HYDRANT ⊙ GAS MANHOLE ⊙ GAS METER ⊙ GAS VALVE ⊙ GUY ANCHOR ⊙ IRRIGATION CONTROL VALVE ⊙ LIGHT STANDARD ⊙ MAILBOX ⊙ POWER POLE ⊙ PP W/ LIGHT ⊙ PP W/ GUY ANCHOR ⊙ ROOF DRAIN ⊙ TRAFFIC SIGN ⊙ SAN. SEWER MANHOLE ⊙ TELEPHONE BOX ⊙ TRAFFIC SIGNAL CONTROL ⊙ TRAFFIC SIGNAL POLE ⊙ TELEPHONE VAULT ⊙ STORM SEWER MANHOLE 	<ul style="list-style-type: none"> ⊙ TELEPHONE MANHOLE ⊙ VAULT (TYPE UNKNOWN) ⊙ WATER METER ⊙ WATER MANHOLE ⊙ WATER VAULT (C.M.) CONTROLLING MONUMENT — NEW LOT LINE — EASEMENT LINE -X- FENCE -O- OVERHEAD UTILITY LINE -E- UNDERGROUND ELECTRIC LINE -G- UNDERGROUND GAS LINE -S- STORM DRAIN LINE -W- WATER LINE -SS- SANITARY SEWER LINE -613- EXIST. CONTOUR
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ADS 5/8-INCH IRON W/ 3.25" ALUMINUM DISK STAMPED "PACHECO KOCH - DM" CAP SET

D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS

INST. NO. INSTRUMENT NUMBER

VOL. VOLUME

PG. PAGE

R.O.W. RIGHT-OF-WAY

SEE SHEET 2 FOR TREE TABLE

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- The purpose of this plat is to abandon a Variable Width utility Easement, an Avigation Easement, a 10-foot wide Temporary Working Space Easement, and to create (4) new lots from an unplatted property to facilitate new development.
- Lot to Lot Drainage will not be permitted without Engineering Section approval.
- All structures within the plat will be removed for new development.
- Coordinates shown hereon are based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202), on grid values, no scale and no projection.

PLAT AREA TABLE

	SQUARE FEET	ACRES
TOTAL PLAT	454,723	10.439
LOT 1	28,912	0.664
LOT 2	188,759	4.333
LOT 3	205,367	4.715
LOT 4	31,685	0.727

SURVEYOR / ENGINEER
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Pacheco Koch
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DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10089000

DRAWN BY ACD/DMG	CHECKED BY MCC	SCALE 1"=40'	DATE SEPT. 2018	JOB NUMBER 3897-18.360
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**DENTWOOD
LOTS 1, 2, 3 AND 4,
BLOCK A/5706**

BEING ALL OF CITY BLOCK 5706,
OFFICIAL NUMBERS OF THE CITY OF DALLAS
AND BEING OUT OF THE
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S178-325
ENGINEERING PLAN NUMBER: 311T-

SHEET 1 OF 3

PRELIMINARY PLAT

MATCH LINE (SEE SHEET 2 OF 3)

MCCLOVER 4:10 PM 18/09/2018 18.360.DWG SURVEY C:SD 2018/09/27-18.360.DWG

PRELIMINARY PLAT - DENTWOOD, LOT 1, 2, 3 AND 4, BLOCK A/5706