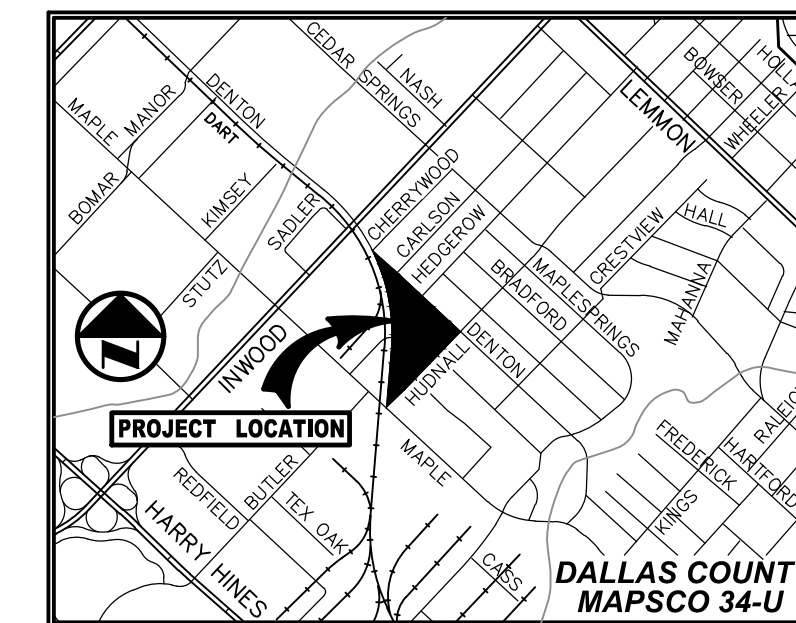
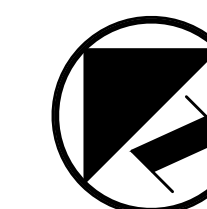
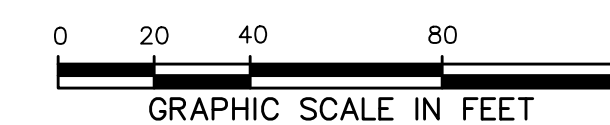


MATCH LINE (SEE SHEET 1 OF 3)



VICINITY MAP  
(NOT TO SCALE)



LOT 3A, BLOCK A/5708  
INWOOD STATION  
(INST. NO. 201000200696)  
(O.P.R.D.C.T.)

$\Delta=26^{\circ}38'26''$   
 $R=1,940.00'$   
 $L=902.03'$   
 $T=459.32'$   
 $CB=N$   
 $06^{\circ}40'52''$  W  
 $CD=893.93'$

**BUTLER STREET**  
(VOL. 13, PG. 179)  
(M.R.D.C.T.)

**DENTON DRIVE**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(O.P.R.D.C.T.)

LOT 3, BLOCK A/5706

BLOCK 5706  
TOTAL PLAT AREA  
10.439 ACRES  
(454,723 SF)

"TRACT 2"  
RP DENTWOOD SC, L.P.  
(INST. NO. 200900285157)  
(O.P.R.D.C.T.)

ONE-STORY  
CONCRETE BUILDING

DALLAS POWER & LIGHT COMPANY AND  
SOUTHWESTERN BELL TELEPHONE COMPANY  
EASEMENT  
(VOL. 86026, PG. 3123)  
(D.R.D.C.T.)

25' ALLEY  
(VOL. 3052, PG. 129)  
ABANDONED BY ORDINANCE NO. 28621  
(O.P.R.D.C.T.)

UTILITY EASEMENT  
(INST. NO. 201200194988)  
(O.P.R.D.C.T.)

CRAWFORD GRIGSBY SURVEY,  
ABSTRACT NO. 532

DALLAS POWER & LIGHT COMPANY AND  
SOUTHWESTERN BELL TELEPHONE COMPANY  
EASEMENT  
(VOL. 86026, PG. 3123)  
(D.R.D.C.T.)

"TRACT 2"  
RP DENTWOOD SC, L.P.  
(INST. NO. 201000053906)  
(O.P.R.D.C.T.)

INGRESS AND EGRESS  
EASEMENT  
(VOL. 5376, PG. 537)  
(D.R.D.C.T.)

LOT 4, BLOCK A/5706

"TRACT 1"  
RP DENTWOOD SC, L.P.  
(INST. NO. 200900285157)  
(O.P.R.D.C.T.)

STATE PLANE (GRID) COORDINATES  
N: 6,984,851.57  
E: 2,480,649.53

PIMENTAL HOLDINGS, LLC  
(INST. NO. 201000300668)  
(O.P.R.D.C.T.)

POINT OF  
BEGINNING

$\Delta=141^{\circ}46'00''$   
 $R=25.00'$   
 $L=61.86'$   
 $T=72.13'$   
 $CB=N$   
 $64^{\circ}14'39''$  W  
 $CD=47.24'$

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

LOT 25  
BLOCK N/2326  
OAK LAWN HEIGHTS  
(VOL. 3, PG. 317)  
(M.R.D.C.T.)

15' ALLEY (VOL. 11, PG. 51)(M.R.D.C.T.)

BLOCK A/2322  
GREENBRIAR PLACE CONDOMINIUMS  
(VOL. 80006, PG. 2402)  
(81135, PG. 672)  
(D.R.D.C.T.)

**FLEETWOOD  
OAKS AVENUE**  
(FORMERLY OAK SPRINGS AVENUE, VOL. 11, PG. 51)  
(M.R.D.C.T.)

50' R.O.W.

LOTS 1-10, BLOCK B/2322  
TOWNEOAKS TERRACE CONDOMINIUMS  
(VOL. 80006, PG. 2330)  
(VOL. 81025, PG. 2713)  
(D.R.D.C.T.)

15' ALLEY (VOL. 11, PG. 51)(M.R.D.C.T.)

CANDACE RUBIN  
(VOL. 91067,  
PG. 3527)

BLOCK 2322

ES&S REALTY, LLC  
(INST. NO. 201200015690)  
(O.P.R.D.C.T.)

ES&S REALTY, LLC  
(INST. NO. 201600035574)  
(O.P.R.D.C.T.)

**MAPLE AVENUE**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 1, PG. 70)  
(M.R.D.C.T.)

149.77' LAVUI, INC.  
(INST. NO. 201700362867)

CRS MAPLE, LLC  
(INST. NO. 201500302295)

LEGEND

- B- BOLLARD
- CO- CLEANOUT
- CV- CABLE VAULT
- ELEC- ELECTRIC BOX
- ELEC- ELECTRIC MANHOLE
- EM- ELECTRIC METER
- EV- ELECTRIC VAULT
- FD- FIRE DEPT. CONN.
- PH- FIRE HYDRANT
- GAS- GAS MANHOLE
- GM- GAS METER
- GV- GAS VALVE
- GA- GUY ANCHOR
- ICV- IRRIGATION CONTROL VALVE
- LS- LIGHT STANDARD
- MB- MAILBOX
- PP- POWER POLE
- PP- PP W/ LIGHT
- PP- PP W/ GUY ANCHOR
- RD- ROOF DRAIN
- SG- SIGN
- SS- SAN. SEWER MANHOLE
- TEL- TELEPHONE BOX
- TSC- TRAFFIC SIGNAL CONTROL
- TSP- TRAFFIC SIGNAL POLE
- TEL- TELEPHONE VAULT
- STW- STORM SEWER MANHOLE
- TEL- TELEPHONE MANHOLE
- V- VAULT (TYPE UNKNOWN)
- WM- WATER METER
- WM- WATER MANHOLE
- WV- WATER VAULT
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- FENCE
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- STORM DRAIN LINE
- WATER LINE
- SANITARY SEWER LINE
- EXIST CONTOUR
- ADS 5/8-INCH IRON W/ 3.25" ALUMINUM DISK STAMPED "PACHECO KOCH - DW" 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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 9/20/18.

PRELIMINARY PLAT

**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 2 OF 3

TREE TABLE			
POINT NO.	DESCRIPTION	POINT NO.	DESCRIPTION
1103	23" LIVE OAK	1708	19" LIVE OAK
1104	20" LIVE OAK	1710	27" LIVE OAK
1107	13" LIVE OAK	1712	10" CEDAR ELM
1108	13" LIVE OAK	1714	23" ELM
1111	14" LIVE OAK	1716	8" LIVE OAK
1112	16" LIVE OAK	1718	23" LIVE OAK
1114	26" MULTI-TRUNK LIVE OAK	1721	20" LIVE OAK
1117	12" MULBERRY	1722	32" LIVE OAK
1118	20" MAGNOLIA	1725	15" MAGNOLIA
1212	22" CEDAR ELM	1726	17" MAGNOLIA
1215	12" LIVE OAK	1731	23" LIVE OAK
1217	16" LIVE OAK	1732	30" LIVE OAK
1218	15" PINE	1734	30" LIVE OAK
1220	12" PINE	1735	19" LIVE OAK
1225	15" LIVE OAK	1736	17" LIVE OAK
1226	15" LIVE OAK	1739	20" LIVE OAK
1229	28" MULTI-TRUNK LIVE OAK	1740	28" LIVE OAK
1230	14" DEAD TREE	1741	32" LIVE OAK
1234	18" LIVE OAK	1742	23" LIVE OAK
1235	30" ELM	1743	30" LIVE OAK
1698	18" PECAN	1746	27" LIVE OAK
1699	9" MULBERRY	1747	18" LIVE OAK
1702	8" MULBERRY	1750	24" LIVE OAK
1704	20" LIVE OAK	1751	20" LIVE OAK
1705	10" CEDAR ELM		

SURVEYOR / ENGINEER

PACHECO KOCH CONSULTING ENGINEERS, INC.  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: MICHAEL C. CLOVER

DEVELOPER

ODEN / HUGHES  
MULTIFAMILY DEVELOPMENT  
17103 PRESTON ROAD, SUITE 175  
DALLAS, TEXAS 75248  
(512) 813-7111  
CONTACT: HOWELL BEAVER

<b>Pacheco Koch</b>		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-469	
		TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY ACD/DMG	CHECKED BY MCC	SCALE 1"=40'	DATE SEPT. 2018
		JOB NUMBER 3897-18.360	

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

MCCLOVER 4:00 PM  
K:\DWG-C-18\3897-18.360\DWG\SURVEY\_C-3D\_2018\3897-18.360PPF.DWG