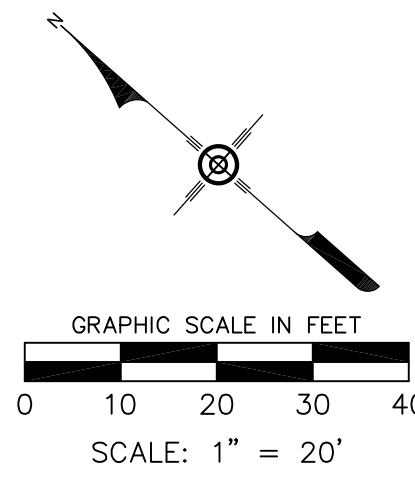
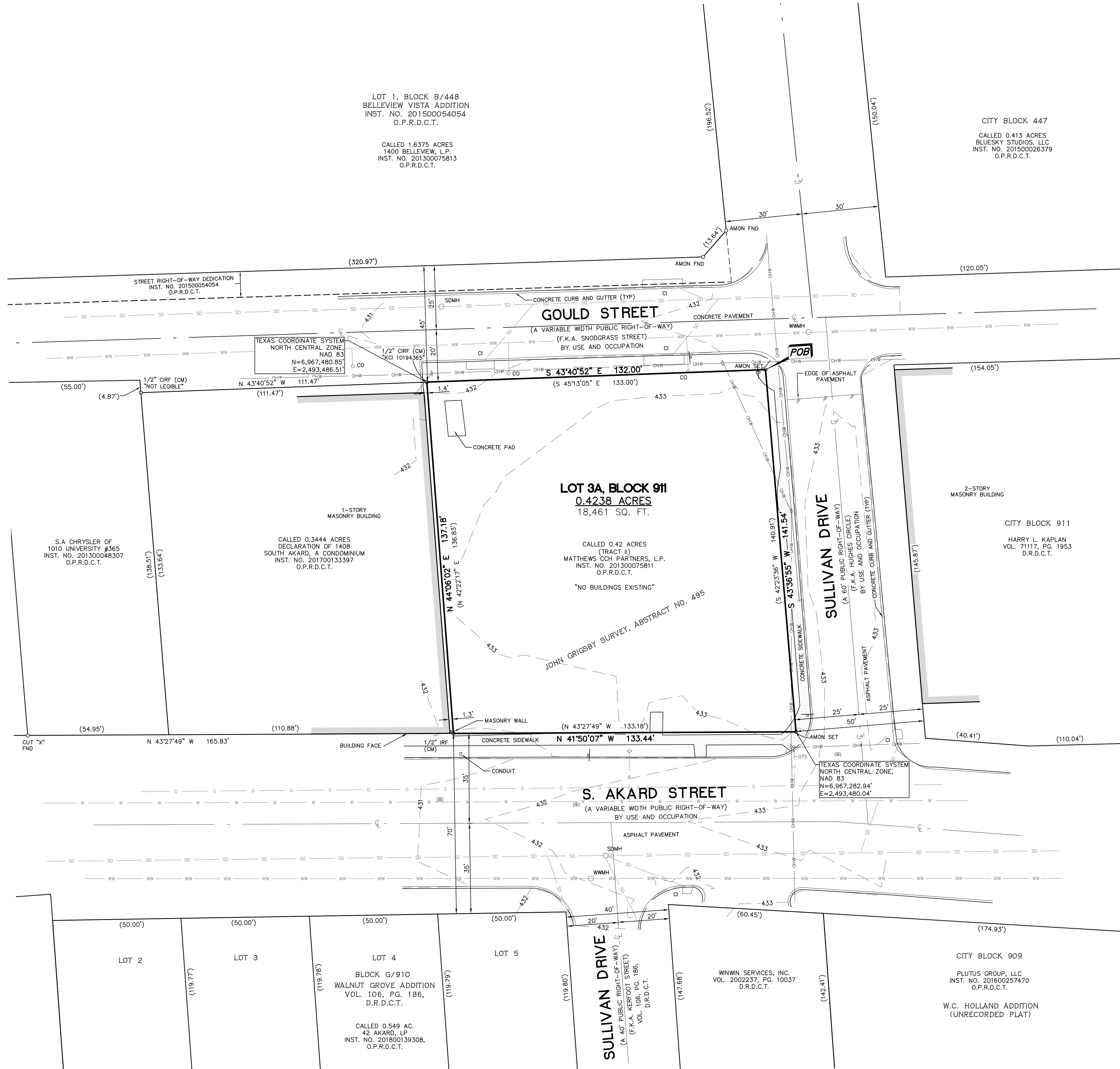


VICINITY MAP
NOT TO SCALE
MAPSCO 45 U



LEGEND

— CIRF	CAPPED IRON ROD FOUND
— AMON FND	ALUMINUM MONUMENT STAMPED "BELLEVUE 3689" FOUND
— AMON SET	3-1/4" ALUMINUM DISK STAMPED "STANTEC 1400 AKARD" AFFIXED TO 5/8" INCH IRON ROD SET
— 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
— GTS	GAS TEST STATION
— SQ. FT.	SQUARE FEET
— (XXX)	DISTANCES PER RECORD PLAT/DEED
— F.K.A.	FORMERLY KNOWN AS
— SIGN	SIGN
— POWER POLE	POWER POLE
— CENTERLINE	CENTERLINE
— COO	WASTEWATER CLEANOUT
— FIRE HYDRANT	FIRE HYDRANT
— WATER VALVE	WATER VALVE
— CI	CURB INLET
— O SDMH	STORM DRAINAGE MANHOLE
— O WWMH	WASTEWATER MANHOLE
— WW	WASTEWATER LINE
— SD	STORM SEWER LINE
— W	WATER LINE
— G	GAS LINE
— OHW	OVERHEAD WRES
— 433	CONTOUR LABEL



NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL, ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011, EPOCH 2002.0 AS DERIVED FROM GPS VECTORS OBTAINED BY RTK METHODS. ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 - THE PURPOSE OF THIS PLAT IS TO CREATE LEGAL BUILDING LOT FOR DEVELOPMENT PURPOSES.
 - REFERENCE BENCHMARKS:
CITY OF DALLAS BENCHMARK 45-0-2: NAIL WITH WASHER STAMPED "CITY OF DALLAS BENCHMARK" FOUND ON STORM SEWER INLET LOCATED AT THE SOUTHEAST CORNER OF SAINT PAUL STREET AND YOUNG STREET. REFERENCE ELEVATION = 442.69'
CITY OF DALLAS BENCHMARK 45-0-3: NAIL WITH WASHER STAMPED "CITY OF DALLAS BENCHMARK" FOUND ON TOP OF CURB LOCATED APPROXIMATELY 20-FEET SOUTH FROM THE CENTERLINE OF ERVAY STREET, APPROXIMATELY 20 WEST FROM THE CENTERLINE OF WOOD STREET. REFERENCE ELEVATION = 443.33'
- SITE BENCHMARK:**
CUT "X" SET IN TOP OF CURB OF SIDEWALK RAMP AT THE NORTHEAST CORNER OF ST. PAUL STREET & ERVAY STREET. ELEVATION: 425.36' (REFERENCE AMBASSADOR HOTEL SURVEY DATED 3/23/17)
- 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'S FLOOD INSURANCE RATE MAP NO. 4813C0345 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.
 - COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. NO TREES LOCATED ON SITE.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR WEMED OR RELED UPON AS A FINAL SURVEY DOCUMENT.
FOR REVIEW PURPOSES ONLY
DAVID J. DE WEIRD, R.P.L.S.
REGISTRATION NO. 5066
SEPTEMBER 21, 2018

PRELIMINARY PLAT
FOURTEEN HUNDRED SOUTH AKARD
LOT 3A, BLOCK 911
IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TOTAL ACRES - 0.4238 ACRES
CITY PLAN FILE NO. S178-332
SEPTEMBER 21, 2018

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