

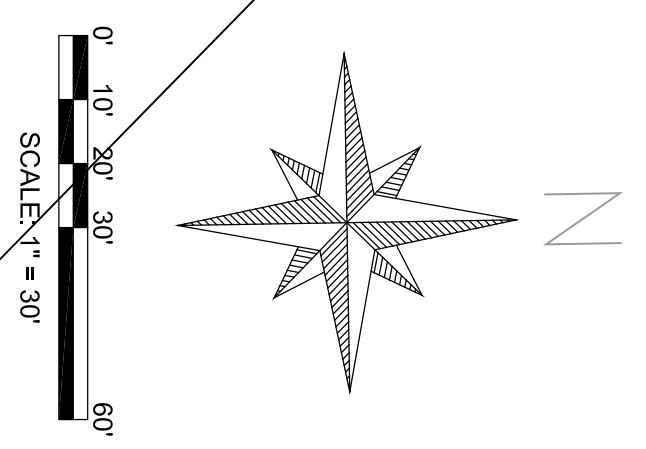
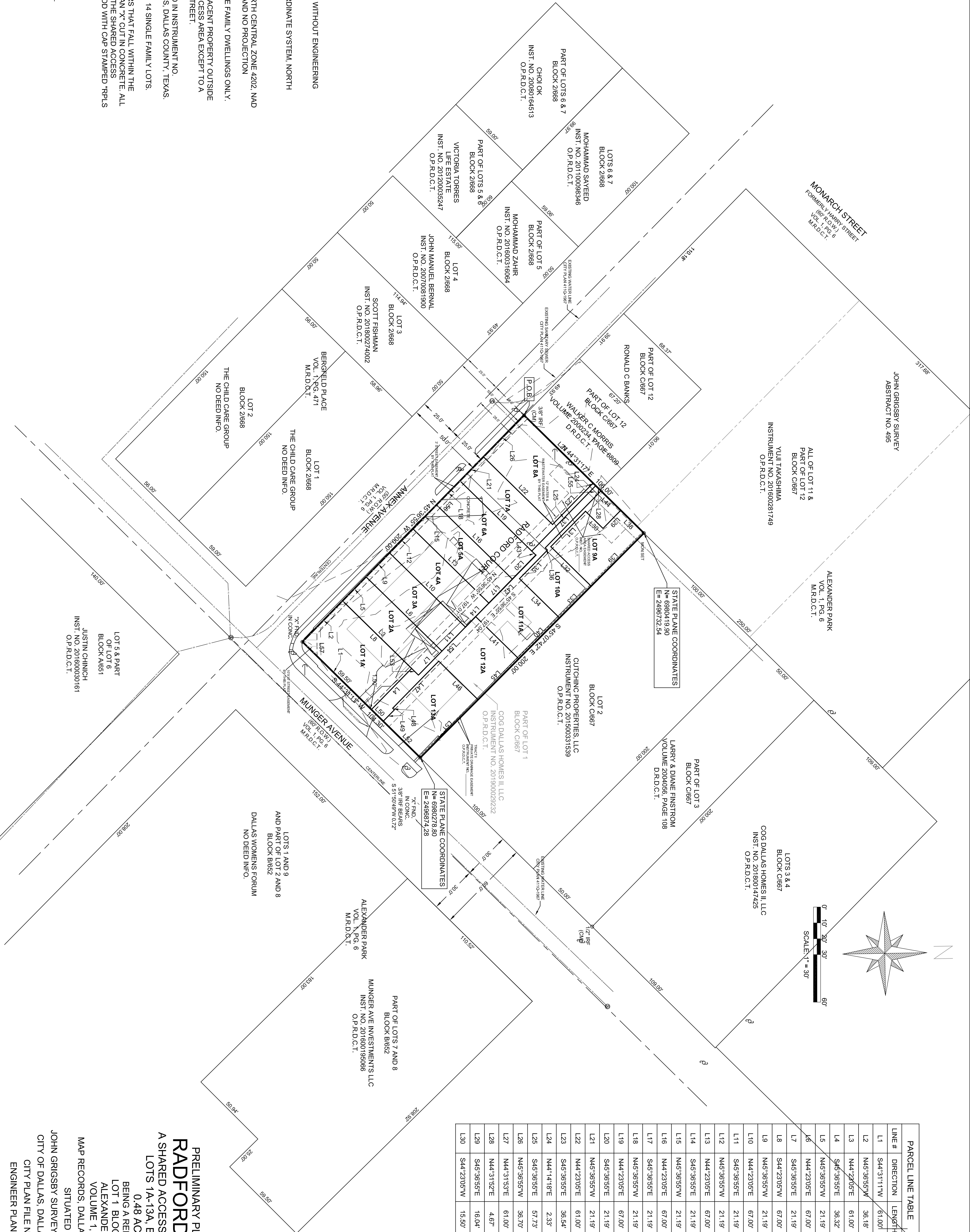
LOT NO.	SQ. FT.	ACRES
1A	2211	0.051
2A	1420	0.033
3A	1420	0.033
4A	1420	0.033
5A	1420	0.033
6A	1420	0.033
7A	1427	0.033
8A	2234	0.051
9A	1444	0.033
10A	1332	0.031
11A	1729	0.040
12A	1768	0.041
13A	1766	0.041

GENERAL NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
2. BEARING SOURCE: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 1983.
3. COORDINATES BASED ON: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION
4. THIS DEVELOPMENT IS RESTRICTED TO SINGLE FAMILY DWELLINGS ONLY.
5. NO VEHICULAR ACCESS IS PERMITTED TO ADJACENT PROPERTY OUTSIDE THE PLATTED PROPERTY FROM THE SHARED ACCESS AREA EXCEPT TO A PUBLIC OR CITY COUNCIL APPROVED PRIVATE STREET.
6. SHARED ACCESS AREA EASEMENT RECORDED IN INSTRUMENT NO. _____ OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
7. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 14 SINGLE FAMILY LOTS.
8. UNLESS OTHERWISE NOTED, ALL LOT CORNERS THAT FALL WITHIN THE SHARED ACCESS PAVEMENT WILL BE SET WITH AN "X" CUT IN CONCRETE. ALL LOT CORNERS THAT ARE LOCATED OUTSIDE OF THE SHARED ACCESS PAVEMENT WILL BE SET WITH A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 3047".

LEGEND

- IRP - IRON ROD FOUND
- INST. NO. - INSTRUMENT NUMBER
- P.O.L. - VOLUME
- P.P. - PAGE
- C.S. - CAPED IRON ROD SET
- C.M. - CONTROLLING MONUMENT
- M.O.N. SET - 3/16" METALLIC DISK STAMPED "RADFORD COURT, RPLS NO. 3047"
- RFD - 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
- R.O.W. - RIGHT-OF-WAY



LINE #	DIRECTION	LENGTH
L1	S44°31'11"W	61.00'
L2	N45°36'55"W	36.18'
L3	N44°23'05"E	61.00'
L4	S45°36'55"E	36.32'
L5	N45°36'55"W	21.19'
L6	N44°23'05"E	67.00'
L7	S45°36'55"E	21.19'
L8	S44°23'05"W	67.00'
L9	N45°36'55"W	21.19'
L10	N44°23'05"E	67.00'
L11	N45°36'55"E	21.19'
L12	N45°36'55"W	21.19'
L13	N44°23'05"E	67.00'
L14	S45°36'55"E	21.19'
L15	N45°36'55"W	21.19'
L16	N44°23'05"E	67.00'
L17	S45°36'55"E	21.19'
L18	N45°36'55"W	21.19'
L19	N44°23'05"E	67.00'
L20	S45°36'55"E	21.19'
L21	N45°36'55"W	21.19'
L22	N44°23'05"E	61.00'
L23	S45°36'55"E	36.54'
L24	N44°14'18"E	2.33'
L25	S45°36'55"E	57.73'
L26	N45°36'55"W	36.70'
L27	N44°31'53"E	61.00'
L28	N44°31'52"E	4.67'
L29	S45°36'55"E	16.04'
L30	S44°23'05"W	15.50'

LINE #	DIRECTION	LENGTH
L31	S45°36'55"E	31.25'
L32	S44°23'05"W	35.80'
L33	S45°07'42"E	28.27'
L34	S44°22'44"W	35.36'
L35	S45°36'55"E	25.27'
L36	N44°18'59"E	2.00'
L37	N45°36'55"W	50.32'
L38	N44°34'05"E	20.50'
L39	S45°07'42"E	47.22'
L40	S45°07'42"E	36.43'
L41	S44°22'45"W	38.05'
L42	S45°36'55"E	54.29'
L43	S44°23'05"W	3.67'
L44	N44°28'00"E	17.50'
L45	S45°07'42"E	36.43'
L46	S44°23'05"W	34.74'
L47	S45°36'55"E	41.54'
L48	N44°23'05"E	1.50'
L49	S45°36'55"E	10.02'
L50	S44°31'11"W	10.50'
L51	N45°07'42"W	51.65'
L52	S44°31'11"W	32.80'
L53	N44°23'05"E	6.00'
L54	N45°36'55"W	51.65'
L55	N44°23'05"E	12.00'
L56	S45°36'55"E	190.01'
L57	N89°27'08"E	14.16'

NO.	DATE	REVISION
1.		
2.		
3.		

ENGINEER: MACATEE ENGINEERING, LLC
12655 N CENTRAL EXPY #420
DALLAS, TEXAS 75243
(214) 373-1190 (VOICE)

OWNER/DEVELOPER: COO DALLAS HOMES II, LLC
3963 MAPLE AVE STE 330
DALLAS, TEXAS 75219

NO. 101733-00

SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT

1475 HERITAGE PKWY., STE 217
MANSHIELD, TEXAS 76063
(817) 354-1445
surveygroup@dallnet

JOB NO.: 18-138RFP REV
DATE: October 31, 2019
SCALE: 1" = 30'
DRAWN BY: RPB

SHEET: 1 OF 2

**PRELIMINARY PLAT, REVISED
RADFORD COURT
A SHARED ACCESS DEVELOPMENT
LOTS 1A-13A, BLOCK C/667
0.48 ACRES
BEING A REPLAT OF
LOT 1 BLOCK C/667
ALEXANDER PARK
VOLUME 1, PAGE 6
MAP RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-087R
ENGINEER PLAN NO. _____**