



- GENERAL NOTES**
- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83 (2011).
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS FROM A PORTION OF TWO PLATTED LOTS AND FROM A PORTION OF A TRACT OF LAND.
 - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 - 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.

LEGEND:

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRF YC 1/2 INCH IRON ROD FOUND WITH A PLASTIC YELLOW CAP
- A.C.S. 3 INCH ALUMINUM DISK STAMPED "RPA & P&S 5513" SET OVER A 1/2 INCH IRON ROD SET
- ESMT. EASEMENT
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- SO. FT. SQUARE FEET
- R.O.W. RIGHT OF WAY
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	S62°26'03"E	22.64'
L2	S86°48'54"E	124.06'
L3	N45°07'34"E	138.97'
L4	S43°33'16"E	20.85'
L5	S86°45'18"E	140.63'
L6	N31°34'27"E	27.20'
L7	N45°07'34"E	68.16'
L8	N62°10'21"E	4.90'
L9	N52°32'59"E	22.65'

LOT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	110.00'	32.73'	17°02'54"	N53°39'00"E	32.61'
C2	140.00'	23.92'	9°37'28"	S57°21'43"W	23.49'
C3	100.00'	29.75'	17°02'54"	N53°39'00"E	29.65'
C4	150.00'	25.20'	9°57'28"	S57°21'43"W	25.17'
C5	15.00'	5.01'	19°07'41"	N62°06'49"E	4.98'
C6	272.50'	45.39'	9°32'38"	N38°02'30"W	45.34'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L10	S46°43'16"E	6.67'
L11	N33°18'54"E	5.53'
L12	N00°10'53"W	19.77'
L13	N21°53'01"E	37.48'
L14	N39°02'29"E	16.70'
L15	N27°38'43"E	21.42'
L16	N32°03'26"E	62.02'
L17	N03°14'11"E	13.22'
L18	S86°45'49"E	3.96'
L19	N52°32'59"E	18.53'
L20	N45°07'34"E	62.78'
L21	N03°11'06"E	16.22'
L22	S86°48'54"E	15.00'
L23	S03°11'06"W	44.41'
L24	S45°07'34"W	138.97'

SHEET 1 OF 2

OWNER: RISEMAN DEVELOPMENT COMPANY,
A TEXAS CORPORATION
DALLAS, TEXAS 75279



PLANNING & SURVEYING
Main Office
10245 Shiloh Road, Ste. 290
Dallas, TX 75228
F: 214-949-9485
T: 214-949-2211
FAX: 214-949-8800
WWW.CBGSURVEYING.COM

PRELIMINARY PLAT
RISEMAN PEAVY ADDITION
LOT 1A, LOT 1B & LOT 1C, BLOCK 6133
BEING PART OF LOTS 1 & 2
BLOCK 6133, OF HENFERD ADDITION,
AND ALSO BEING A PORTION OF A TRACT OF LAND
SITUATED IN THE
SAMUEL H. HYDE SURVEY, ABSTRACT NO. 547
CITY OF DALLAS, DALLAS COUNTY, TEXAS
45,302 SQ.FT. / 1.040 ACRES
CITY PLAN FILE NO. 5178-164
ENGINEERING PLAN NO. 3111-