



- NOTES:**
1. IRF - IRON ROD FOUND
 2. CRS - CAPPED IRON ROD SET WITH 3/16" METAL CAP STAMPED "KESSLER WOODS RPLS NO. 3047"
 3. MAG NAIL SET - MAG NAIL W/ 2 INCH BRASS WASHER STAMPED "KESSLER WOODS RPLS NO. 3047"
 4. IRFC - IRON ROD FOUND CAPPED
 5. R.O.W. - RIGHT-OF-WAY
 6. C.M. - CONTROLLING MONUMENT
 7. M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
 8. D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
 9. O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 10. INST. NO. - INSTRUMENT NUMBER
 11. P.O.B. - POINT OF BEGINNING
 12. FND. - FOUND
 13. ESMT. - EASEMENT
 14. VOL. - VOLUME
 15. PG. - PAGE

- GENERAL NOTES:**
1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
 2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL
 3. THE PURPOSE OF THIS PLAT IS TO REPLAT 5 LOTS INTO 2 LOTS.
 4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 5. ALL EXISTING STRUCTURES TO BE REMOVED.

PRELIMINARY PLAT
 KESSLER WOODS ADDITION
 LOT 1 AND 2, BLOCK 6/4736
 BEING A REPLAT OF A PORTION
 APARTMENT SITE
 VOLUME 525, PAGE 2180
 DEED RECORDS, DALLAS COUNTY, TEXAS
 AND ALL OF
 VICTOR I THE LP, LLC
 DOCUMENT NUMBER 201500151369
 OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 SITUATED IN
 WILLIAM MYERS SURVEY, ABSTRACT NO 880
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

S 178-146

FLOOD CERTIFICATE
 As determined by the Flood Insurance Rate Maps Dallas County, Texas, the subject property does not lie within a Special Flood Hazard Area (100 Year Flood). Map date July 7, 2014 Community Panel No. 48113C (480K) subject lot is located in Zone X.
 If this site is not within an identified flood hazard area, the Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

ENGINEER
 MACATEE ENGINEERING LLC
 3519 MILES STREET
 DALLAS TEXAS 75209
 (214) 373-1180 (VOICE)

OWNER/DEVELOPER
 THE VICTOR I LP, LLC
 3000 STATE STREET
 DALLAS, TEXAS 75024-7725

NO	DATE	REVISION
1		
2		
3		

TBPS No. 101733--00

SURVEY GROUP
 SURVEYING * CONSULTING * MANAGEMENT

1475 HERITAGE PARKWAY STE 217
 MANSFIELD, TEXAS 76063

(817) 354-1445
 surveygroup@att.net

JOB NO	18-028
DATE	March 6, 2018
SCALE	1" = 40'
DRAWN BY	RP



SHEET 1 OF 2