



**GENERAL NOTES:**

irf = iron rod found for corner  
 (C.M.) = Controlling Monument  
 cirf = 5/8 inch iron rod found with yellow cap stamped "ARS Engineers" for corner  
 O.P.R.D.C.T. = Official Public Records, Dallas County, Texas  
 D.R.D.C.T. = Deed Records, Dallas County, Texas  
 M.R.D.C.T. = Map Records, Dallas County, Texas  
 P.R.D.C.T. = Plat Records, Dallas County, Texas  
 Inst. No. = Instrument Number  
 Sq. Ft. = Square Feet  
 Lot-to-Lot drainage is not permitted without engineering section approval.  
 No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0195 K dated July 7, 2014. Property is in zone X  
 Selling off a portion of this addition by metes and bounds description, without a report being approved by the City of Dallas, is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.  
 Basis of Bearings: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 (TXNC 4202), NORTH AMERICAN DATUM 1983 (NAD83). DISTANCES SHOWN HAVE BEEN MODIFIED TO SURFACE BY APPLYING A SCALE FACTOR OF 1.000150630 TO THE STATE PLANE COORDINATES.

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**PRELIMINARY PLAT**  
**LOT 1, BLOCK I/5455**  
**HILLCREST HIGH SCHOOL ADDITION**  
 Being part of Lot 1, City of Dallas Block Number 5455,  
 of Hillcrest Terrace No. 1, as recorded in  
 Volume 15, Page 389, Map Records, Dallas County, Texas  
 City of Dallas, Dallas County, Texas

DEVELOPER/OWNER  
**D.I.S.D.**  
 Construction Services (Bond Program)  
 3801 Herschel Ave., Dallas, Texas 75219

SURVEYOR  
**ARS Engineers, Inc.**  
 12801 N. Central Expy., Suite 1250  
 Dallas, Texas 75243  
 Ph: (214) 739-3152 Fax: (214) 739-3169  
 Surveying Firm #01319-00  
 Engineering Firm #F-819  
 Contact: Dustin D. Davison

CITY PLAN FILE NO. S167-133  
 February 20, 2017  
 Scale: 1" = 60'