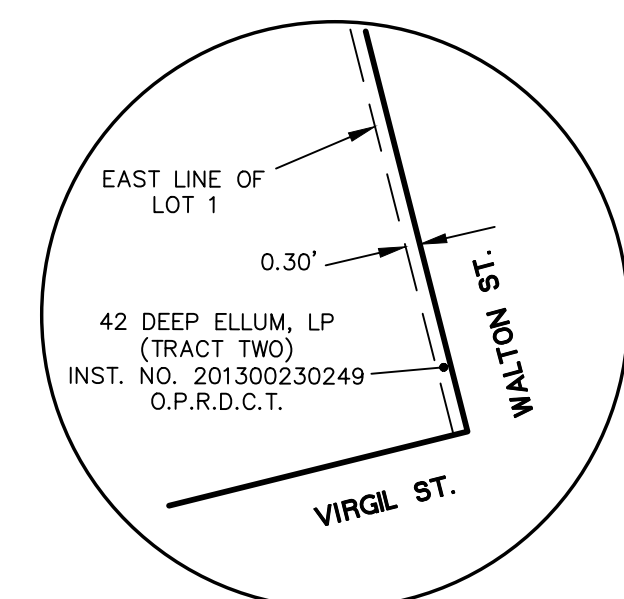


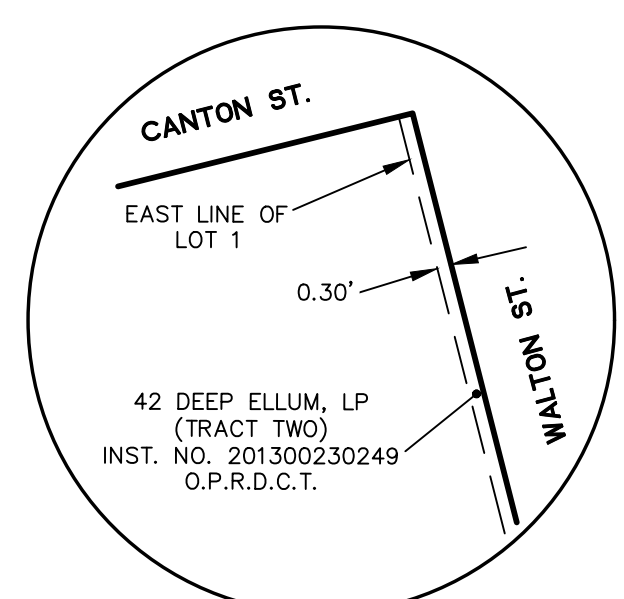
LEGEND	
IRF	IRON ROD FOUND
AMON	IRON ROD STAMPED "CRESCENT DEEP ELLUM-STANTEC"
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
TY.	TYPICAL
R.O.W.	RIGHT-OF-WAY
PM	PARKING METER
CI	CURB INLET
TSP	TRAFFIC SIGNAL POLE
TSB	TRAFFIC SIGNAL BOX
TPED	TELEPHONE PEDESTAL
CO	WASTEWATER CLEANOUT
CPB	CABLE PULL BOX
TMH	TELEPHONE MANHOLE
GMH	GAS MANHOLE
WMH	WASTEWATER MANHOLE
SDMH	STORM DRAIN MANHOLE
GMH	GAS MANHOLE
GI	GRATE INLET
GTS	GAS TEST STATION
FOM	FIBER OPTIC MARKER
S/W	SIDEWALK
B-B	BACK OF CURB TO BACK OF CURB
---	CHAIN LINK FENCE
---	WOOD FENCE
①	LOT NUMBER
←	GUY WIRE
●	BOLLARD
⊕	CENTER LINE
⊕	SIGN
⊕	ELECTRIC METER
⊕	GAS METER
⊕	FIRE HYDRANT
⊕	FIRE DEPARTMENT CONNECTION
⊕	WATER METER
⊕	WATER VALVE
⊕	LAND HOOK (DENOTES COMMON OWNERSHIP)
⊕	POWER POLE
-OHW-	OVERHEAD WIRE
-W-	WATER LINE
-WW-	WASTEWATER LINE
↔	DENOTES COMMON OWNERSHIP
RCP	REINFORCED CONCRETE PIPE
()	RECORD DISTANCE

*** GENERAL NOTES ***

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM (TEXAS NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK
- REFERENCE BENCHMARK:
CITY OF DALLAS BENCHMARK NUMBER 46-J-1: SQUARE CUT FOUND ON TOP OF CURB, SOUTHWEST CORNER OF HALL STREET AND TAYLOR STREET, APPROXIMATELY 42 FEET SOUTH FROM THE CENTER LINE OF TAYLOR STREET, AND APPROXIMATELY 26 FEET NORTHWEST FROM THE CENTER LINE OF HALL STREET.
REFERENCE SHEET DALLAS WATER UTILITIES BENCHMARK PLANS DATED DECEMBER 15, 1997, ELEVATION = 450.50'
SITE BENCHMARK:
NO. 1
CUT "X" IN CONCRETE LOCATED IN THE SIDEWALK ON THE NORTHEAST INTERSECTION OF SOUTH WALTON STREET AND TAYLOR STREET, APPROXIMATELY 22 FEET EAST FROM THE CENTER LINE OF SOUTH WALTON STREET, AND APPROXIMATELY 33 FEET NORTH FROM THE CENTER LINE OF TAYLOR STREET.
ELEVATION = 451.24'
NO. 2
CUT "X" IN CONCRETE LOCATED IN THE SIDEWALK ON THE NORTHEAST INTERSECTION OF SOUTH WALTON STREET, AND VIRGIL STREET, APPROXIMATELY 21 FEET EAST FROM THE CENTER LINE OF WALTON STREET, AND APPROXIMATELY 9 FEET EAST FROM THE CENTER LINE OF VIRGIL STREET.
ELEVATION = 453.20'
- THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE X UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 481130345-J, EFFECTIVE DATE: 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.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE A LEGAL BUILDING LOT FOR DEVELOPMENT PURPOSES AND TO COMBINE MULTIPLE LOTS INTO 1 LOT.
- UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM RECORD INFORMATION, ACTUAL LOCATIONS WERE NOT FIELD VERIFIED EXCEPT AT SURFACE STRUCTURES SUCH AS MANHOLES.
- ALL STRUCTURES ON SUBJECT TRACT TO BE REMOVED.
- THE SURVEYOR DID NOT RESEARCH THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY.



DETAIL "A"
(NOT TO SCALE)



DETAIL "B"
(NOT TO SCALE)

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
James M. Whitkanack, R.P.L.S.
Registration No. 6134
April 24, 2017

PRELIMINARY PLAT
CRESCENT DEEP ELLUM
LOT 19, BLOCK 16/197
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
APRIL 24, 2017

1.218 ACRES
SCALE: 1"=30'

CITY OF DALLAS PLAN FILE NO. S167-173
CITY OF DALLAS ENGINEERING PLAN NO. 3111_____

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TBPE # F-6324 TBPLS # 10194229
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DALLAS, TEXAS 75201-4363
PH: (214) 739-4200
CONTACT: ANDREW MORGAN

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TBPLS REGISTRATION NO. 10194229

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