

LOT 1, BLOCK 1A/6127  
ELEMENTARY SCHOOL ADDITION  
INST. NO. 20050562471  
O.P.R.D.C.T.

$R=331.05'$   $L=136.41'$   
 $CENTRAL\ ANGLE=23^{\circ}36'31''$   
 $CH=N28^{\circ}47'47''E\ 135.45'$

$R=622.00'$   $L=56.00'$   
 $CENTRAL\ ANGLE=05^{\circ}09'30''$   
 $CH=N85^{\circ}13'27''E\ 55.98'$

$R=722.00'$   $L=85.92'$   
 $CENTRAL\ ANGLE=06^{\circ}49'06''$   
 $CH=N79^{\circ}14'09''E\ 85.87'$

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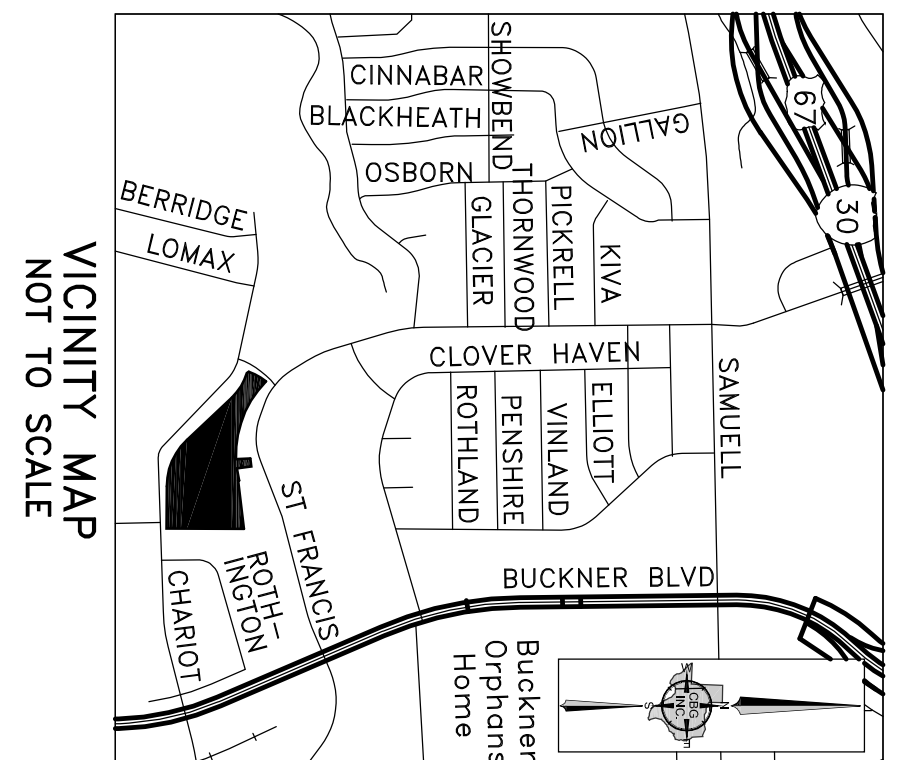
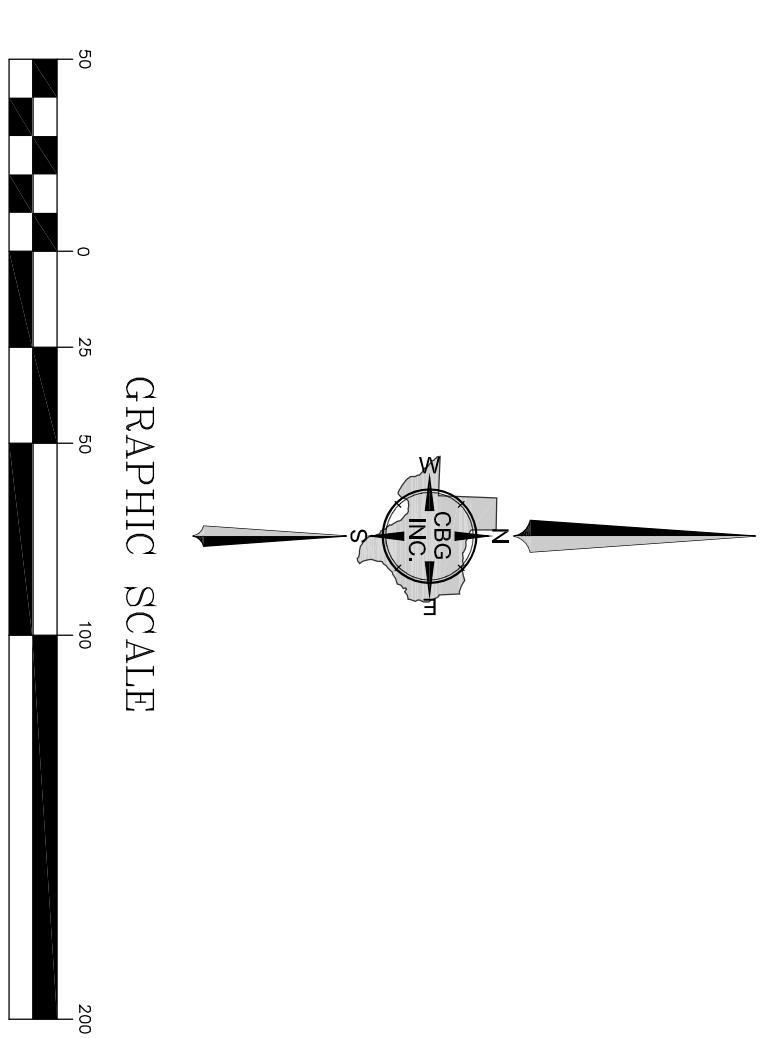
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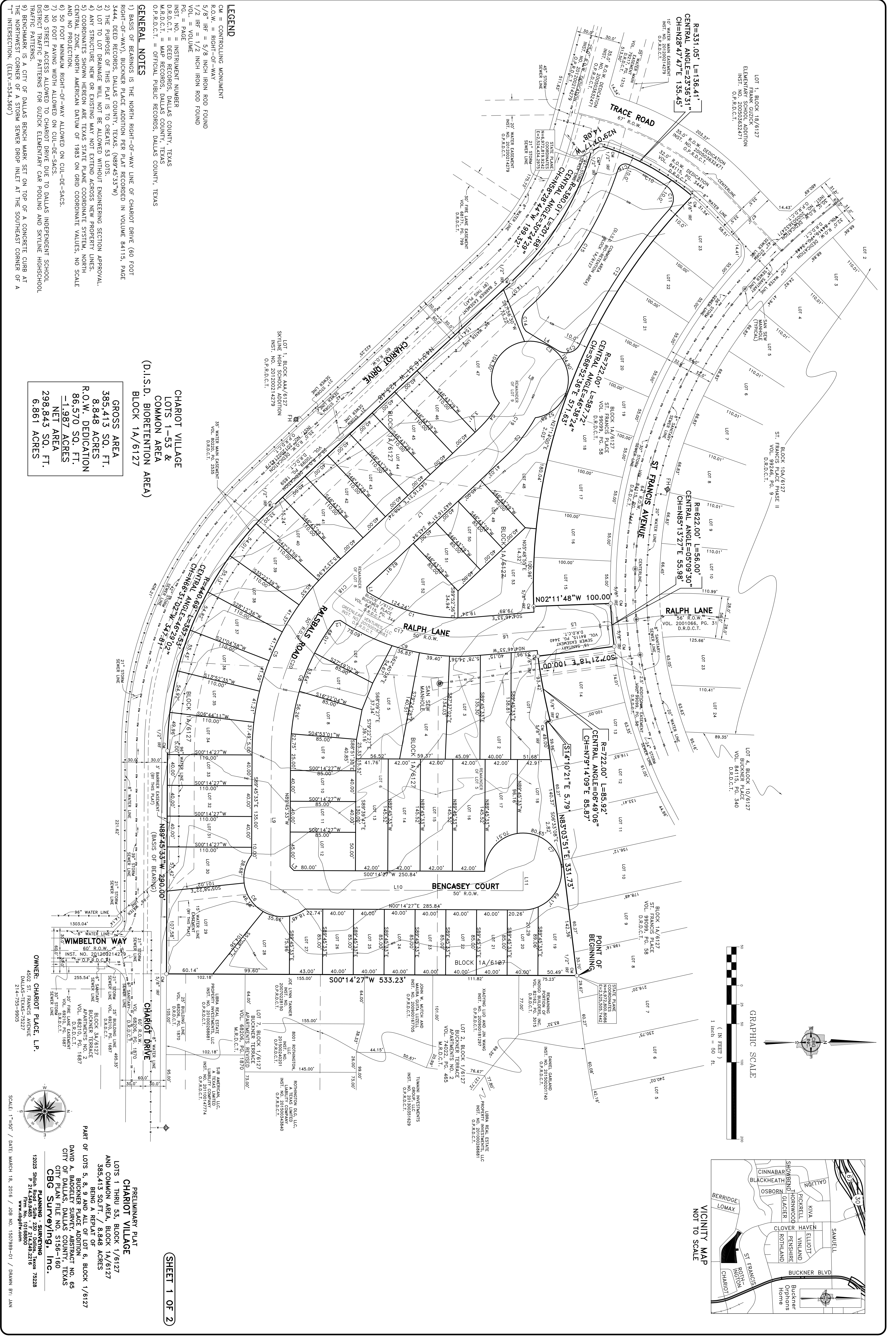
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 $CENTRAL\ ANGLE=06^{\circ}49'06''$   
 $CH=N79^{\circ}14'09''E\ 85.87'$



- LEGEND**
- CM = CONTROLLING MONUMENT
  - R.O.W. = RIGHT-OF-WAY
  - 5/8" IRF = 5/8 INCH IRON ROD FOUND
  - 1/2" IRF = 1/2 INCH IRON ROD FOUND
  - VOL. = VOLUME
  - PG. = PAGE
  - INST. NO. = INSTRUMENT NUMBER
  - M.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- GENERAL NOTES**
- 1) BASIS OF BEARINGS IS THE NORTH RIGHT-OF-WAY LINE OF CHARIOT DRIVE (60 FOOT RIGHT-OF-WAY), BUCKNER PLACE ADDITION PER PLAT RECORDED IN VOLUME 84115, PAGE 3444, DEED RECORDS, DALLAS COUNTY, TEXAS. (N89°45'33"W)
  - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 53 LOTS.
  - 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.
  - 6) 50 FOOT MINIMUM RIGHT-OF-WAY ALLOWED ON CUL-DE-SACS.
  - 7) 30 FOOT PAVING WIDTH ALLOWED ON CUL-DE-SACS.
  - 8) NO STREET ACCESS ALLOWED TO CHARIOT DRIVE DUE TO DALLAS INDEPENDENT SCHOOL TRAFFIC PATTERNS.
  - 9) BENCHMARK IS A CITY OF DALLAS BENCH MARK SET ON TOP OF A CONCRETE CURB AT THE NORTHWEST CORNER OF A STORM SEWER DROP INLET AT THE SOUTHEAST CORNER OF A "X" INTERSECTION. (ELEV.=534.560')

**CHARIOT VILLAGE**  
LOTS 1-53 &  
COMMON AREA  
(D.I.S.D. BIOREVENTION AREA)  
BLOCK 1A/6127

GROSS AREA  
385,413 SQ. FT.  
8.848 ACRES  
R.O.W. DEDICATION  
86,570 SQ. FT.  
-1.987 ACRES  
NET AREA  
298,843 SQ. FT.  
6.861 ACRES



**OWNER: CHARIOT PLACE, L.P.**  
4502 ST. FRANCIS AVENUE  
DALLAS, TEXAS 75227  
D.W. 514-755-9905

**PLANNING - SURVEYING**  
12025 Shiloh Road, Suite 250, Dallas, Texas 75228  
P. 214-428-1111  
F. 214-428-1111  
www.cbgsurveying.com

**PRELIMINARY PLAT**  
**CHARIOT VILLAGE**  
LOTS 1 THRU 53, BLOCK 1A/6127  
AND COMMON AREA, BLOCK 1A/6127  
385,413 SQ.FT. / 8.848 ACRES  
BEING A REPLAT OF  
BUCKNER PLACE ADDITION  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. 5158-160  
CBG Surveying, Inc.

**SHEET 1 OF 2**