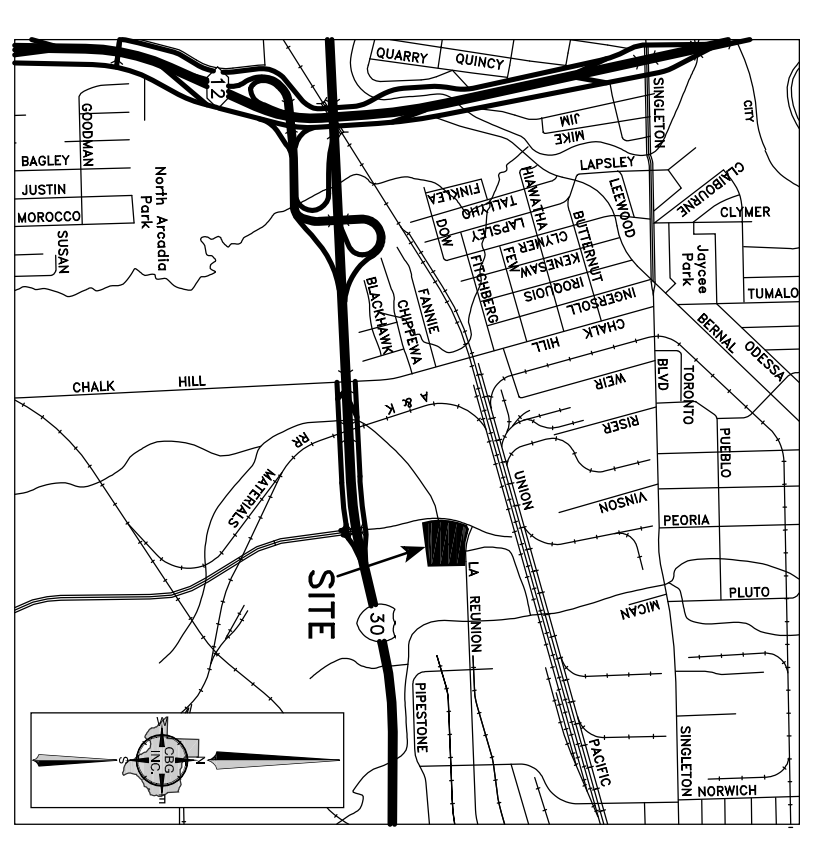
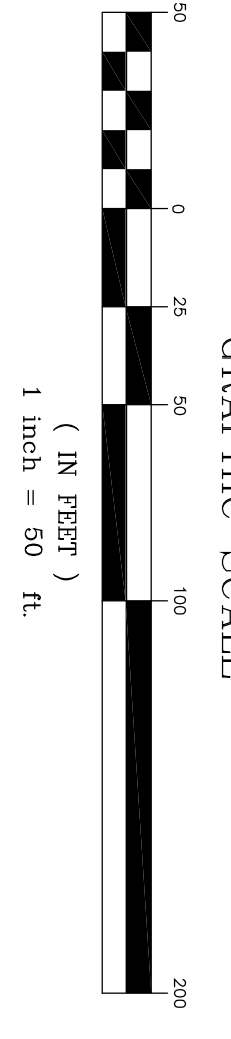


GRAPHIC SCALE



VICINITY MAP
NOT TO SCALE

LEGEND

- CONTROLLING MONUMENT
- 1/2 INCH IRON ROD FOUND
- ◉ CONCRETE MONUMENT FOUND
- ◉ ESM.T. EASEMENT
- ◉ RIGHT-OF-WAY
- ◉ SQUARE FEET
- ◉ INSTRUMENT
- ◉ VOL.
- ◉ PAGE
- ◉ DEED RECORDS, DALLAS COUNTY, TEXAS
- ◉ D.R.D.C.T.
- ◉ OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

BENCHMARK NOTES

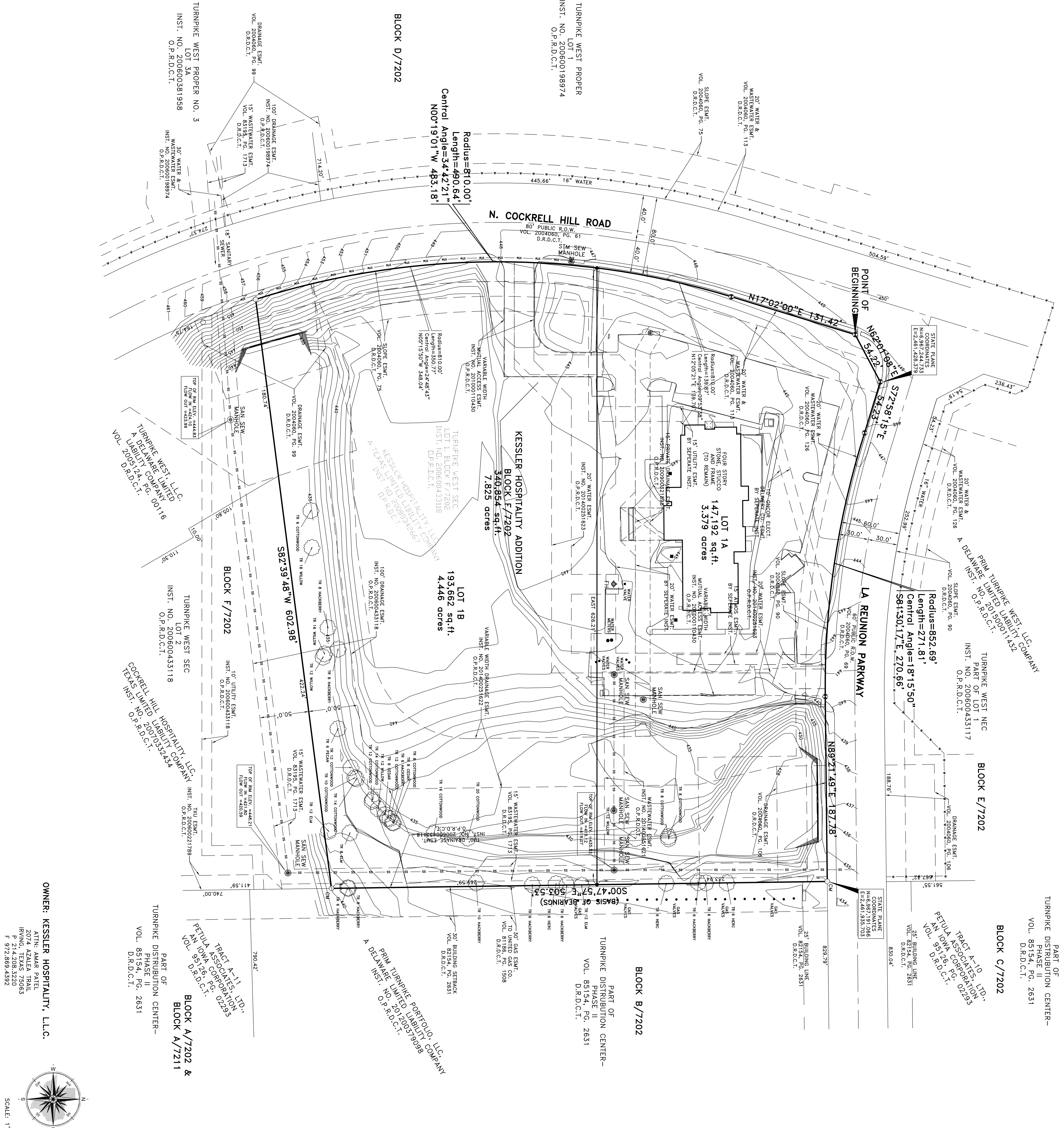
- CITY OF DALLAS WATER DEPARTMENT BENCHMARKS**
- 1) BENCHMARK IS A SQUARE CUT ON THE NORTHWEST CORNER OF CONCRETE WATER MANHOLE ON EAST SIDE OF MOCKINGBIRD LANE AND ON THE SOUTH LEVEL OF THE TRINITY RIVER. (ELEV.=4441.10')
 - 2) BENCHMARK IS A SQUARE CUT ON SIDEWALK AT FENCE LINE AT ENTRANCE TO MOOSE LODGE ON THE WEST SIDE OF CHALK HILL ROAD AND 1,000 FEET SOUTH OD DALLAS FT. WORTH TURNPIKE (I-30) (ELEV.=484.92')

ONSITE BENCHMARK

- 1) BENCHMARK IS AT THE TOP OF SOUTHEAST END OF THE HEADWALL THAT COVERS THE BOX CULVERTS THAT RUN UNDER N. COCKRELL HILL ROAD. (ELEV.=444.18')

GENERAL NOTES

- 1) BASIS OF BEARINGS IS THE EAST LINE OF LOT 1, BLOCK F/7202, TURNPIKE WEST SEC. PER PLAT RECORDED IN DOCUMENT NO. 200600433118, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. (S00°47'57"E)
- 2) THE REASON FOR THIS PLAT IS TO CREATE 2 LOTS OUT OF 1 PLATTED LOT.
- 4) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 5) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINE.
- 6) 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.



OWNER: KESSLER HOSPITALITY, L.L.C.

ATTN: AMAR PATEL
2074 AZALEA TRAIL
IRVING, TEXAS 75063
P 214.208.3220
F 972.269.4392

PRELIMINARY PLAT
KESSLER HOSPITALITY ADDITION
BEING A REPLAT OF LOT 1
BLOCK F/7202, TURNPIKE WEST SEC
H. BORNHAM SURVEY, ABSTRACT NO. 106
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-213

CBG Surveying, Inc.
PLANNING · SURVEYING · EXCAVATION
12025 Shiloh Road, Suite 230, Dallas, Texas 75228
Phone No. 214.208.3220
Firm No. 10168900
WWW.CBGTV.COM

SCALE: 1"=50' / DATE: APRIL 12, 2016 / JOB NO. 140519-6 / DRAWN BY: GC

SHEET 1 OF 2