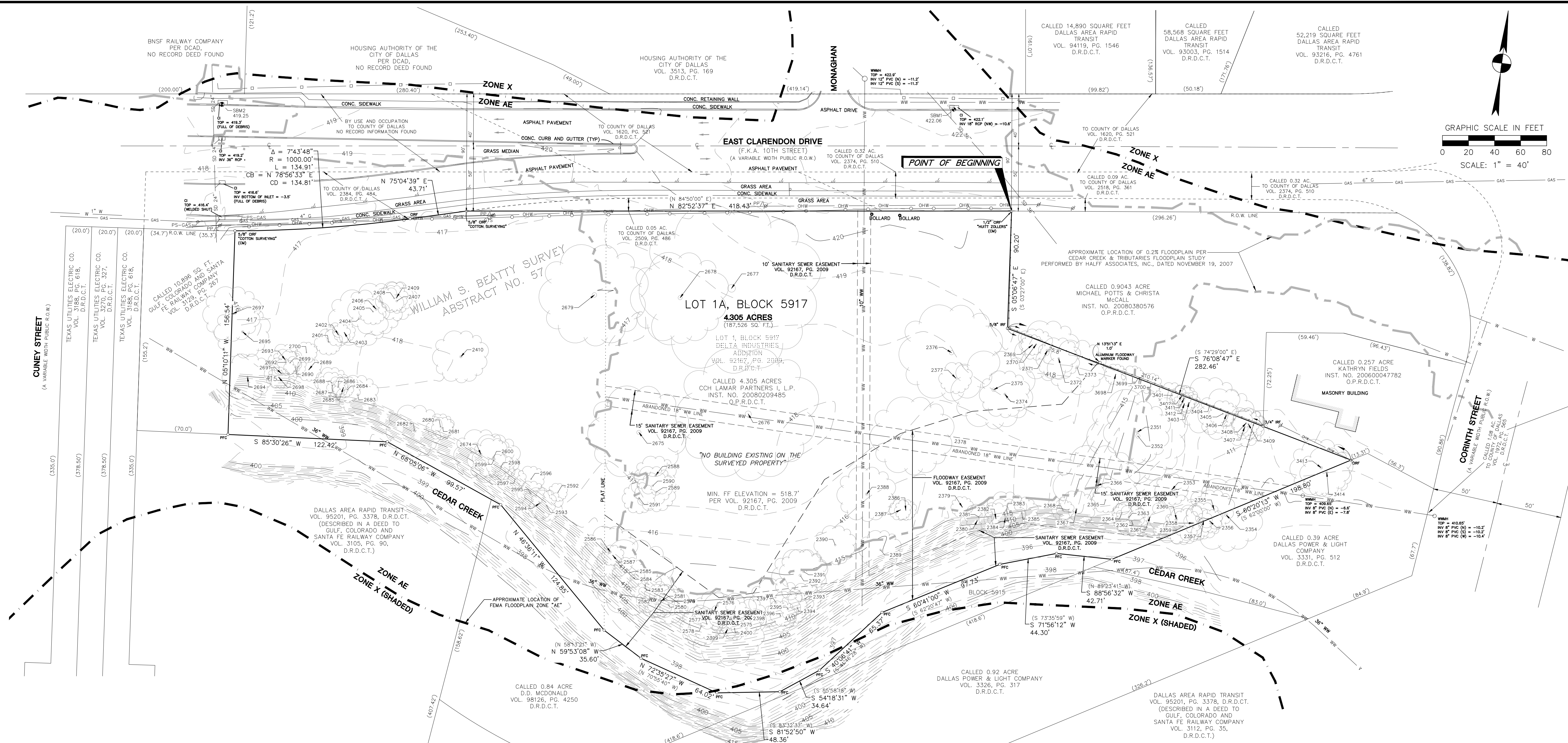


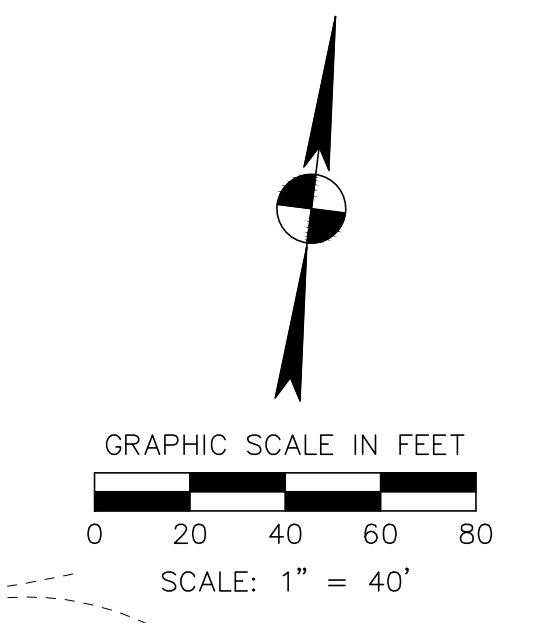
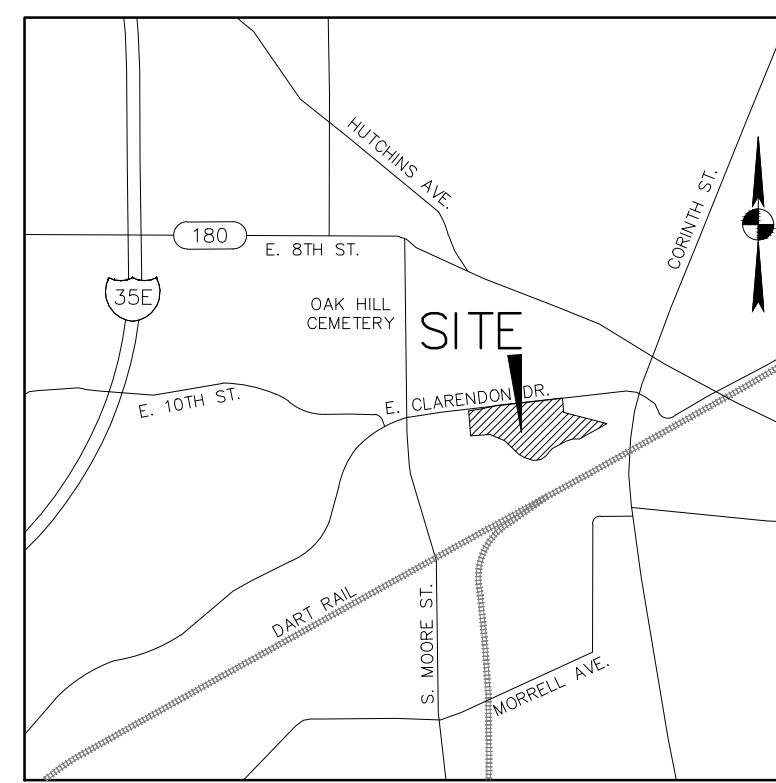
TREE TABLE	TREE TABLE		
TAG #	DESCRIPTION	TAG #	DESCRIPTION
2351	PECAN 24"	2579	ELM 10"
2352	PECAN 36"	2580	ELM 15"
2353	PECAN 12"	2581	ELM 13"
2354	PECAN 28"	2582	ELM 14"
2355	PECAN 15"	2583	ELM 12"
2356	PECAN 9"	2584	ELM 29"
2357	PECAN 14"	2585	ELM 12"
2358	PECAN 14"	2586	ELM 20"
2359	PECAN 14"	2587	ELM 8"
2360	PECAN 19"	2588	ELM 15"
2361	PECAN 15"	2589	ELM 15"
2362	PECAN 12"	2590	ELM 15"
2363	PECAN 12"	2591	ELM 12"
2364	PECAN 7"	2592	CHINABERRY 7"
2365	PECAN 10"	2593	CHINABERRY 12"
2366	PECAN 31"	2594	ELM 12"
2367	PECAN 14"	2595	ELM 10"
2368	PECAN 8"	2596	CHINABERRY 10"
2369	PECAN 8"	2597	ELM 8"
2370	PECAN 12"	2598	OAK 10"
2371	PECAN 23"	2599	OAK 19"
2372	HACKBERRY 16"	2600	OAK 15"
2373	PECAN 21"	2674	OAK 19"
2374	COTTONWOOD 18"	2675	PECAN 36"
2375	COTTONWOOD 30"	2676	COTTONWOOD 51"
2376	COTTONWOOD 37"	2677	PECAN 65"
2377	PECAN 12"	2678	PECAN 35"
2378	BOIS D'ARC 30"	2679	PECAN 39"
2379	CHINABERRY 8"	2680	ELM 10"
2380	CHINABERRY 12"	2681	ELM 8"
2381	ELM 10"	2682	PECAN 20"
2382	ELM 12"	2683	OAK 15"
2383	ELM 15"	2684	OAK 10"
2384	ELM 15"	2685	OAK 8"
2385	ELM 12"	2686	OAK 8"
2386	CHINABERRY 8"	2687	OAK 10"
2387	CHINABERRY 8"	2688	OAK 12"
2388	ELM 21"	2689	ELM 9"
2389	ELM 15"	2690	CHINABERRY 8"
2390	CATALPA 15"	2691	CHINABERRY 12"
2391	ELM 17"	2692	ELM 10"
2392	ELM 20"	2693	ELM 12"
2393	ELM 12"	2694	ELM 18"
2394	ELM 12"	2695	OAK 20"
2395	ELM 14"	2697	OAK 21"
2396	ELM 12"	2698	CHINABERRY 8"
2397	ELM 19"	2699	ELM 9"
2398	ELM 15"	2700	ELM 8"
2399	ELM 28"	3401	HACKBERRY 10"
2400	ELM 9"	3402	HACKBERRY 8"
2401	HACKBERRY 10"	3403	HACKBERRY 8"
2402	HACKBERRY 9"	3404	OAK 22"
2403	HACKBERRY 8"	3405	OAK 10"
2404	OAK 22"	3406	OAK 20"
2405	OAK 10"	3407	OAK 15"
2406	OAK 20"	3408	OAK 10"
2407	OAK 15"	3409	HACKBERRY 12"
2408	OAK 10"	3411	HACKBERRY 10"
2409	HACKBERRY 12"	3412	HACKBERRY 8"
2410	ELM 20"	3413	COTTONWOOD 22"
2575	ELM 15"	3414	PECAN 19"
2576	ELM 15"	3698	CHINABERRY 8"
2577	ELM 12"	3699	ELM 8"
2578	ELM 15"	3700	ELM 8"



LEGEND

IRF	IRON ROD FOUND
CRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND (UNLESS OTHERWISE NOTED)
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
(CM)	CONTROL MONUMENT
PFC	POINT FOR CORNER
(XXX)	RECORD INFORMATION PER DELTA INDUSTRIES ADDITION, RECORDED IN VOL. 92167, PG. 2009, D.R.D.C.T.
INST. NO.	INSTRUMENT NUMBER
AC	DENOTES COMMON OWNERSHIP
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
CONC.	CONCRETE
CI	CURB INLET
-GAS-	UNDERGROUND GAS LINE
GTS	GAS TEST STATION
PP/L	POWER POLE W/LIGHT
U	UTILITY POLE
W	GUY WIRE
S	SION
↑	TRAFFIC FLOW
—	OVERHEAD WIRES
—WW—	UNDERGROUND WASTEWATER LINE
—W—	UNDERGROUND WATER LINE
—SD—	UNDERGROUND STORM DRAIN LINE
—C—	CENTERLINE
-416-	CONTOUR
—	EDGE OF ASPHALT
—	CHAIN LINK FENCE
—	WROUGHT IRON FENCE
○	TREE/CANOPY

- * GENERAL NOTES ***
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NORTH CENTRAL ZONE, NAD83), BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.9998707936.
 - BY GRAPHIC PLOTTING ONLY THE SUBJECT TRACT SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "AE" DEFINED AS "SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD (BASE FLOOD ELEVATIONS DETERMINED) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48113C0485 J, DATED AUGUST 23, 2001, FOR DALLAS COUNTY, 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.
 - PER THE CITY OF DALLAS ON-LINE ZONING MAP, THE SUBJECT TRACT IS CURRENTLY ZONED RR (REGIONAL RETAIL DISTRICT), REFER TO CITY OF DALLAS ORDINANCE FOR ZONING REGULATIONS.
 - REFERENCE BENCHMARK:
CITY OF DALLAS BENCHMARK NO. 1704 - A CITY OF DALLAS BENCH MARK FOUND ON TOP OF A CONCRETE CURB ON THE SOUTH SIDE OF CLAUDE STREET AT THE SOUTHWEST CORNER OF THE INTERSECTION OF CLAUDE STREET AND WALNUT STREET.
PUBLISHED ELEVATION = 481.403'
SITE BENCHMARKS:
SBM #1
CUT SQUARE SET ON AN INLET APPROXIMATELY 30 FEET NORTH OF CENTERLINE OF CLARENDON DRIVE, LOCATED APPROXIMATELY 490 FEET WEST OF INTERSECTION OF CLARENDON DRIVE AND CORINTH STREET, AS SHOWN HEREON.
ELEVATION = 422.06'
SBM #2
CUT SQUARE FOUND APPROXIMATELY 25 FEET NORTH OF THE NORTH CURB LINE OF A MEDIAN IN CLARENDON DRIVE, LOCATED APPROXIMATELY 1050 FEET WEST OF INTERSECTION OF CLARENDON DRIVE AND CORINTH STREET, AS SHOWN HEREON.
ELEVATION = 419.25'
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM PORTION OF A TRACT OF LAND AND 1 PLATTED LOT FOR DEVELOPMENT PURPOSES OF A MULTI-FAMILY APARTMENT COMPLEX.
 - THE REFERENCED SITE HAS NO WATER CONNECTION WITHIN THE SITE.



Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
David J. De Weirtd, R.P.L.S.
Registration No. 5066
July 09, 2014

PRELIMINARY PLAT
EAST GATEWAY ADDITION
LOT 1A, BLOCK 5917

REPLAT OF LOT 1, BLOCK 5917 OF DELTA INDUSTRIES ADDITION AND THE ADJACENT TRACT OF LAND WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S145-178
JULY 9, 2014

OWNER/APPLICANT:
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SUITE 100
LEWISVILLE, TEXAS, 75067
PH: (832) 454-7118
CONTACT: SCOTT GALBRAITH

SURVEYOR:
BURY-DWF, INC.
5310 HARVEST HILL ROAD, SUITE 100
DALLAS, TEXAS 75230
PH: (972) 991-0011
CONTACT: DAVID DE WEIRTD, R.P.L.S.
TBPLS REGISTRATION NO. 10107502