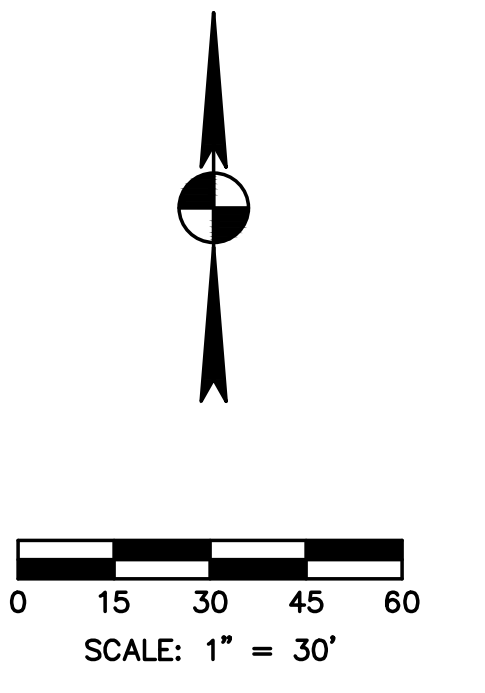
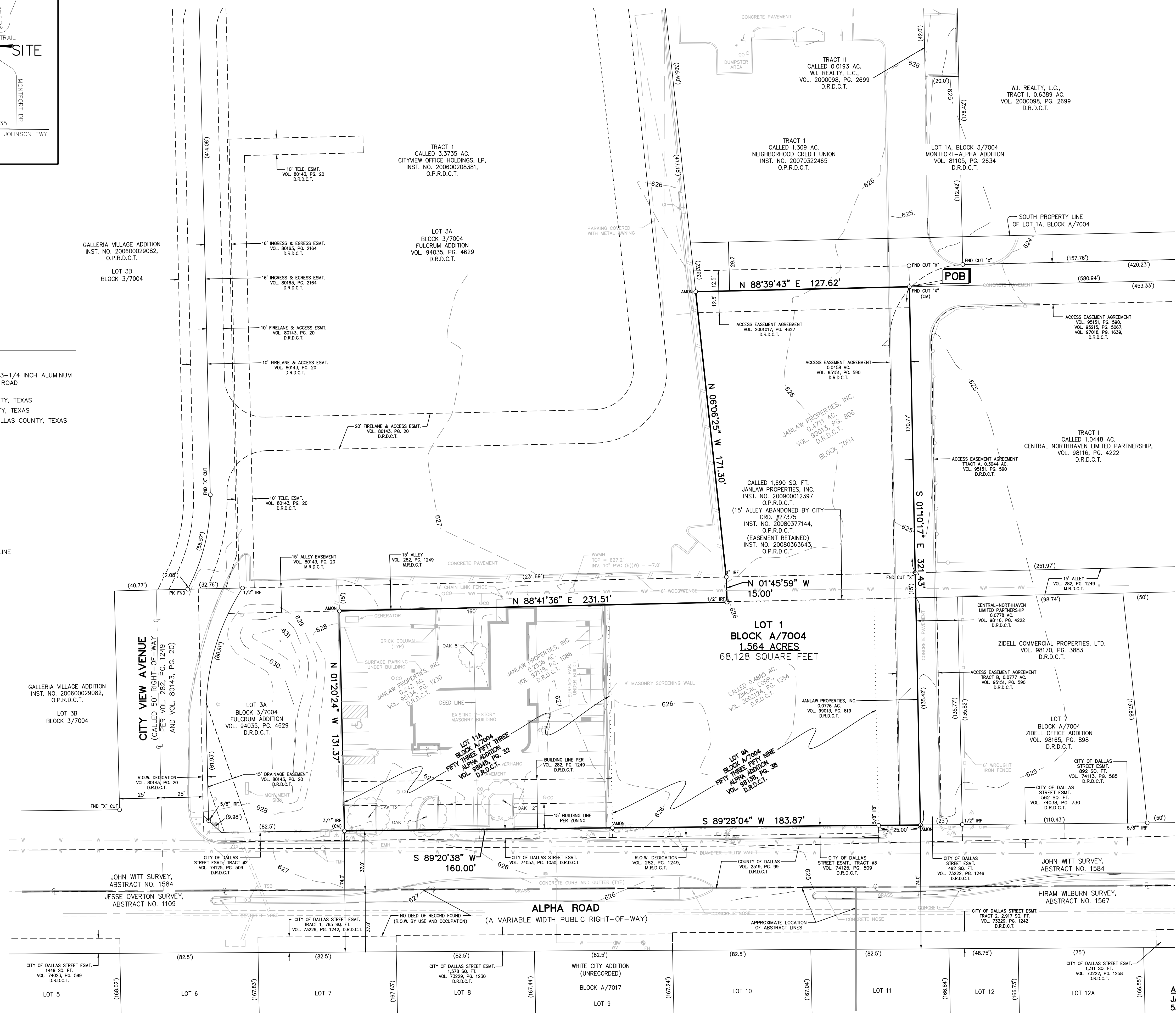


VICINITY MAP
NOT TO SCALE
(MAPSCO GRID 15J)



LEGEND

POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
AMON	5/8-INCH IRON ROD WITH A 3-1/4 INCH ALUMINUM MONUMENT STAMPED "ALPHA ROAD APARTMENTS-BURY" SET
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
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
AC.	ACRE
SQ. FT.	SQUARE FEET
TYP.	TYPICAL
CONC.	CONCRETE
S/W	CONCRETE SIDEWALK
ESMT.	EASEMENT
TSB	TRAFFIC SIGNAL BOX
CL	CENTERLINE
CI	CURB INLET
WW	UNDERGROUND WASTEWATER LINE
W	UNDERGROUND WATER LINE
OHW	OVERHEAD WIRE
---	CHAIN LINK FENCE
---	WOOD FENCE
GMH	GAS MANHOLE
GM	GAS METER
ICV	IRRIGATION CONTROL VALVE
CO	WASTEWATER CLEANOUT
TMH	TELEPHONE MANHOLE
TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
FOM	FIBER OPTIC MARKER
LP	LIGHT POLE
PP	POWER POLE
ET	ELECTRIC TRANSFORMER
WMH	WASTEWATER MANHOLE
TC	TREE/CANOPY
S	SIGN
FH	FIRE HYDRANT
WV	WATER VALVE



- 1. GENERAL NOTES**
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM 1983, (2011).
 - THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 4813C0190K, DATED: JULY 7, 2014, 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.
 - REFERENCE BENCHMARK:
CITY OF DALLAS WATER DEPARTMENT BENCHMARK NUMBER 15-J-1. SQUARE CUT FOUND AT NORTH END OF BOTTOM STEP TO CHRISTIAN CHAPEL CHURCH (14119 MONFORT DRIVE) APPROXIMATELY 300 FEET NORTH FROM SPRING VALLEY ROAD. REFERENCE ELEVATION = 613.87'
SITE BENCHMARK:
CUT "X" SET ON TOP OF CURB OF STORM SEWER CURB INLET ALONG THE SOUTH SIDE OF ALPHA ROAD, APPROXIMATELY 40 FEET EAST FROM THE CENTERLINE OF CITY VIEW AVENUE. ELEVATION = 627.41'
 - 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.

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
Marvin King,
R.P.L.S. Registration No. 5581
May, 8, 2015

PRELIMINARY PLAT
ALPHA ROAD APARTMENTS ADDITION
LOT 1, BLOCK A/7004
BEING A REPLAT OF LOT 9A, BLOCK A/7004 FIFTY THREE FIFTY NINE ALPHA ADDITION AND A PART OF LOT 11A, BLOCK A/7004 FIFTY THREE FIFTY THREE ALPHA ADDITION IN THE JOHN WITT SURVEY, ABSTRACT NO. 1584 CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 145-193
MAY 8, 2015

APPLICANT/OWNER JANLAW PROPERTIES, INC. 5353 ALPHA ROAD SUITE 200 DALLAS, TEXAS 75240 PH: (972) 661-8778 CONTACT: HAROLD BAECK	APPLICANT/OWNER ZIMCAL CORP. 5353 ALPHA ROAD SUITE 200 DALLAS, TEXAS 75201 PH: (972) 661-8778 CONTACT: HAROLD BAECK	SURVEYOR: BURY-DFW, INC. 5310 HARVEST HILL, SUITE 100 DALLAS, TEXAS 75230 PH: (972) 991-0011 CONTACT: MARVIN KING, R.P.L.S.
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