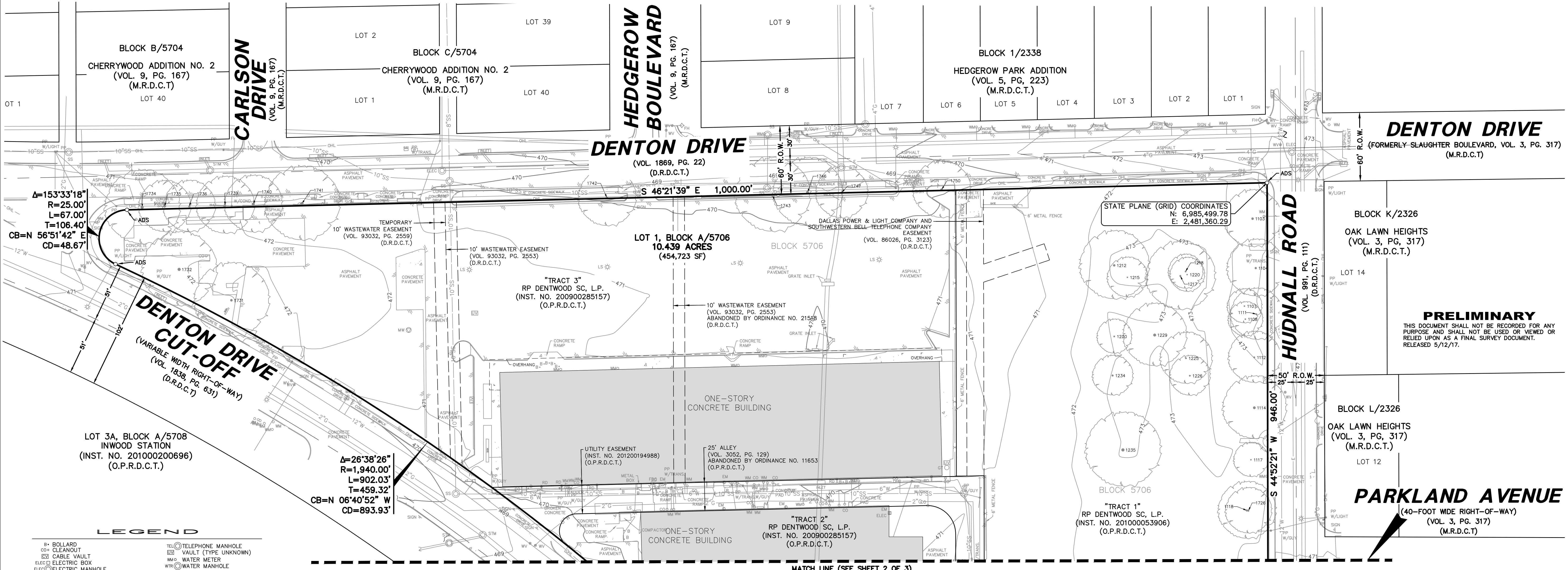


VICINITY MAP
(NOT TO SCALE)



DENTON DRIVE
(FORMERLY SLAUGHTER BOULEVARD, VOL. 3, PG. 317)
(M.R.D.C.T.)

BLOCK K/2326
OAK LAWN HEIGHTS
(VOL. 3, PG. 317)
(M.R.D.C.T.)

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 5/12/17.

BLOCK L/2326
OAK LAWN HEIGHTS
(VOL. 3, PG. 317)
(M.R.D.C.T.)

PARKLAND AVENUE
(40-FOOT WIDE RIGHT-OF-WAY)
(VOL. 3, PG. 317)
(M.R.D.C.T.)

LEGEND

B	BOLLARD	TEL	TELEPHONE MANHOLE
CO	CLEANOUT	EV	VAULT (TYPE UNKNOWN)
CV	CABLE VAULT	WM	WATER METER
ELEC	ELECTRIC BOX	WMH	WATER MANHOLE
ELECS	ELECTRIC MANHOLE	WV	WATER VAULT
EM	ELECTRIC METER	WV*	WATER VALVE
EV	ELECTRIC VAULT	FB	PIN FLAG BLUE
FDC	FIRE DEPT. CONN.	FR	PIN FLAG GREEN
FH	FIRE HYDRANT	FO	PIN FLAG ORANGE
GM	GAS MANHOLE	FR*	PIN FLAG RED
GMS	GAS METER	FS	PIN FLAG YELLOW
GV	GAS VALVE	(C.M.)	CONTROLLING MONUMENT
GA	GUY ANCHOR	---	PROPERTY LINE
ICV	IRRIGATION CONTROL VALVE	- - -	EASEMENT LINE
LS	LIGHT STANDARD	- - -	SETBACK LINE
MB	MAILBOX	- - -	SURVEY ABSTRACT LINE
PP	POWER POLE	- - -	LIMITS OF FLOOD ZONE
PP W/L	PP W/ LIGHT	- - -	FENCE
PP W/GUY	PP W/ GUY ANCHOR	- - -	OVERHEAD UTILITY LINE
RD	ROOF DRAIN	- - -	UNDERGROUND ELECTRIC LINE
TR	TRAFFIC SIGN	- - -	UNDERGROUND GAS LINE
SM	SAN. SEWER MANHOLE	- - -	STORM DRAIN LINE
TEL	TELEPHONE BOX	- - -	WATER LINE
TSC	TRAFFIC SIGNAL CONTROL	- - -	SANITARY SEWER LINE
TSP	TRAFFIC SIGNAL POLE	- - -	EXIST GUTTER ELEV.
TV	TELEPHONE VAULT	- - -	EXIST SPOT ELEV.
STM	STORM SEWER MANHOLE	- - -	EXIST TOP OF CURB ELEV.
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	- - -	EXIST GUTTER ELEV.
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	ADS	5/8-INCH IRON W/ 3.25" ALUMINUM DISK STAMPED "PACHECO KOCH - DW" CAP SET
INST. NO.	INSTRUMENT NUMBER		
VOL.	VOLUME		
PG.	PAGE		
R.O.W.	RIGHT-OF-WAY		

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- The purpose of this plat is to create one lot from unplatted property for new development.
- The survey abstract line shown hereon are approximate and are not located on the ground.
- Lot to Lot Drainage will not be permitted without Engineering Section approval.
- All structures within the plat will be removed for new development.
- Coordinates shown hereon are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011), on grid values, no scale and no projection.

MATCH LINE (SEE SHEET 2 OF 3)

PRELIMINARY PLAT
DENTWOOD
LOT 1, BLOCK A/5706

BEING ALL OF CITY BLOCK 5706,
OFFICIAL NUMBERS OF THE CITY OF DALLAS
AND BEING OUT OF THE
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S167-191
ENGINEERING PLAN NUMBER: 3111-
SHEET 1 OF 3

SURVEYOR / ENGINEER

PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: MICHAEL C. CLOVER

OWNER

RP DENTWOOD SC, L.P.
3102 OAK LAWN AVENUE, SUITE 800
DALLAS, TX 75219
PHONE: (214) 420-2965
CONTACT: GREG COUTANT

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ACD	MCC	1"=40'	MAY 2017	3897-16.515

ADELTY 0.16 AM 5/12/17 16:515 DWG SURVEY CSD 2015 3897-16.515 PPD.DWG

PRELIMINARY PLAT - DENTWOOD, LOT 1, BLOCK A/5706