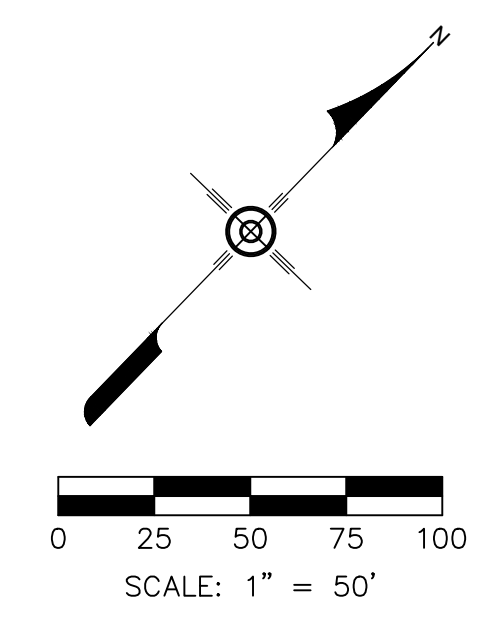


VICINITY MAP
(NOT TO SCALE)
MAPSCO 34-Y



BLOCK 6056

CALLED 167,427 SQUARE FEET
"TRACT 1"
DALLAS COUNTY HOSPITAL DISTRICT
VOL. 85176, PG. 459
D.R.D.C.T.

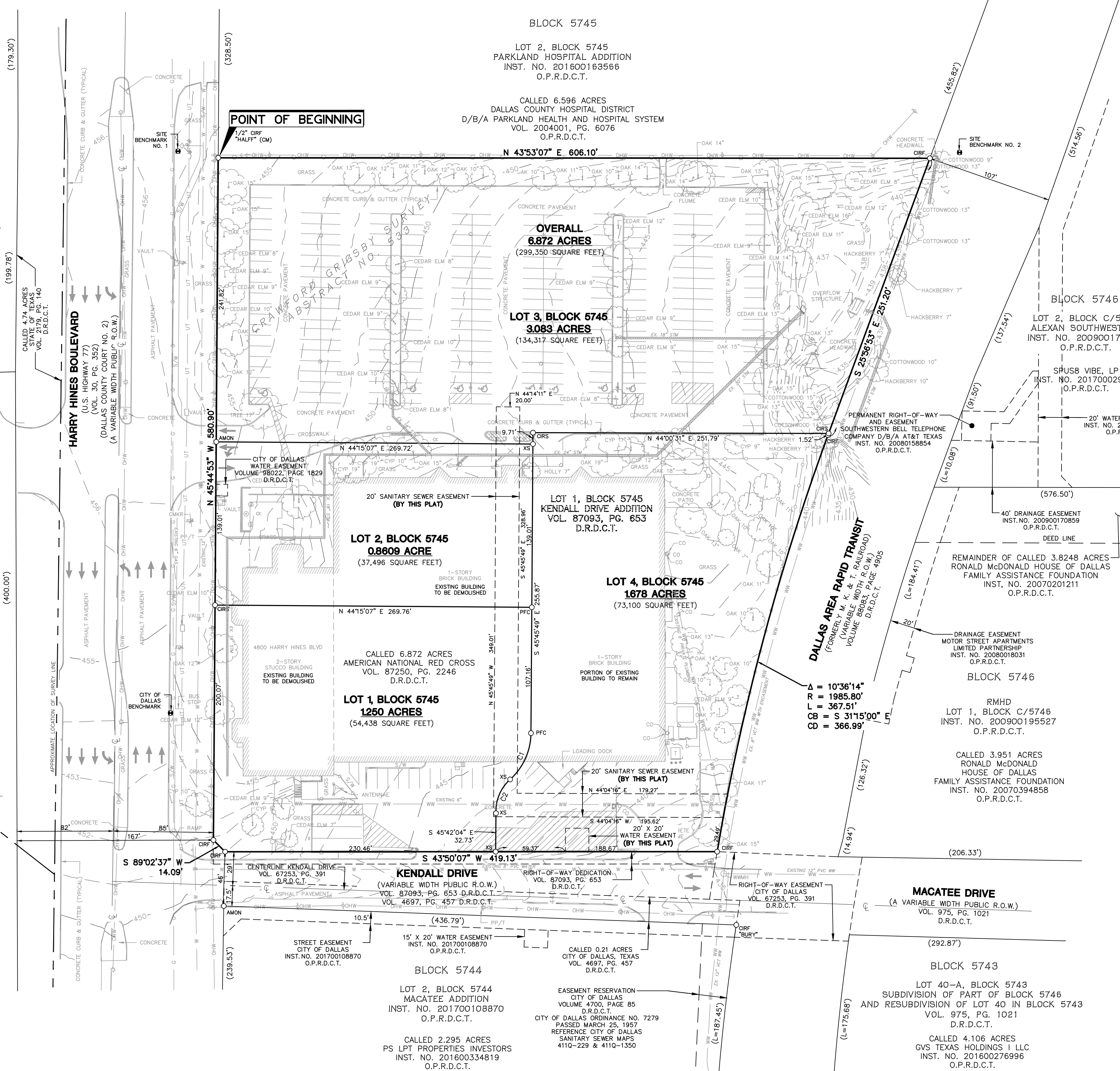
BLOCK 6055 &
BLOCK 6056

CALLED 7.915 ACRES
DALLAS COUNTY HOSPITAL DISTRICT
D/B/A PARKLAND HEALTH
AND HOSPITAL SYSTEM
INST. NO. 20100027747
O.P.R.D.C.T.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	BEARING
C1	44.49'	54.02'	47°11'17"	S 21°54'49" E
C2	32.25'	36.50'	50°37'00"	S 23°27'52" E

NOTES

- BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTED REALIZATION 2011.
- THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 4813C0340 J, EFFECTIVE DATE AUGUST 23, 2001, 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 FOUND ON TOP OF THE NORTHEASTERLY CURB OF HARRY HINES BOULEVARD, APPROXIMATELY 50' NORTHEAST FROM THE CENTERLINE OF HARRY HINES BOULEVARD, APPROXIMATELY 145' NORTHWESTERLY FROM THE CENTERLINE OF KENDALL DRIVE. ELEVATION = 454.22'.
SITE BENCHMARKS:
NO. 1 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "STANTEC CONTROL" LOCATED APPROXIMATELY 625 FEET NORTHWEST OF THE CENTERLINE OF KENDALL DRIVE AND 50 FEET NORTHEAST OF THE CENTERLINE OF HARRY HINES BOULEVARD, SAID ROD BEING APPROXIMATELY 3.2 FOOT BEHIND BACK OF CURB OF HARRY HINES BOULEVARD. ELEVATION = 456.28'
NO. 2 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "STANTEC CONTROL" LOCATED APPROXIMATELY 650 FEET NORTHWEST OF THE CENTERLINE OF KENDALL DRIVE AND 715 FEET NORTHEAST OF THE CENTERLINE OF HARRY HINES BOULEVARD, SAID ROD BEING LOCATED UNDER ELEVATED DART RAIL. ELEVATION = 443.56'
- THE PURPOSE OF THIS REPLAT IS TO CREATE 4 LOTS FROM 1 LOT FOR DEVELOPMENT.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- UNDERGROUND UTILITIES SHOWN HEREON WERE DRAWN FROM RECORD INFORMATION. ACTUAL LOCATIONS WERE NOT FIELD VERIFIED EXCEPT AT SURFACE STRUCTURES SUCH AS MANHOLES.



LEGEND

- ORIF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND (UNLESS OTHERWISE NOTED)
- ORIS 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
- AMON 3 1/4-INCH ALUMINUM DISK SET ON A 8/8-INCH IRON ROD STAMPED "PS-STANTEC" FOUND
- D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
- (CM) CONTROLLING MONUMENT
- INST. NO. INSTRUMENT NUMBER
- TYP. TYPICAL
- CI CURB INLET
- R.O.W. RIGHT-OF-WAY
- PP/T POWER POLE WITH TRANSFORMER
- AD AREA DRAIN
- S/W CONCRETE SIDEWALK
- CO WASTEWATER CLEANOUT
- STM STORM
- WWMH WASTEWATER MANHOLE
- (XXX) RECORD DISTANCES
- SIGN SIGN
- TRAFFIC FLOW INDICATOR
- TREE/CANOPY
- FIBER OPTIC MARKER
- ELECTRIC METER
- GAS METER
- GROUND LIGHT
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GUY WIRE
- ELECTRIC TRANSFORMER
- HANDICAP PARKING SYMBOL
- CHAIN LINK FENCE
- EDGE OF ASPHALT PAVEMENT
- OHW- OVERHEAD WIRES
- G- UNDERGROUND GAS LINE
- UT- UNDERGROUND UTILITY LINE
- WW- UNDERGROUND WASTEWATER LINE
- W- UNDERGROUND WATER LINE
- 450- CONTOUR LINES

**PRELIMINARY PLAT
KENDALL DRIVE ADDITION
LOTS 1, 2, 3, & 4, BLOCK 5745**

REPLAT OF LOT 1, BLOCK 5745 OF
KENDALL DRIVE ADDITION
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533
CITY OF DALLAS, DALLAS COUNTY, TEXAS
4 LOTS - 6.872 ACRES

CITY PLAN FILE NO. S178-277
JULY 20, 2018

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
MICHAEL J. MURPHY, R.P.L.S.
Registration No. 5724
July 20, 2018

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CONTACT: JOSEPH D. WARD

APPLICANT
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DALLAS, TEXAS 75206
PH: (214) 261-1016
CONTACT: DAVID LILAND

SURVEYOR:
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12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251-2268
PH: (972) 991-0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPLS FIRM NO. 10194229



STANTEC PROJECT NO. 222210726