



LINE	BEARING	DISTANCE
L1	S46°43'16"E	6.67'
L2	N33°18'54"E	5.53'
L3	N00°10'53"W	19.77'
L4	N21°53'01"E	37.48'
L5	N39°02'29"E	16.70'
L6	N27°38'43"E	21.42'
L7	N32°03'28"E	62.02'
L8	N03°14'11"E	13.27'
L9	S86°45'49"E	3.96'

- GENERAL NOTES**
- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83 (2011).
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM A PORTION OF TWO PLATTED LOTS AND FROM A PORTION OF A TRACT OF LAND.
 - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 - 5) 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.

- LEGEND:**
- CM CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - IRF YC 1/2 INCH IRON ROD FOUND WITH A PLASTIC YELLOW CAP
 - A.C.S. 3 INCH ALUMINUM DISK STAMPED "RPA & PRLS 5513" SET OVER A 1/2 INCH IRON ROD SET
 - ESMT. EASEMENT
 - VOL. VOLUME
 - PAGE PAGE
 - INST. NO. INSTRUMENT NUMBER
 - SQ. FT. SQUARE FEET
 - R.O.W. RIGHT-OF-WAY
 - B.L. BUILDING LINE
 - 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

SHEET 1 OF 2

**OWNER: RISEMAN DEVELOPMENT COMPANY,
A TEXAS CORPORATION**
DALLAS, TEXAS 75279

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**PRELIMINARY PLAT
RISEMAN PEAVY ADDITION**
LOT 1A & LOT 1B, BLOCK 6133
BEING PART OF LOTS 1 & 2,
BLOCK 6133, OF HENFRED ADDITION,
AND ALSO BEING A PORTION OF A TRACT OF LAND
SITUATED IN THE
SAMUEL H. HYDE SURVEY, ABSTRACT NO. 547
CITY OF DALLAS, DALLAS COUNTY, TEXAS
45,502 SQ.FT., / 1.040 ACRES
CITY PLAN FILE NO. 5178-233
ENGINEERING PLAN NO. 5111-9618