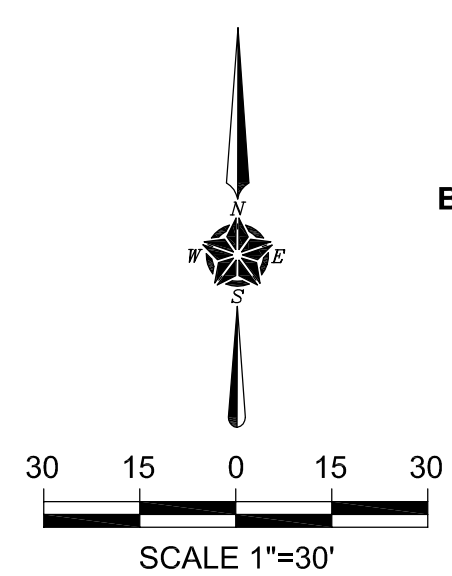
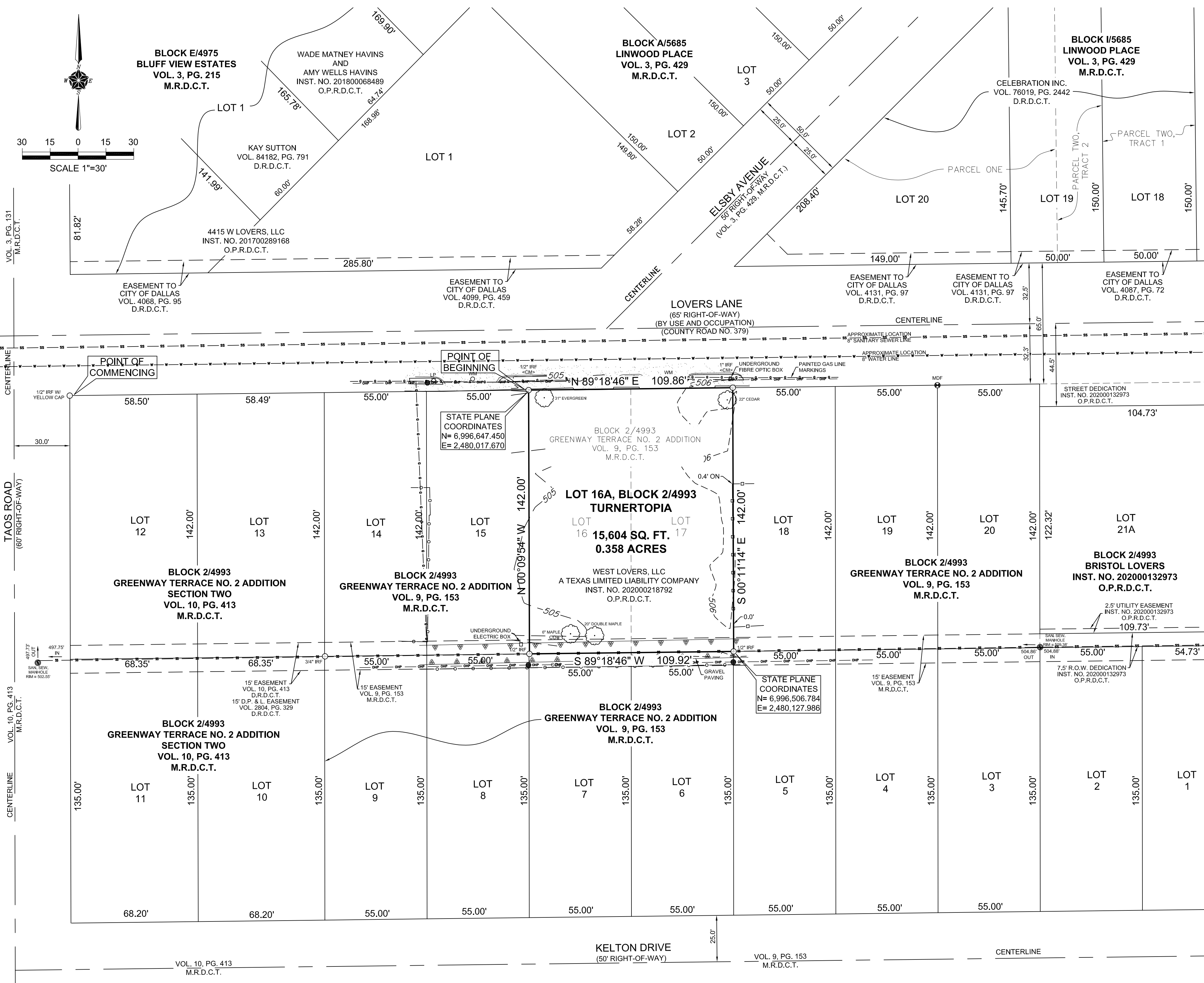
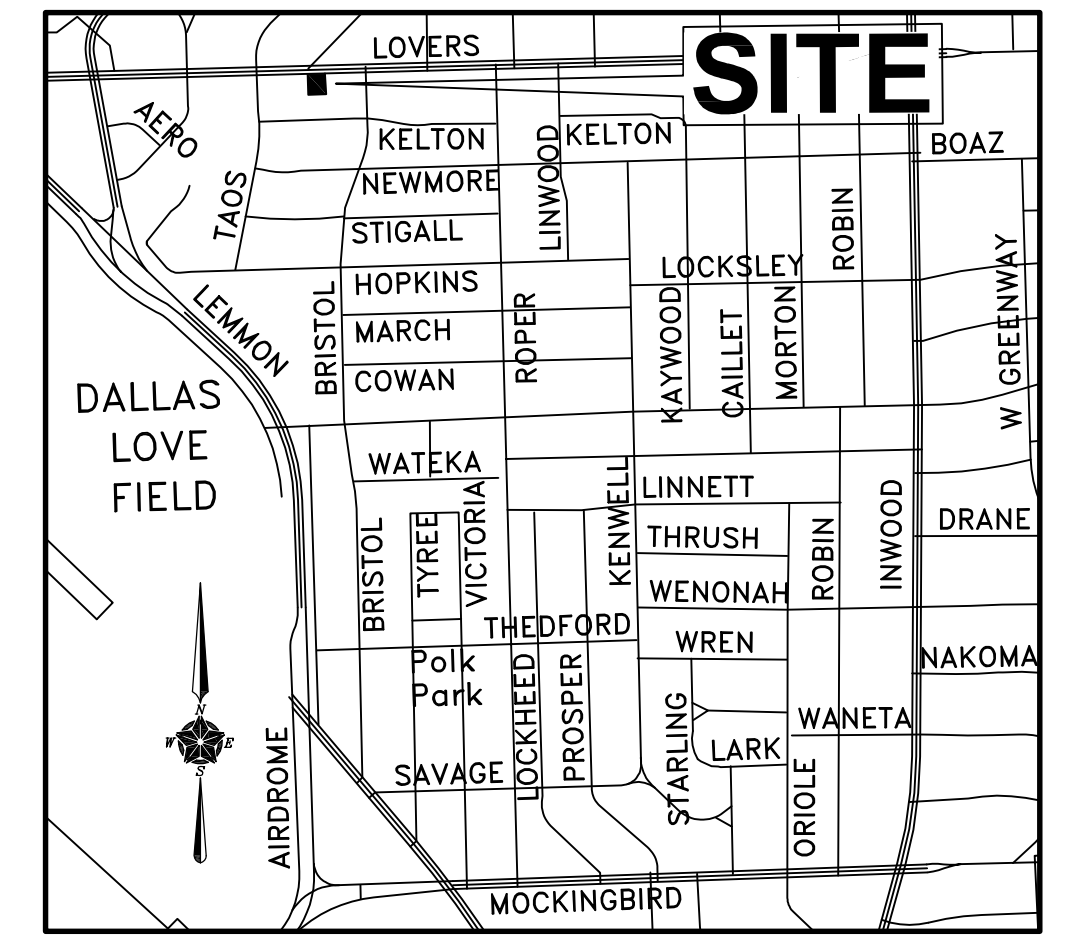


VICINITY MAP - NOT TO SCALE



LEGEND

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
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
MDF	3 1/4 METAL DISK STAMPED "5299" FOUND
IRF	IRON ROD FOUND
<CM>	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
SAN. SEW.	SANITARY SEWER MANHOLE
PP	POWER POLE
WM	WATER METER
WM	GAS METER
W	WOOD FENCE
C	CHAINLINK FENCE
OHP	OVERHEAD POWER LINE
SS	SANITARY SEWER LINE
W	WATER LINE
G	GAS LINE
Gravel Rock	GRAVEL/ROCK
Road or Drive	ROAD OR DRIVE
Concrete Paving	CONCRETE PAVING

- GENERAL NOTES:**
- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)
 - 2) THE PURPOSE OF THIS REPLAT IS TO PLAT 1 LOT FROM 2 LOTS.
 - 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - 4) ACCORDING TO THE F.I.R.M. PANEL NO. 48113C0330J, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA.
 - 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - 6) DALLAS WATER UTILITIES BENCHMARK 34-A-2: CITY OF DALLAS BENCHMARK IS SET ON THE NORTH END OF A CONCRETE STORM SEWER DROP INLET, THE FIRST INLET EAST SIDE OF LEMMON AND NORTH OF CAPPS DRIVE. NORTHING: 6,998,317.332; EASTING: 2,476,044.735; ELEVATION: 481.55'
 - 7) THERE ARE NO STRUCTURES ON THE SUBJECT LOT.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (10/26/2020)

PRELIMINARY PLAT
TURNERTOPIA
 LOT 16A, BLOCK 2/4993
 A REPLAT OF LOTS 16 & 17, BLOCK 2/4993
 OF GREENWAY TERRACE NO. 2
 A. HARWOOD SURVEY, ABSTRACT NO. 582
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S201-528
 ENGINEERING FILE NO. 311T-

SURVEYOR
TEXAS HERITAGE
 SURVEYING, LLC

OWNER
 West Lovers, LLC,
 a Texas limited liability company
 3640 Haynie Avenue
 Dallas, Texas 75205
 Manager: Mark Turner

10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm #10169300



DATE: 10/26/2020 / JOB # 2001337-1 / SCALE - 1"=30' / KO