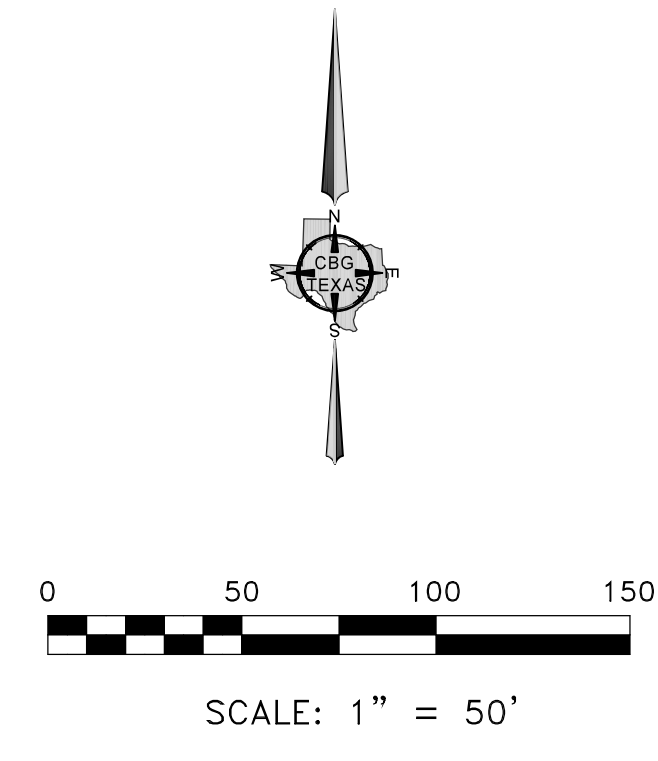
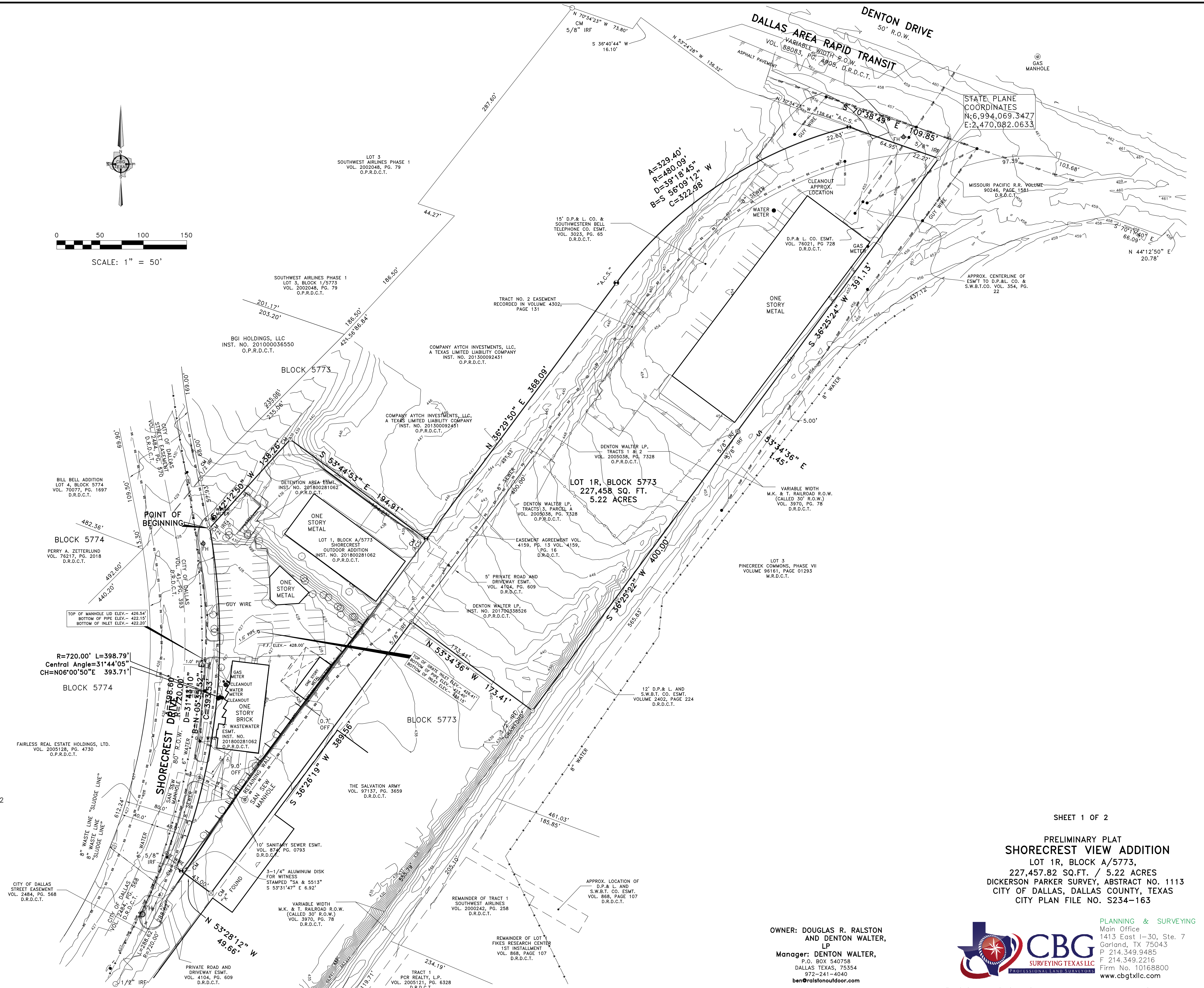


VICINITY MAP  
NOT TO SCALE



**LEGEND**  
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 INST. NO. = INSTRUMENT NUMBER  
 VOL. = VOLUME  
 PG. = PAGE  
 CM = CONTROLLING MONUMENT  
 R.O.W. = RIGHT-OF-WAY  
 IRF = IRON ROD FOUND  
 XF = X CUT FOUND IN CONCRETE  
 ESMT. = EASEMENT  
 ACF = ALUMINUM CAP FOUND  
 ACS = 3-1/4 INCH ALUMINUM CAP STAMPED "SVA SURVEYING AND RPLS 5513" SET OVER 1/2 INCH IRON ROD  
 PFC = POINT FOR CORNER

**GENERAL NOTES**  
 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983 (2011)  
 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 LOT & 2 TRACTS 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.  
 6) ALL STRUCTURE WILL REMAIN ON THIS PLAT.



STATE PLANE COORDINATES  
 N: 6,994,069.3477  
 E: 2,470,082.0633

**PRELIMINARY PLAT**  
**SHORECREST VIEW ADDITION**  
 LOT 1R, BLOCK A/5773,  
 227,457.82 SQ.FT. / 5.22 ACRES  
 DICKERSON PARKER SURVEY, ABSTRACT NO. 1113  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S234-163

OWNER: DOUGLAS R. RALSTON  
 AND DENTON WALTER,  
 LP  
 Manager: DENTON WALTER,  
 P.O. BOX 540758  
 DALLAS TEXAS, 75354  
 972-241-4040  
 ben@ralstonoutdoor.com

