



LEGEND

- Property Corner
- Gas Valve
- Ballast
- Traffic Pull Box
- Water Meter
- Post
- Clean Out
- Parking Meter
- Electric Meter
- Fire Hydrant
- Wastewater Manhole
- Street Lamp
- Telephone Manhole
- Fiber-Optic Manhole
- Storm Drain Manhole
- Pole Riser
- Power Pole
- Street Sign
- Electric Pull Box
- Gas Meter
- Electric Vault
- Traffic Signal Light
- Grate Inlet
- Telephone Pull Box
- Water Valve
- Telephone Pedestal
- Electric Manhole
- Tree
- Wood Fence

GENERAL PLAT NOTES:

1. The purpose of this plat is to create one (1) Lot from two (2) existing Lots.
2. Existing structure to remain.
3. Lot-to-lot drainage is not permitted without Engineering Section approval.
4. Basis of Bearings: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
5. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.
6. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0345 J, dated August 23, 2001. Property is in Zone X.



LEGEND:

- P.O.B. = Point of Beginning
- IRF = iron rod found
- XF = "X" Cut found
- MAGF = MAG Nail found
- ADS = 3-1/4" domed aluminum disk stamped, "SOVA ADDITION RPLS 6451" on a 5/8" iron rod set
- Instr. No. = Instrument Number
- O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
- Vol., Pg. = Volume, Page
- M.R.D.C.T. = Map Records, Dallas County, Texas
- D.R.D.C.T. = Deed Records, Dallas County, Texas
- R.O.W. = right-of-way
- Sq. Ft. = Square Feet
- (P=) = Plat Distance
- (D=) = Deed Distance
- P/S = Parking Spaces
- (C.M.) = Controlling Monument

**PRELIMINARY PLAT
SOVA ADDITION
LOT 18A, BLOCK 21/138**

Being a Replat of
4,500 Square Feet, 0.1033 Acres
All of Lots 18 & 19, Block 21/138,
of Revised Map of RAIL ROAD ADDITION
as recorded in Volume 4, Page 350
Map Records, Dallas County, Texas
AND BEING OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
City of Dallas, Dallas County, Texas
CITY PLAN FILE NO. Plat-26-000025

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