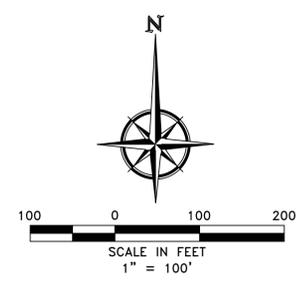


- NOTES:
- Coordinates are based on Texas State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
 - Basis of Bearings are the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011
 - Selling a portion of this addition by metes and bounds description without a replat being approved by the City of Dallas is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" has been set at all lot corners.
 - Lot-to-Lot drainage will not be allowed without city of Dallas Paving & Drainage Engineering Department approval.
 - The purpose of this Plat is to create 3 lots out of a 29.699 acre tract.
 - Buildings to remain as shown.
 - 2018 Contours as shown were obtained from USGS Website.
 - Utility lines shown hereon are from actual field locations or per City of Dallas Maps.



TOTAL AREA
29.699 ACRES GROSS (1,293,670 SQ. FT.)
29.604 ACRES NET (1,289,569 SQ. FT.)

LOT 3
BLOCK C/8787
9.465 ACRES
412,300 SQ. FT.

LOT 2
BLOCK C/8787
13.135 ACRES
572,140 SQ. FT.

LOT 1, BLOCK C/8787
7.005 ACRES
305,128 SQ. FT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1866.10'	427.27'	426.33'	S 37°25'50" W	13°09'39"
C2	1856.60'	362.58'	362.00'	S 36°25'03" W	13°11'18"
C3	1856.60'	64.77'	64.77'	S 43°00'42" W	01°59'56"

LINE	BEARING	DISTANCE
L1	N 44°09'00" E	147.34'
L2	N 45°18'09" E	156.34'
L3	S 45°03'07" E	210.71'
L4	S 44°56'53" W	111.44'
L5	S 45°03'07" E	26.50'
L6	S 44°56'53" W	75.57'
L7	N 44°56'53" E	187.01'
L8	S 45°02'04" E	230.48'
L9	S 43°47'51" W	440.64'
L10	S 43°47'51" W	304.04'

LEGEND

IRFC	5/8" IRON ROD FOUND WITH YELLOW CAP
IRFR	IRON ROD FOUND FOR REFERENCE
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
INST. NO.	INSTRUMENT NUMBER
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
W.W.	WASTEWATER
AC.	ACRE
U.G.	UNDERGROUND
⊙	EXISTING STRUCTURES
—SS—	U.G. SANITARY SEWER LINE
—W—	U.G. WATER LINE

REVISED PLAT
 OF THE
ANANI ADDITION
 LOTS 1, 2, AND 3, BLOCK C/8787
 SITUATED IN THE
 ROBERT KLEBERG SURVEY A-716
 BEING PART OF CITY BLOCK 8787 AND
 ALL OF LOT 1 BLOCK 8787 OF
 THE GUERRA ADDITION
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS
 CITY FILE NO. S201-536R

OWNER/CONTACT:
 ANANI LLC
 10361 BICKHAM ROAD, DALLAS, TEXAS, 75220
 214-212-6490
 LATTIMORE MATERIALS CORP.
 15900 DOOLEY ROAD, ADDISON, TEXAS, 75001
 702-358-7280
 COUNTY OF DALLAS, TEXAS
 411 ELM STREET STE. 200
 214-653-7949
 SURVEYOR:
 R.C. MYERS SURVEYING, LLC
 "Registered Professional Land Surveyors"
 488 ARROYO COURT (214) 532-0636 Voice
 SUNNYVALE, TEXAS 75182 Firm No. 10192300
 Robert "Calvin" Myers, RPLS 3963
 rcmsurveying@gmail.com