



LINE TYPE LEGEND

| | |
|--|-------------------------|
| | BOUNDARY LINE |
| | ADJACENT PROPERTY LINE |
| | EXISTING EASEMENT LINE |
| | PROPOSED EASEMENT LINE |
| | DEED LINE |
| | DEAD END OF ACCESS LINE |

LEGEND
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
XF = "X" CUT FOUND
VF = "V" CUT FOUND
CS = COTTON SPINDLE FOUND
IRSC = 5/8" IRON ROD SET WITH A RED CAP STAMPED "KHA"
VOL = VOLUME
PG = PAGE
INST. NO. = INSTRUMENT NUMBER
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS

NOTES

- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- The bearing system for this survey is based on the State Plane Coordinate System of 1983 (2011), Texas North Central 4202 based on observations made on 06/24/2025 with an applied combined scale factor of 1.000136506.
- The grid coordinates shown hereon are based on the State Plane Coordinate System of 1983 (2011), Texas North Central Zone 4202, no scale and no projection.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0460K, for Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The purpose of this plat is to create one lot from one deeded tract.
- Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.
- All existing improvements to be demolished when construction begins, improvements have been shaded for clarity.
- This survey was not performed with benefit of a current copy of commitment for title insurance.

PRELIMINARY PLAT
QT DALLAS
LOT 1, BLOCK 1/6114
ABRAHAM BAST SURVEY, ABSTRACT No. 109
PART OF CITY OF DALLAS BLOCK 6114
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE No. PLAT-26-000115
ENGINEERING No. _____

Kimley»Horn

110 N. College Avenue, Suite 1800
Tyler, Texas 75702
FIRM # 10194040

Tel. No. (903) 617-5839
www.kimley-horn.com

| | | | | | |
|----------|----------|------------|------------|-------------|-----------|
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| 1" = 30' | MKK | SCR | 01/23/2026 | 069304972 | 1 OF 2 |

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
110 N. COLLEGE AVENUE, SUITE 1800
TYLER, TEXAS 75702
STANLEY CRAWFORD RUSSELL, RPLS
TEL. NO. 903-200-8319
Stan.C.Russell@Kimley-Horn.com

OWNER
CITY OF DALLAS
1500 MARILLA STREET
DALLAS, TEXAS 75201

