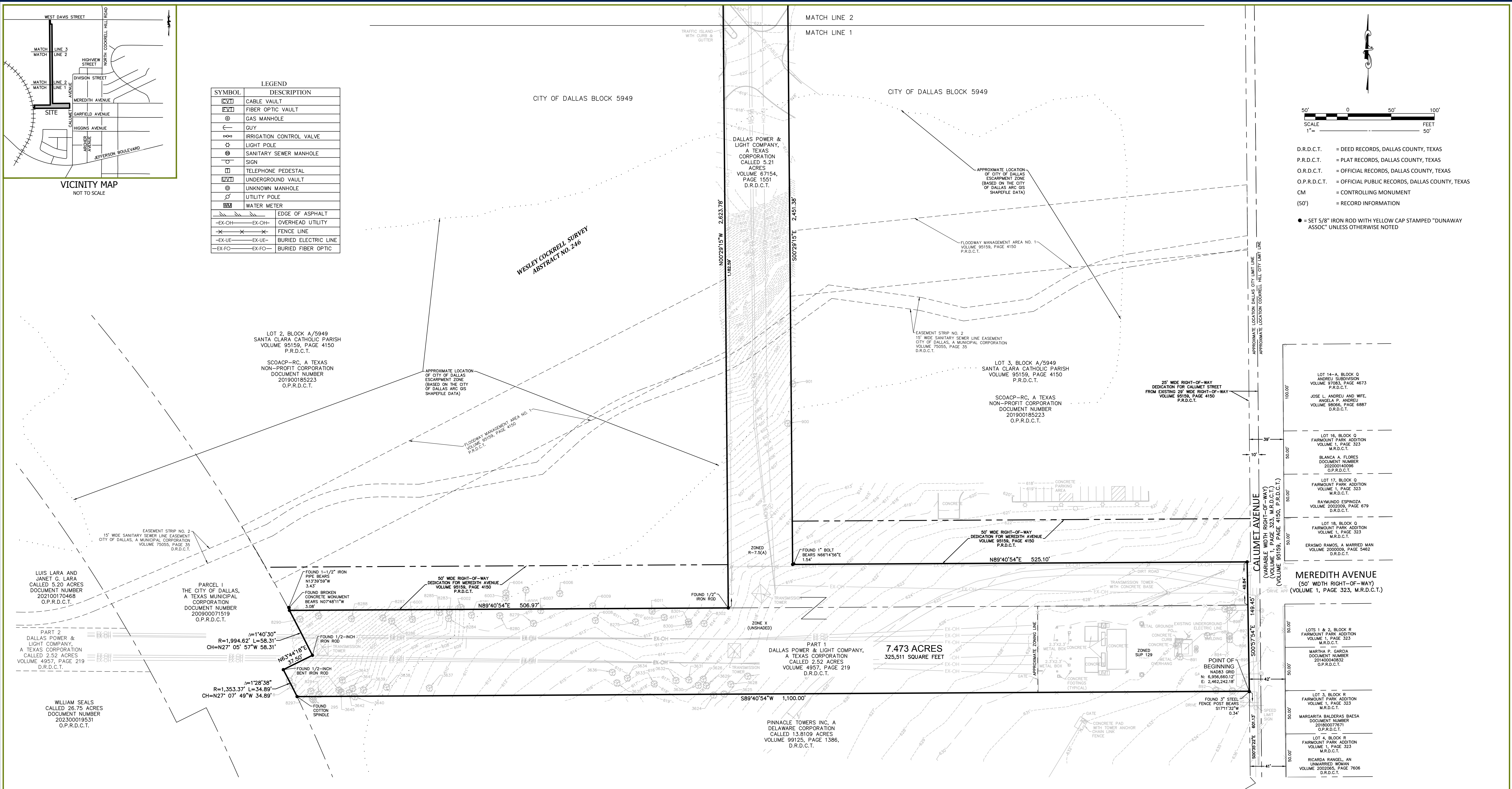


VICINITY MAP
NOT TO SCALE

SYMBOL	DESCRIPTION
[CV]	CABLE VAULT
[FV]	FIBER OPTIC VAULT
⊙	GAS MANHOLE
—	GUY
⊕	IRRIGATION CONTROL VALVE
⊙	LIGHT POLE
⊙	SANITARY SEWER MANHOLE
⊙	SIGN
⊕	TELEPHONE PEDESTAL
[UV]	UNDERGROUND VAULT
⊙	UNKNOWN MANHOLE
⊕	UTILITY POLE
⊕	WATER METER
—	EDGE OF ASPHALT
-EX-OH-	OVERHEAD UTILITY
-X-X-	FENCE LINE
-EX-UE-	BURIED ELECTRIC LINE
-EX-FO-	BURIED FIBER OPTIC



50' 0 50' 100'
SCALE
1" = 50'
FEET

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CM = CONTROLLING MONUMENT
(50) = RECORD INFORMATION

● = SET 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" UNLESS OTHERWISE NOTED

- GENERAL NOTES:
- The basis of bearings for this survey is the Texas State Coordinate System of 1983, North Central Zone 4202, based upon GPS measurement. Distances hereon are surface values. A combined scale factor of 0.99986139 was used for this project.
 - Elevations are based on NAVD88 as determined by post processed static GPS observations.
 - The approximate location of underground utilities shown hereon is based on visible appurtenant fixtures, above-ground markings, and the application of appropriate surface geophysical methods to determine the existence and approximate horizontal position of said utilities. All buried or subsurface utilities either abandoned or in service may not be shown hereon. Caution should be used, and all utility companies and municipal inspectors should be consulted prior to construction.
 - According to the graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Panel 460 of 725, Map Number 48113C0460K, Map Revised Date: July 7, 2014, the subject property is located in Zone "X" (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain." This statement does not reflect any type of flood study by this firm.
 - 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 utilities and building permits.
 - The purpose of this plat is to create one lot from two unplatted lots.
 - The existing structures located on the subject property to remain.
 - The development of the platted property will comply with the City of Dallas adopted floodplain regulations.
 - According to the City of Dallas Zoning Map, the subject property is located within Zoning Districts PD-631, SUP 129, and R-7.5(A).

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT
Calumet Sub Addition
LOT 1A, BLOCK 5949
Situated in the
Wesley Cockrell Survey, Abstract No. 246,
City of Dallas Block 5949,
City of Dallas, Dallas County, Texas
(7.473 Acres or 325,511 Square Feet)

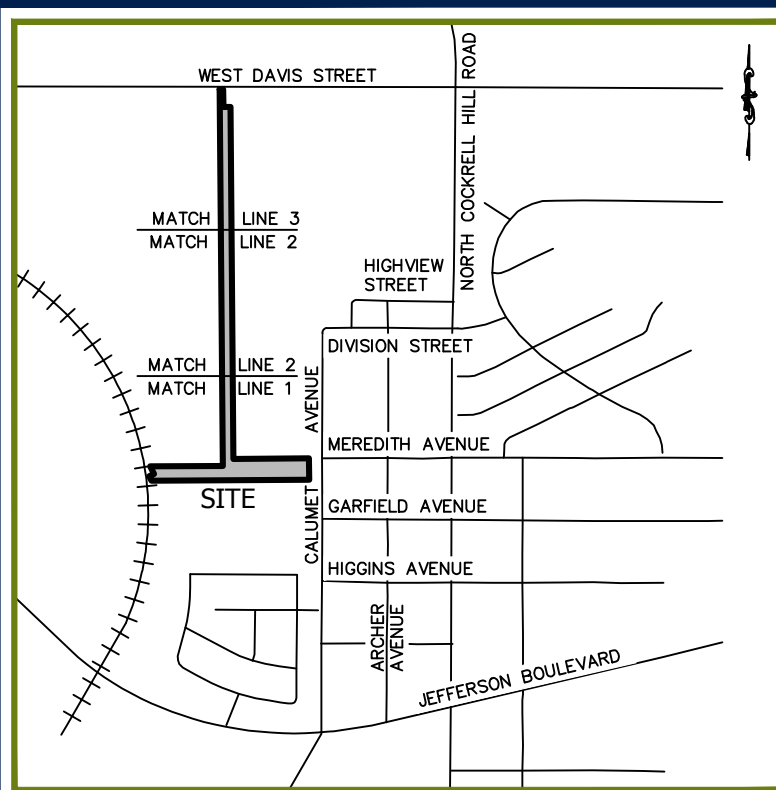
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

OWNER NAME AND ADDRESS
Name: Oncor Electric Delivery Company, LLC
Address: 1616 Woodall Rodgers Freeway, Dallas, TX 75202
Phone: 214-486-2000

ENGINEER NAME AND ADDRESS
Name: Half
Address: 2380 Performance Drive, Bldg C, Suite 150, Richardson, TX 75082
Phone: 214-346-6200 Fax: 214-739-0095

SURVEYOR NAME AND ADDRESS
Name: Dunaway
Address: 550 Bailey Avenue, Suite 400, Fort Worth, TX 76107
Phone: 817-335-1121 Fax: 817-335-3716

This plat was prepared in March 2026
CITY PLAN FILE NO. Plat-26-000084



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

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Address: **1616 Woodall Rodgers Freeway, Dallas, TX 75202**
Phone: **214-486-2000**

ENGINEER NAME AND ADDRESS

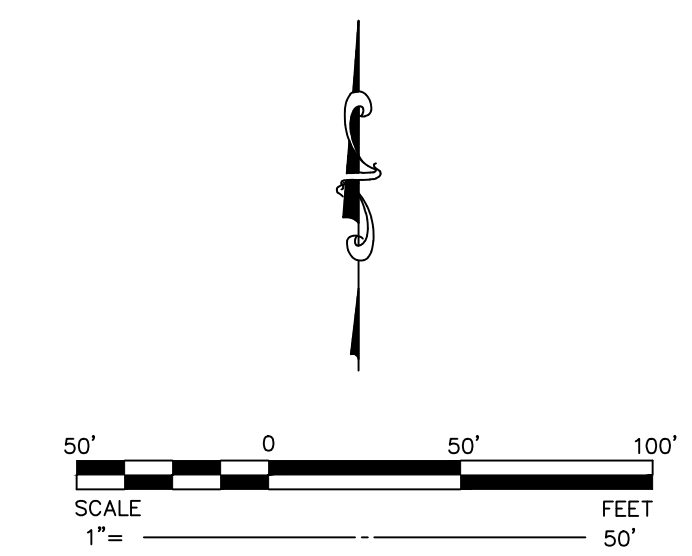
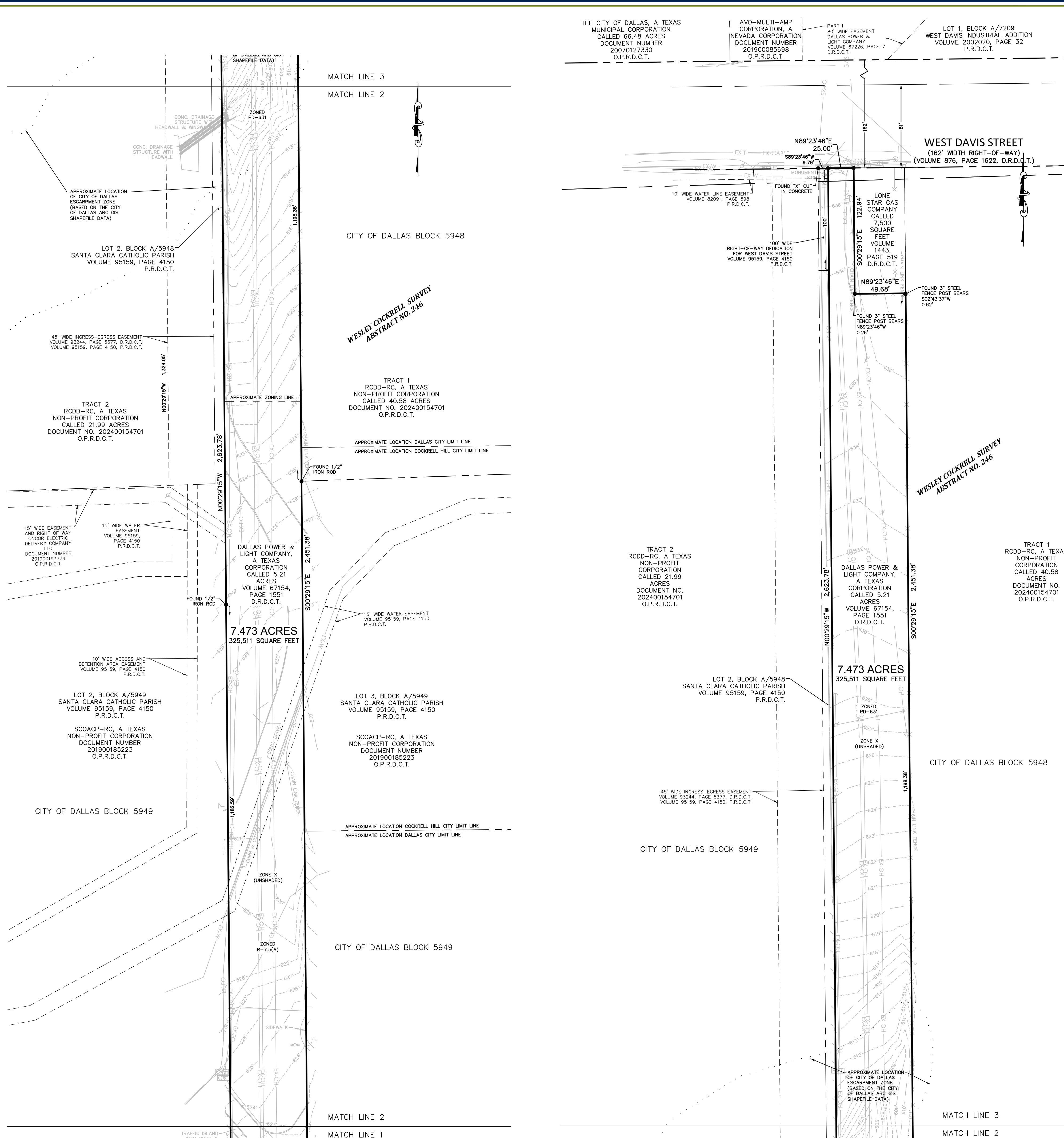
Name: **Halff**
Address: **2380 Performance Drive, Bldg C, Suite 150, Richardson, TX 75082**
Phone: **214-346-6200** Fax: **214-739-0095**

SURVEYOR NAME AND ADDRESS

Name: **Dunaway**
Address: **550 Bailey Avenue, Suite 400, Fort Worth, TX 76107**
Phone: **817-335-1121** Fax: **817-335-3716**



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



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= SET 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" UNLESS OTHERWISE NOTED

LEGEND	
SYMBOL	DESCRIPTION
	CABLE VAULT
	FIBER OPTIC VAULT
	GAS MANHOLE
	GUY
	IRRIGATION CONTROL VALVE
	LIGHT POLE
	SANITARY SEWER MANHOLE
	SIGN
	TELEPHONE PEDESTAL
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