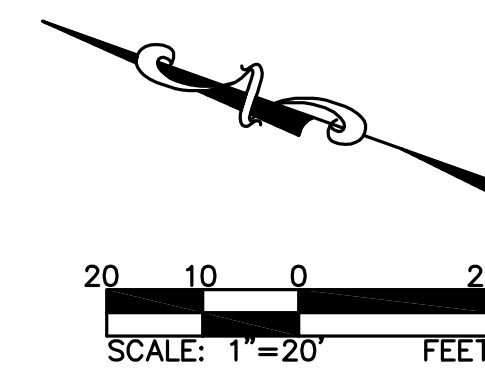


VICINITY MAP  
NOT TO SCALE

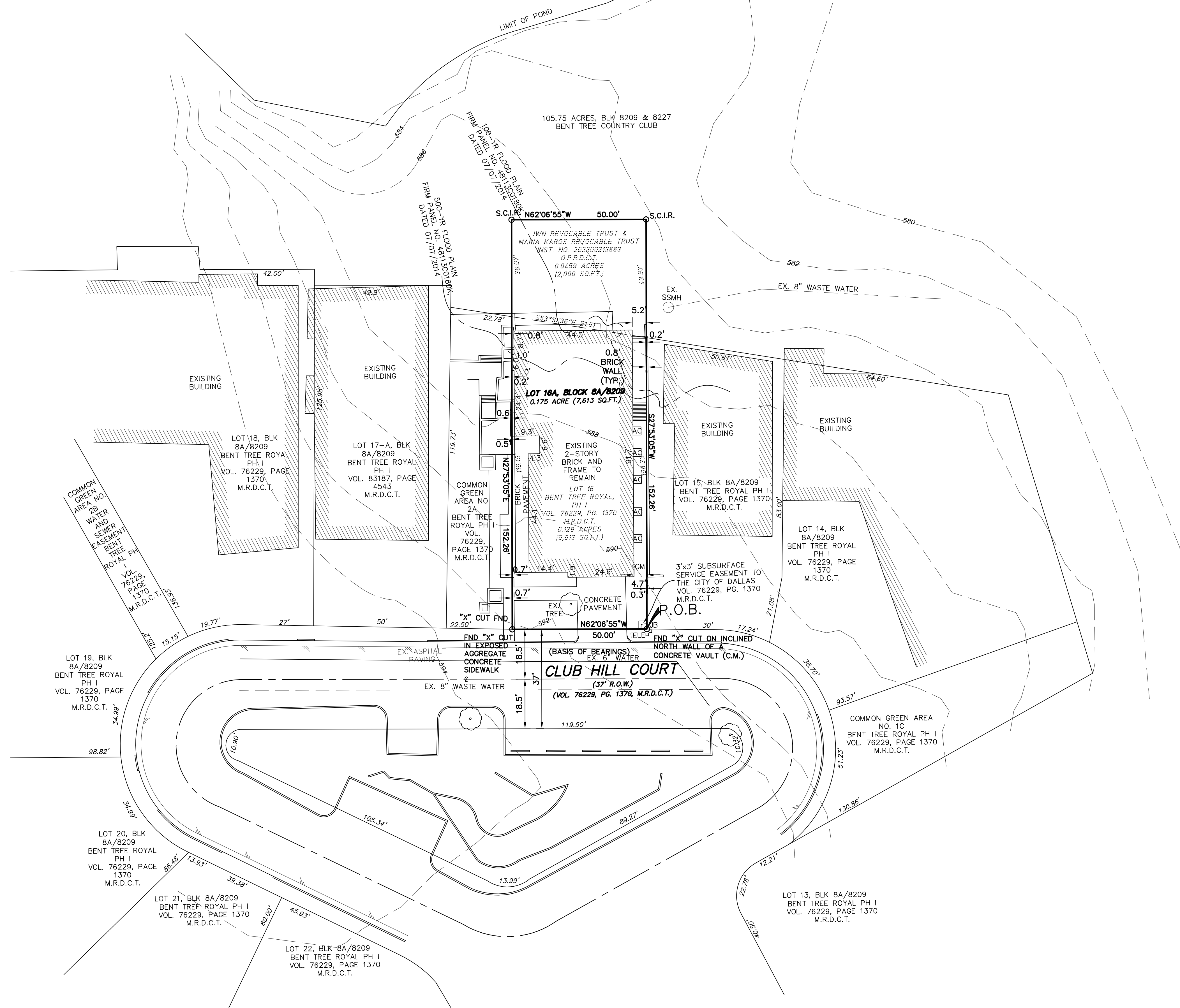


LEGEND:

S.C.I.R.	SET YELLOW CAPPED IRON ROD INSCRIPTED "RPLS 3752"
C.M.	CONTROL MONUMENT
ESMT.	EASEMENT
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
P.O.B.	PLACE OF BEGINNING
CL	CENTERLINE

SURVEYOR'S NOTES

1. BASIS OF BEARING IS THE NORTHEAST RIGHT-OF-WAY LINE OF CLUB HILL COURT BEARING NORTH 62°06'55" WEST, AS RECORDED IN VOL. 76229, PAGE 1370, MAP RECORDS, DALLAS COUNTY, TEXAS.
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. PURPOSE OF THIS PLAT: TO COMBINE 1 LOT AND TRACT INTO ONE LOT.



**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**  
**17415 CLUB HILL ADDITION**  
**LOT 16A, BLOCK 8A/8209**  
REPLAT OF  
**LOT 16, BLOCK 8A/8209**  
**BENT TREE ROYAL, PH I**

V. 76229, P. 13708, M.R.D.C.T.  
J.V. MOUNTS SURVEY, ABSTRACT NO. 942  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY FILE NO. S234-099  
ENGINEERING PLAN FILE NO. 311T-XXXX  
APRIL 17, 2024

OWNER:  
JWN REVOCABLE TRUST &  
MARIA KAROS REVOCABLE TRUST  
17415 CLUB HILL COURT  
DALLAS, TEXAS 75248  
CONTACT: JOHN W. NEWBY  
TEL: (214)870-2440  
SURVEYOR:  
MEWTECH, INC.  
4205 BELTWAY DRIVE  
ADDISON, TEXAS 75001  
TEL: (972)661-8187  
CONTACT: VICTOR LISSIAK JR.