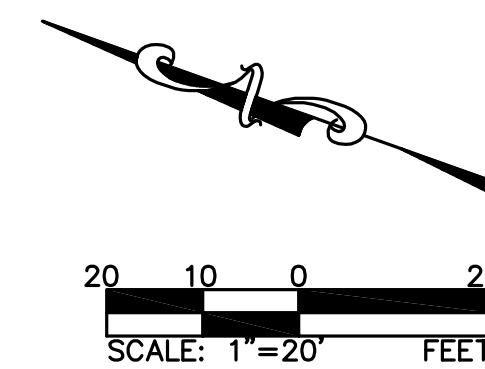


VICINITY MAP
NOT TO SCALE

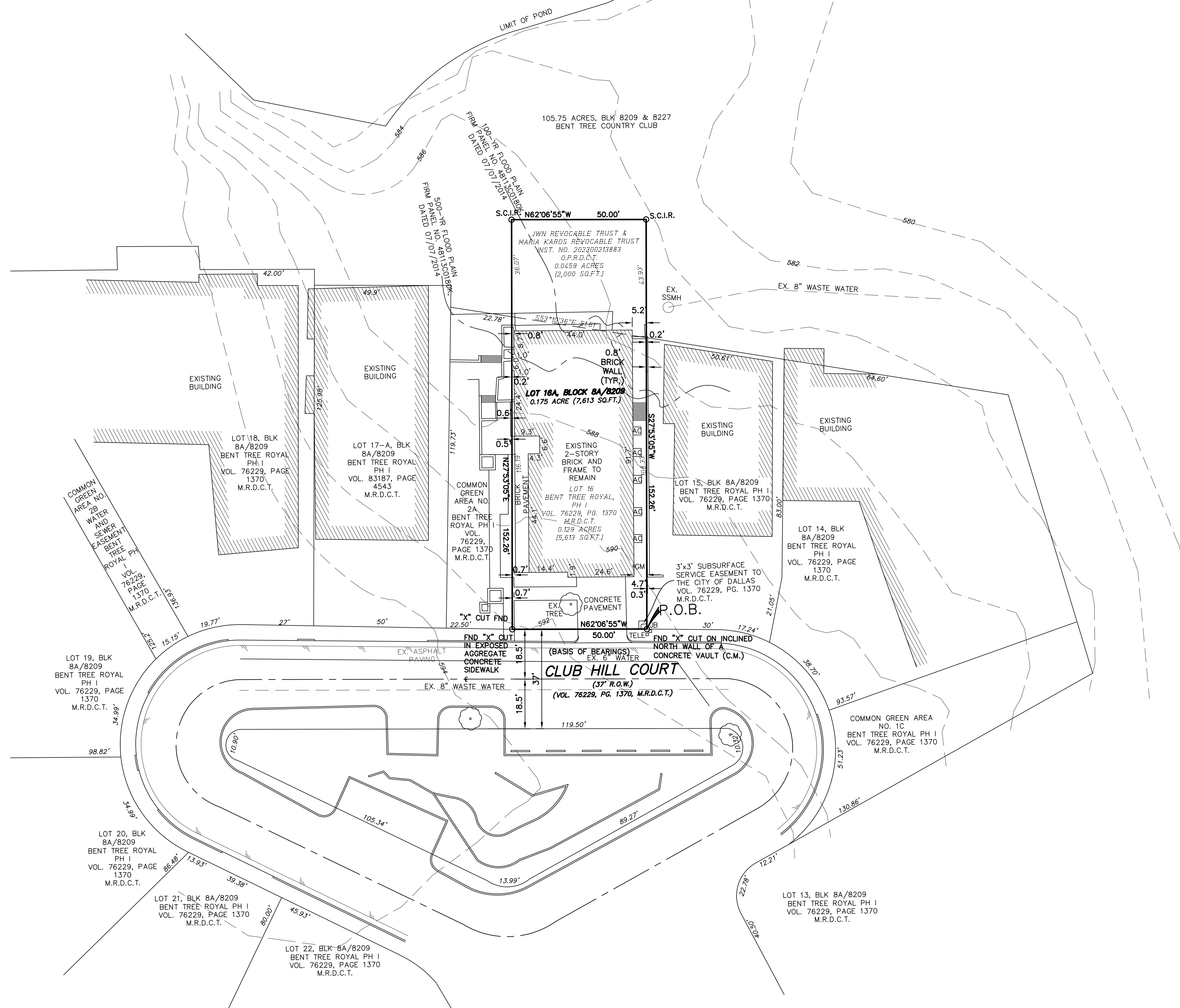


LEGEND:

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.