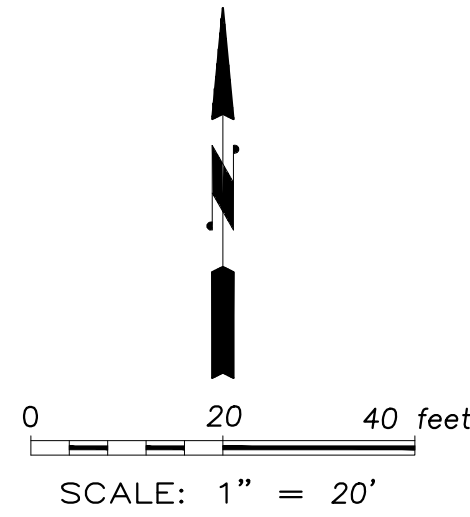
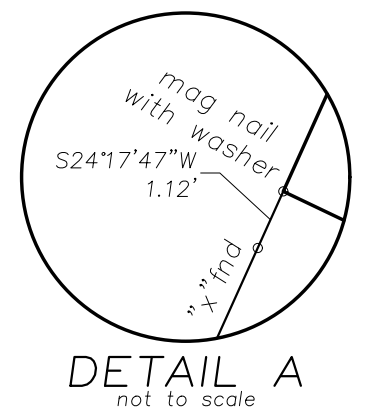


VICINITY MAP

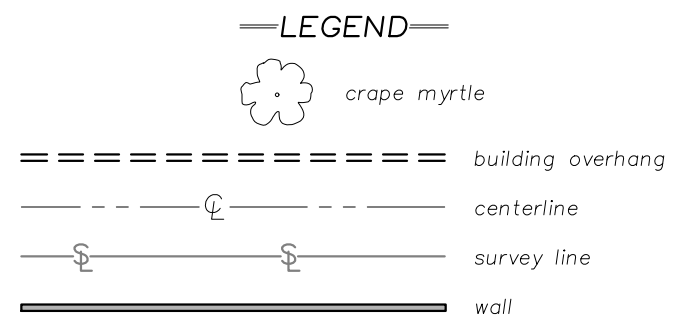


EASEMENT NOTES

①	approx $\frac{1}{2}$ " of Storm Sewer Easement Volume 1590, Page 146 M.R.D.C.T. (width not specified)
②	approx $\frac{1}{2}$ " of Storm Sewer Easement Volume 1591, Page 374 M.R.D.C.T. (width not specified)
③	24' Building Height Restriction from the rear property line along the width of required MF-2 Rear Yard Setback of Lot 13 per Volume 77091, Page 2226 D.R.D.C.T.
④	24' Building Height Restriction from the rear property line along the width of required MF-2 Rear Yard Setback of Lot 14 per Volume 79075, Page 1329 D.R.D.C.T.



DETAIL A
not to scale



SITE NOTES:

- cirf = 1/2" iron rod with orange plastic cap stamped "P&C 100871" found for corner
- cm = controlling monument
- D.R.D.C.T. = Deed Records, Dallas County, Texas
- Inst No. = Instrument Number
- irf = iron rod found for corner
- M.R.D.C.T. = Map Records, Dallas County, Texas
- O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
- "x" fnd = "x" cut in concrete found for corner
- mag nail with washer = magnetic nail with washer stamped "BV II"

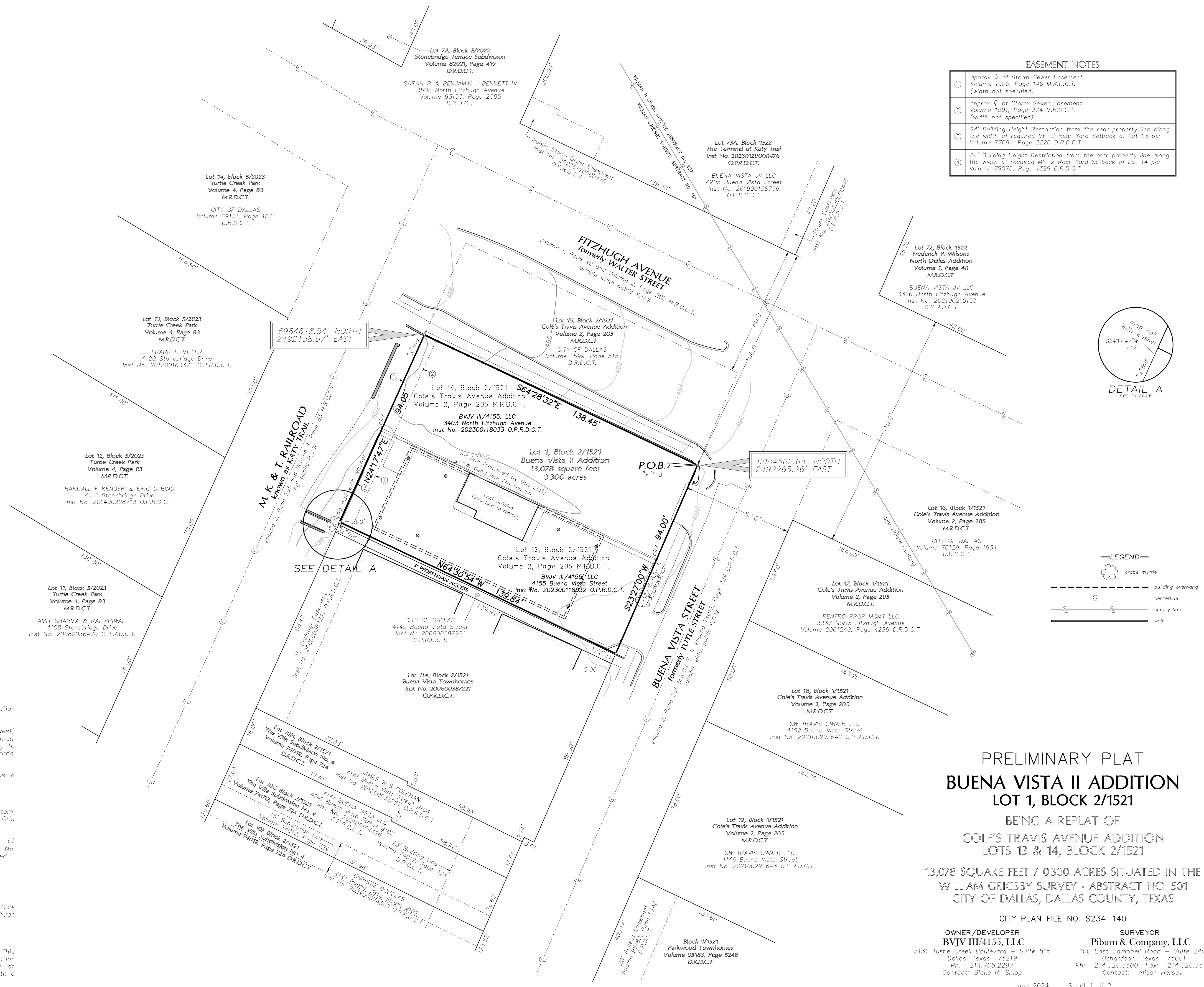
GENERAL NOTES:

1. Lot-to-Lot drainage is not permitted without engineering section approval.
2. Basis of Bearings is the northwesterly line (South 23°27'00" West) of Buena Vista Street, as shown on plot of Buena Vista Townhomes, on addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Inst No. 200600387221 Official Public Records, Dallas County, Texas.
3. Selling a portion of a platted lot by metes and bounds is a violation of State law.
4. The purpose of this plat is to create one lot.
5. Coordinates shown are Texas State Plane Coordinate System, North Central Texas, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.
6. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0335K, dated July 07, 2014. Property is in Zone X, unshaded.
7. There are no trees on the subject tract.

BENCHMARK:

City of Dallas Benchmark 35-U-3, a square cut on west curb of Cole Avenue in center of storm sewer drop inlet on north side of Fitzhugh Avenue.
ELEVATION = 527.850'

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PRELIMINARY PLAT
BUENA VISTA II ADDITION
LOT 1, BLOCK 2/1521

BEING A REPLAT OF
COLE'S TRAVIS AVENUE ADDITION
LOTS 13 & 14, BLOCK 2/1521

13,078 SQUARE FEET / 0.300 ACRES SITUATED IN THE
WILLIAM GRIGSBY SURVEY - ABSTRACT NO. 501
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-140

OWNER/DEVELOPER
BVJV III/4155, LLC
3131 Turtle Creek Boulevard - Suite 815
Dallas, Texas 75219
Ph: 214.765.2297
Contact: Blake R. Shipp

SURVEYOR
Piburn & Company, LLC
100 East Campbell Road - Suite 240
Richardson, Texas 75081
Ph: 214.328.3500 Fax: 214.328.3512
Contact: Alison Hersey