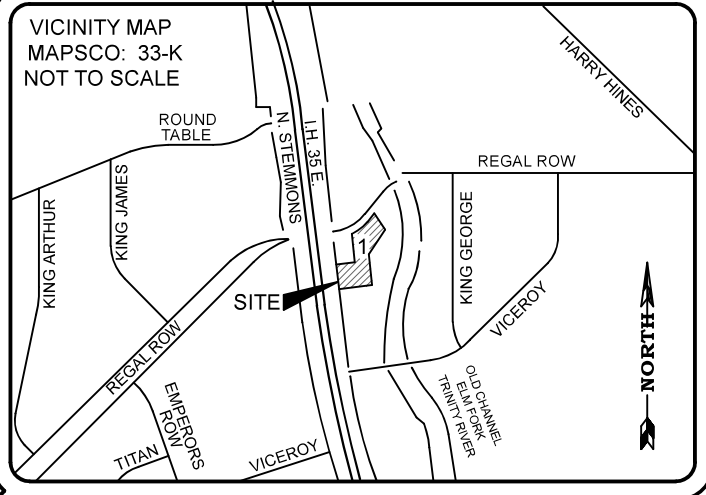
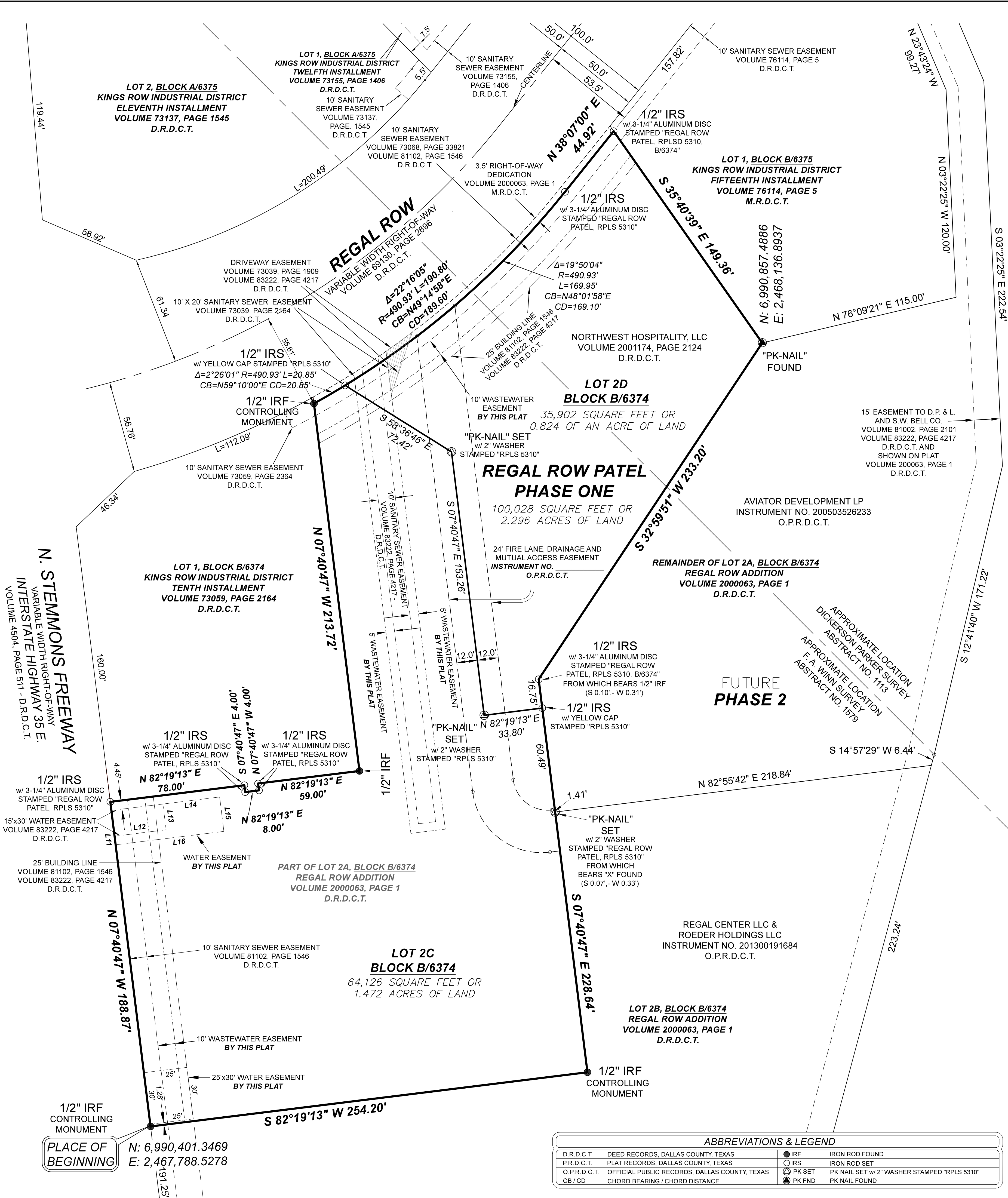


WATER EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L11	5.00'	N07°04'18"W
L12	30.00'	N82°55'42"E
L13	15.00'	N07°04'18"W
L14	33.00'	N82°55'42"E
L15	20.00'	N07°04'18"W
L16	63.00'	N82°55'42"E



OLD CHANNEL OF THE ELM FORK
OF TRINITY RIVER

LOT 1

BLOCK B/6374
6TH INSTALLMENT
KINGS ROW INDUSTRIAL DISTRICT
VOLUME 69130, PAGE 2896
D.R.D.C.T.

BLOCK B/6374
6TH INSTALLMENT
KINGS ROW INDUSTRIAL DISTRICT
VOLUME 69130, PAGE 2896
D.R.D.C.T.

LOT 2

LOT 3

PLACE COUNTY RECORDING
LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson
of the City Plan Commission of the City of Dallas, State of
Texas, hereby certify that the attached plat was duly filed for
approval with the City Plan Commission of the City of Dallas
on the _____ day of _____ A.D. 20____
and same was duly approved on the _____ day of _____
A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

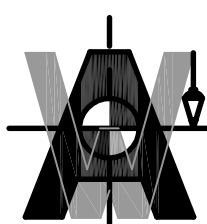
PAGE TWO OF TWO

GENERAL NOTES

1. 1/2" IRON RODS SET AT BLOCK CORNERS HAVE A 3-1/4" ALUMINUM DISC STAMPED "REGAL ROW PATEL, RPLS 5310, B/6374". 2" WASHERS SET AT BLOCK CORNERS ARE STAMPED "REGAL ROW PATEL, RPLS 5310, B/6374".
2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. (2011)
4. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
5. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
6. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM ONE (1) PLATTED LOT AND TO REMOVE 25' BUILDING LINES.
7. TXDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).
8. ALL LINES ARE PARALLEL OR PERPENDICULAR EXCEPT AS NOTED.

ABBREVIATIONS & LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS	● IRF	IRON ROD FOUND
P.R.D.C.T.	PLAT RECORDS, DALLAS COUNTY, TEXAS	○ IRS	IRON ROD SET
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS	⊗ PK SET	PK NAIL SET w/ 2" WASHER STAMPED "RPLS 5310"
CB / CD	CHORD BEARING / CHORD DISTANCE	⊗ PK FND	PK NAIL FOUND



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 8830 N. Stemmons Freeway ~

Owner: Northwest Hospitality, LLC
~ 1607 N. Watson Road, Arlington, TX 76006 ~
~ 214-228-1710 ~

Job No. 16-0949

Drawn by: AR

Date: 02-04-2025

Revised:

"A professional company operating in your best interest"

PRELIMINARY PLAT REGAL ROW PATEL, PHASE ONE LOTS 2C AND 2D, BLOCK B/6374

BEING A REPLAT OF
PART OF LOT 2A, BLOCK B/6374
REGAL ROW ADDITION
AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS

F.A. WINN SURVEY, ABSTRACT NO. 1579
DICKERSON PARKER SURVEY, ABSTRACT 1113

CITY PLAN FILE NO. S245-095
CITY ENGINEER PLAN FILE NO. _____