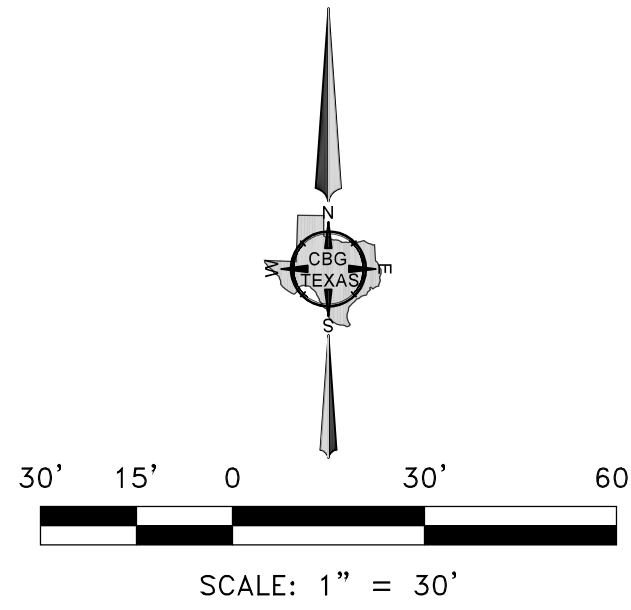




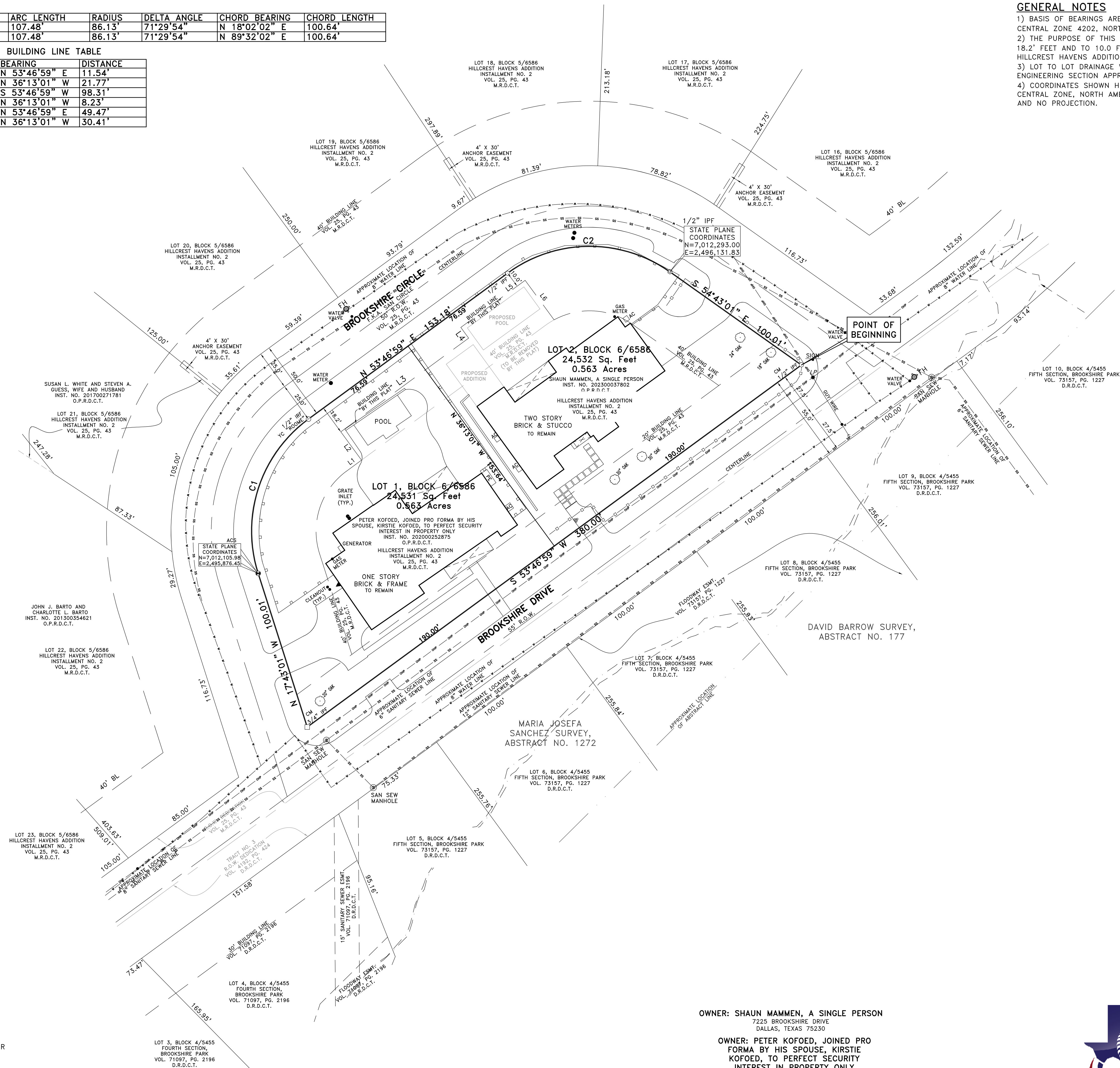
VICINITY MAP
NOT TO SCALE



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	107.48'	86.13'	71°29'54"	N 18°02'02" E	100.64'
C2	107.48'	86.13'	71°29'54"	N 89°32'02" E	100.64'

BUILDING LINE TABLE

LINE	BEARING	DISTANCE
L1	N 53°46'59" E	11.54'
L2	N 36°13'01" W	21.77'
L3	S 53°46'59" W	98.31'
L4	N 36°13'01" W	8.23'
L5	N 53°46'59" E	49.47'
L6	N 36°13'01" W	30.41'



GENERAL NOTES

- 1) BASIS OF BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO REDUCE THE EXISTING 40' PLATTED BUILDING LINE TO 18.2' FEET AND TO 10.0 FEET ALONG THE NORTHWEST LINE OF LOTS 1 AND 2, BLOCK 6/6586, HILLCREST HAVENS ADDITION.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

LEGEND
 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
 VOL. = VOLUME
 PG. = PAGE
 CM = CONTROLLING MONUMENT
 R.O.W. = RIGHT-OF-WAY
 PFC = POINT FOR CORNER
 1/2" IRFYC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP
 STAMPED "ROOM"
 IPF = IRON PIPE FOUND
 INST. NO. = INSTRUMENT NUMBER
 ESMT. = EASEMENT
 SQ. FT. = SQUARE FEET
 ASC = 3-1/4 INCH DISK STAMPED "WHA AND 5513" SET OVER
 A 1/2-INCH IRON ROD SET FOR CORNER
 AC = ACRES

OWNER: SHAUN MAMMEN, A SINGLE PERSON
 7225 BROOKSHIRE DRIVE
 DALLAS, TEXAS 75230
 OWNER: PETER KOFOED, JOINED PRO
 FORMA BY HIS SPOUSE, KIRSTIE
 KOFOED, TO PERFECT SECURITY
 INTEREST IN PROPERTY ONLY
 910 BRAZOS DR.
 SOUTHLAKE, TEXAS 76092

REVISE PLAT
WELLCREST HAVENS ADDITION
 LOTS 1 AND 2, BLOCK 6/6586
 49,063 SQ. FT. / 1.126 ACRES
 A REPLAT OF LOTS 1 AND 2, BLOCK 6/6586 OF
 HILLCREST HAVENS ADDITION INSTALLMENT NO. 2
 MARIA JOSEFA SANCHEZ SURVEY, ABSTRACT NO. 1272
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-090R
 CITY ENGINEERING PLAN NO. DP-_____

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