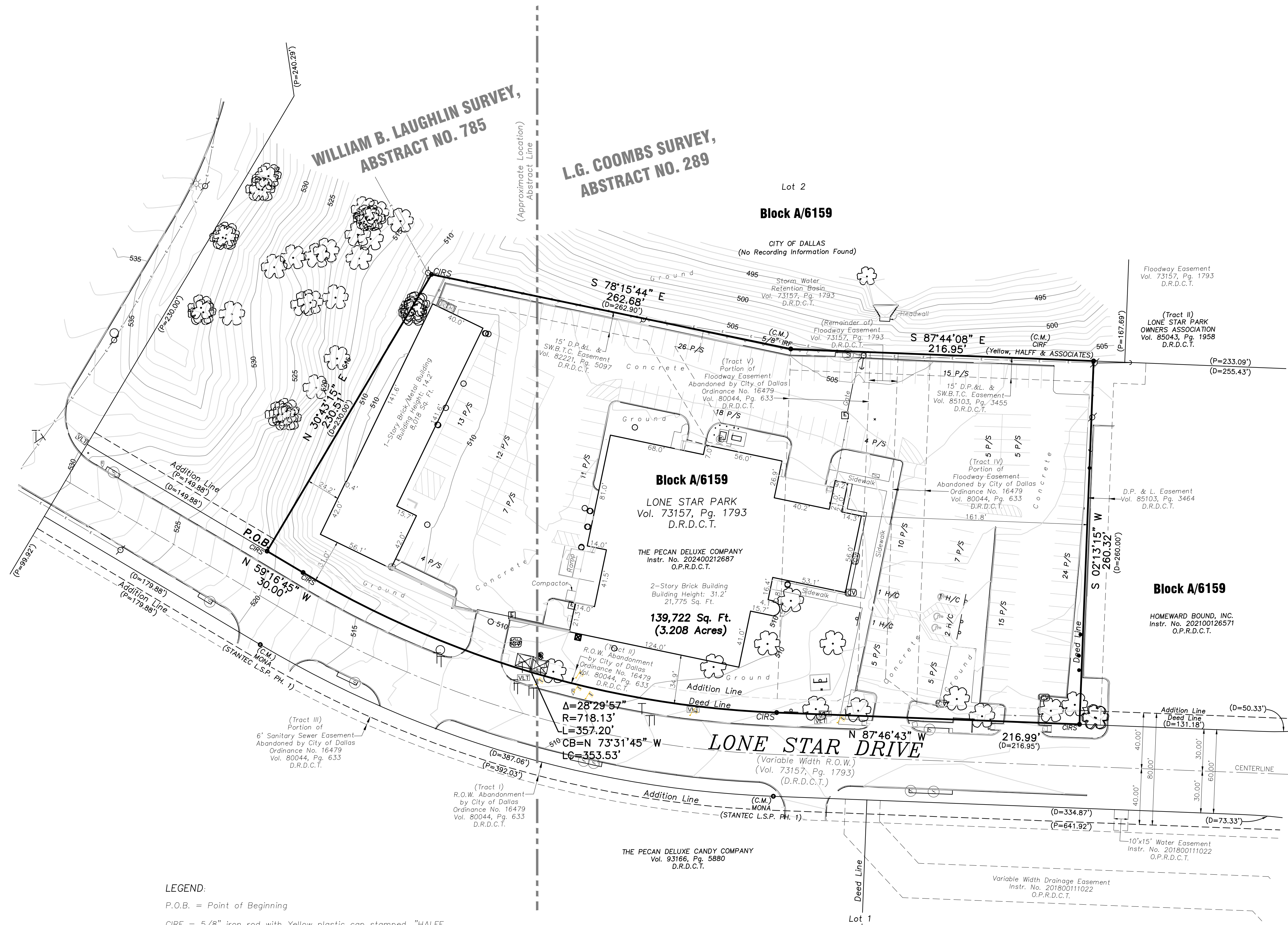


- LEGEND**
- property corner
 - water meter
 - fire hydrant
 - fiber-optic vault
 - water valve
 - ⊗ water vault
 - ⊗ irrigation control valve
 - cleanout
 - sign
 - power pole
 - guy wire
 - storm manhole
 - ballard
 - gas meter
 - electric pullbox
 - drain
 - fiber-optic marker
 - gas marker
 - fire department connect
 - gas valve
 - A/C
 - electric meter
 - ground light
 - metal pipe
 - vault
 - tree
 - chainlink fence
 - overhead electric line



- LEGEND:**
- P.O.B. = Point of Beginning
- CIRF = 5/8" iron rod with Yellow plastic cap stamped, "HALFF & ASSOCIATES" found
- IRF = iron rod found
- PKS = PK Nail set
- MONA = 3-1/4" aluminum disk stamped, "STANTEC LONE STAR PK PH 1" found
- CIRS = 5/8" iron rod with Yellow plastic cap stamped, "ARS ENGINEERS #101319-00" set
- Instr. No. = Instrument Number
- O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
- Vol., Pg. = Volume, Page
- D.R.D.C.T. = Deed Records, Dallas County, Texas
- R.O.W. = right-of-way
- Sq. Ft. = Square Feet
- (P) = Plat Distance
- (D) = Deed Distance
- P/S = Parking Spaces
- (C.M.) = Controlling Monument
- D.P.&L. = Dallas Power & Light
- SW.B.T.C. = Southwestern Bell Telephone Company

- GENERAL PLAT NOTES:**
- The purpose of this plat is to create one (1) Lot from a Portion of an Existing Block.
 - Lot-to-lot drainage is not permitted without Engineering Section approval.
 - Basis of Bearings: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
 - COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.
 - No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0340 J, dated August 23, 2001. Property is in Zone X.

Block B/6159
 LONE STAR PARK
 PHASE 4 ADDITION,
 LOT 1, BLOCK B/6159
 Instr. No. 20180011022
 O.P.R.D.C.T.

<p>OWNER</p> <p>Pecan Deluxe Candy Company 2570 Lone Star Drive, Dallas, Texas 75212 Contact: Mike Cavin 214-631-3669 Ext. 118 Mike.Cavin@pecandeluxe.com</p>	<p>ENGINEER</p> <p>Jacob & Hefner Associates, Inc. 3440 Sojourn Dr., Suite 230 Carrollton, Texas 75006 Contact: Stephanie Laughlin, P.E. 972-834-7316 slauglin@hainc.com</p>	<p>SURVEYOR</p> <p>ARS Engineers, Inc. 15110 Dallas Parkway, Suite 530 Dallas, Texas 75248 Contact: Dustin D. Davison, RPLS 214-317-0685 ddavison@arsengineers.com</p>
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**PRELIMINARY PLAT
 PECAN DELUXE ADDITION
 LOT 1A, BLOCK A/6159**
 Being a Replat of
 139,722 Square Feet, 3.208 Acres
 A Portion of Block A/6159,
 of LONE STAR PARK
 as recorded in Volume 73157, Page 1793
 Deed Records, Dallas County, Texas
 AND BEING OUT OF THE
 WILLIAM B. LAUGHLIN SURVEY, ABSTRACT NO. 785 &
 L.G. COOMBS SURVEY, ABSTRACT NO. 289
 City of Dallas, Dallas County, Texas
 CITY PLAN FILE NO. S245-030

November 07, 2024 SHEET 1 OF 2

