

POE STREET
(30' WIDE R.O.W.)
(UNRECORDED)

BLOCK B/7085
MCNEIL SUBDIVISION
(UNRECORDED)

50.00'

BLOCK C/7085
MCNEIL SUBDIVISION
(UNRECORDED)

McPHERSON STREET
(30' WIDE R.O.W.)
(UNRECORDED)

LOT 1
WEST DALLAS
INVESTMENTS, L.P.
INST. NO. 20070452719
O.P.R.D.C.T.

WILLIAM P. OVERTON SURVEY
ABSTRACT NO. 1106

LOT 4

WEST DALLAS
INVESTMENTS, L.P.
INST. NO. 201900187284
O.P.R.D.C.T.

1/2" IRF
(CM)

N 01° 02' 37" W

FUTURE
R.O.W.

LOT 2
WEST DALLAS
INVESTMENTS, L.P.
INST. NO. 201300080443
O.P.R.D.C.T.

FUTURE MUNCIE
AVENUE
(50' R.O.W.)

16.5' AT&T EASEMENT
INST. NO. 20070393899
O.P.R.D.C.T.

BLOCK B/7085

N 89° 01' 54" E 99.86'

1/2" IRF BEARS
S71° 03' 41" W, 1.02'

**45' STREET
RIGHT-OF-WAY**
(CITY ORDINANCE 29831)

1/2" IRF
(CM)

FUTURE
R.O.W.

N 01° 02' 37" W 49.62'

LOT 3
JOE DELORES DE LEON + WIFE
VOL. 3934, PG. 108
D.R.D.C.T.

S 75° 16' 09" W

102.66'

1/2" IRF BEARS
S71° 40' 53" W, 1.94'

FUTURE R.O.W.

51.04'

1/2" IRF

S 00° 47' 08" E 25.20'



0 15' 30'



SCALE: 1"=30'

SUBJECT: 