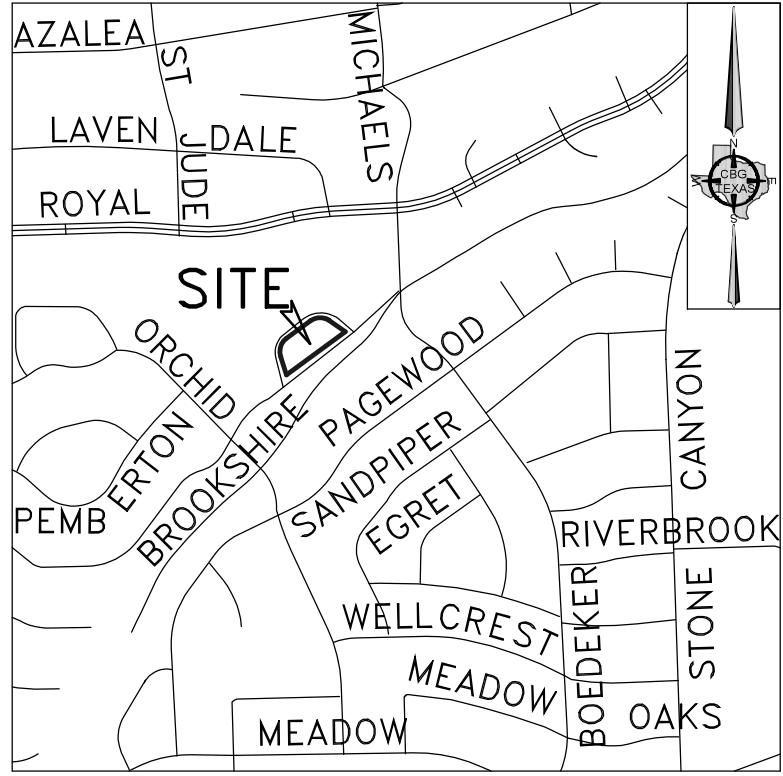
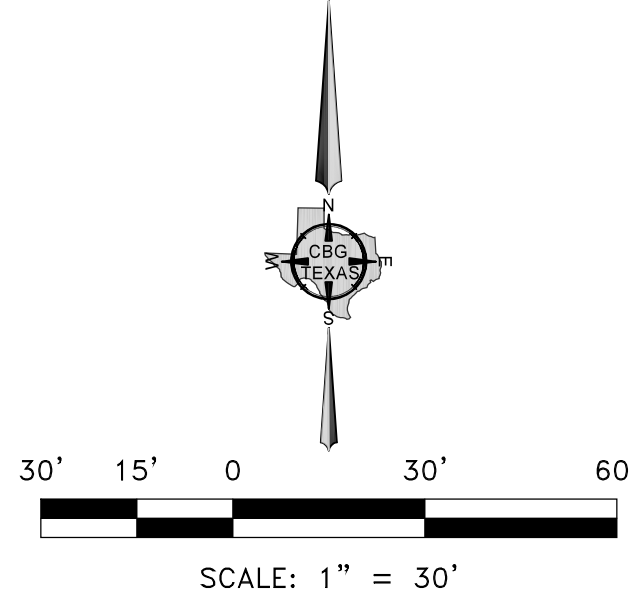




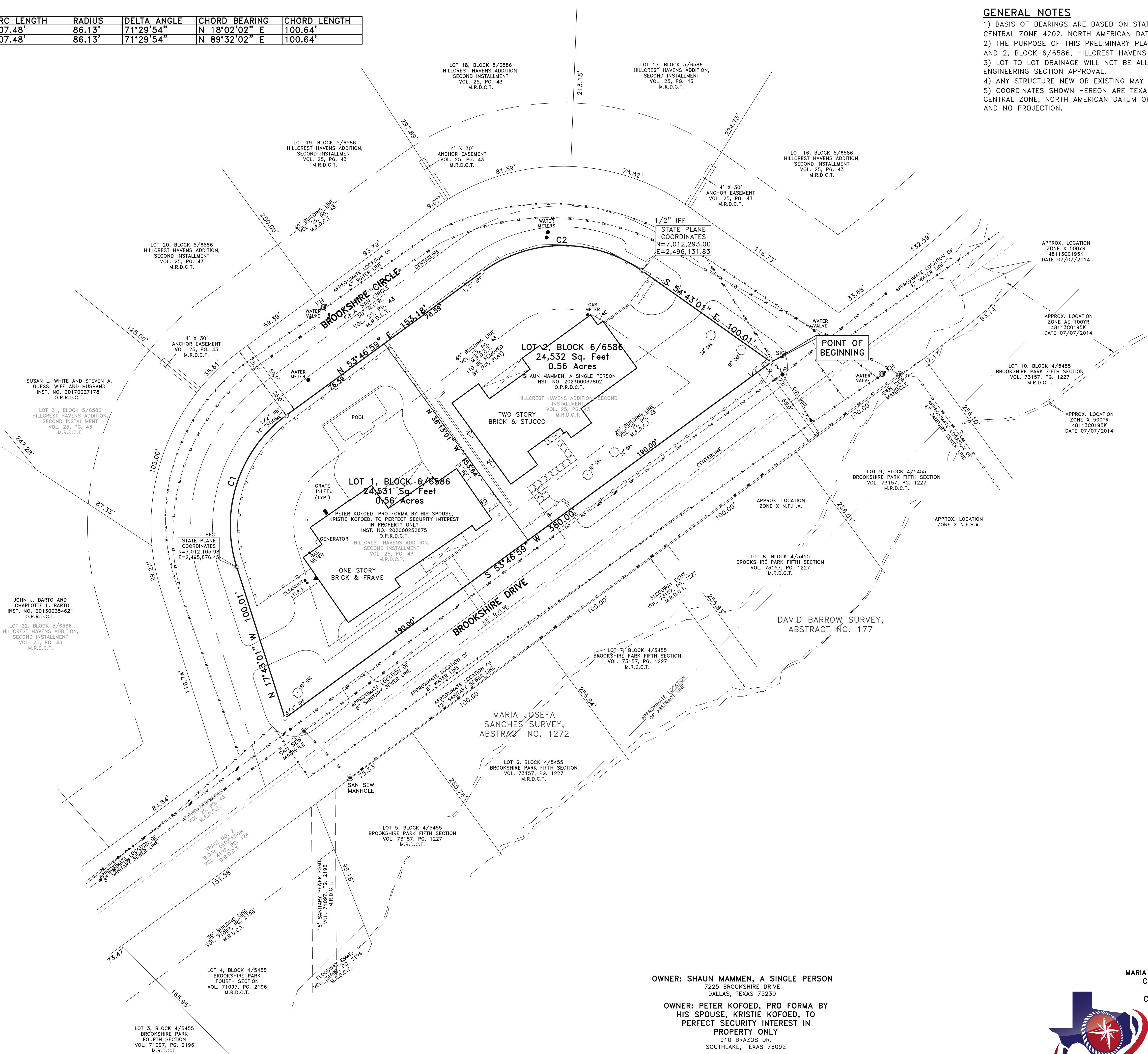
VICINITY MAP
NOT TO SCALE



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'

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 PRELIMINARY PLAT IS TO REMOVE THE 40' BUILDING LINE FOR 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) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) 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 "ROOME"
1/2" IPF = 1/2" IRON PIPE FOUND
3/4" IPF = 1/2" IRON PIPE FOUND
INST. NO. = INSTRUMENT NUMBER
A.C.S. = 3" ALUMINUM DISK STAMPED "___ AND RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET
ESMT. = EASEMENT

OWNER: SHAUN MAMMEN, A SINGLE PERSON
7225 BROOKSHIRE DRIVE
DALLAS, TEXAS 75230

OWNER: PETER KOFOED, PRO FORMA BY HIS SPOUSE, KRISTIE KOFOED, TO PERFECT SECURITY INTEREST IN PROPERTY ONLY
910 BRAZOS DR.
SOUTH LAKE, TEXAS 76092

SHEET 1 OF 2
PRELIMINARY PLAT
HILLCREST HAVENS ADDITION
LOTS 1 AND 2, BLOCK 6/6586
49,063 SQ. FT. / 1.13 ACRES
MARIA JOSEFA SANCHES SURVEY, ABSTRACT NO. 1272
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-090
CITY ENGINEERING PLAN NO. DP___

PLANNING & SURVEYING
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CBG
SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS

SCALE: 1"=40' / DATE: 04/01/2024 / JOB NO. 2216517-01 / DRAWN BY: JLA