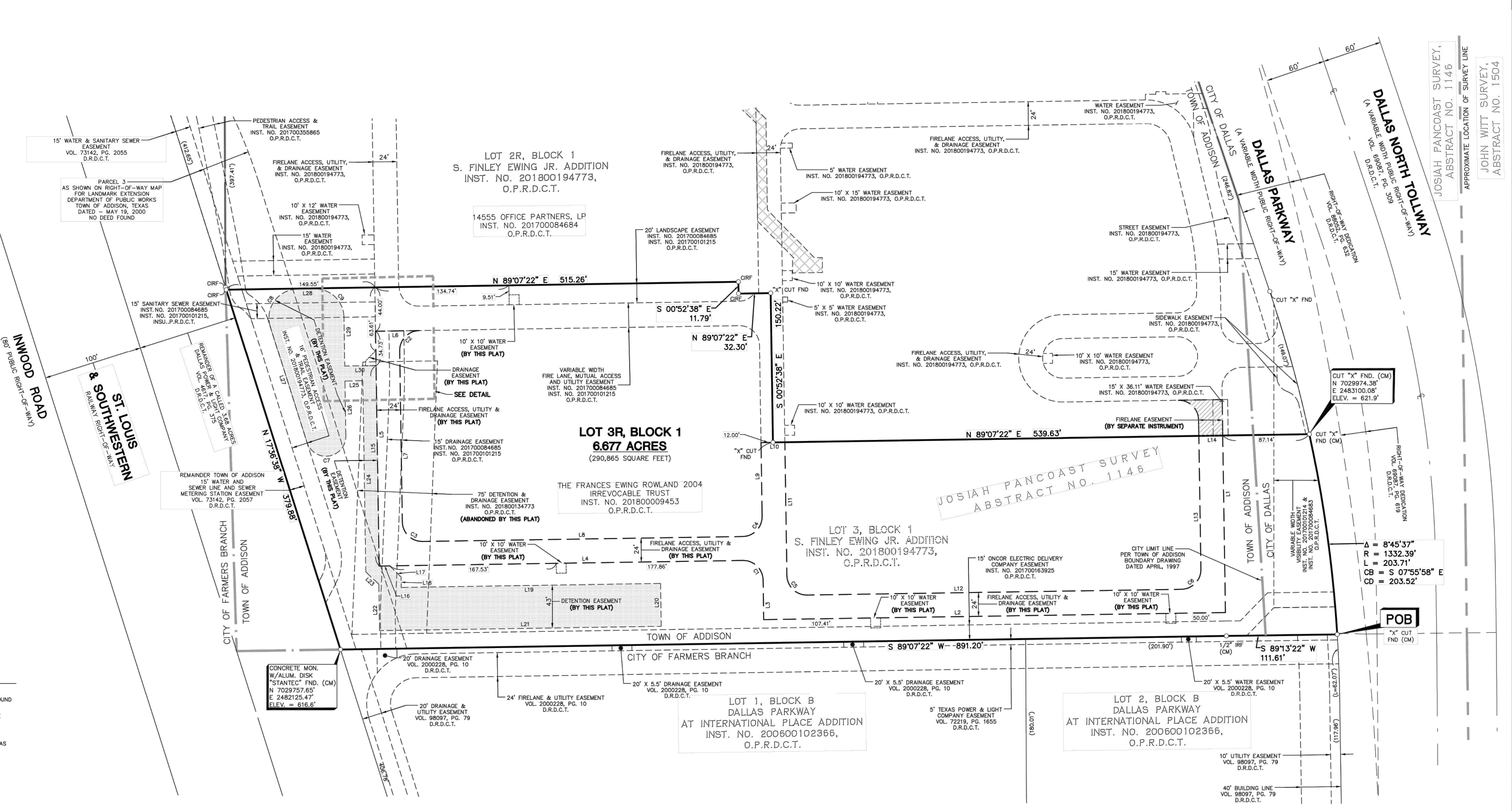
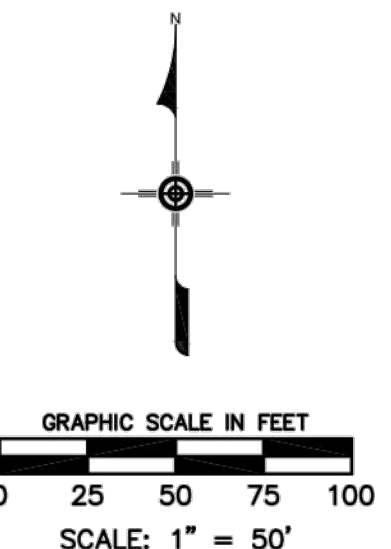


VICINITY MAP
NOT TO SCALE
MAPSCO 146



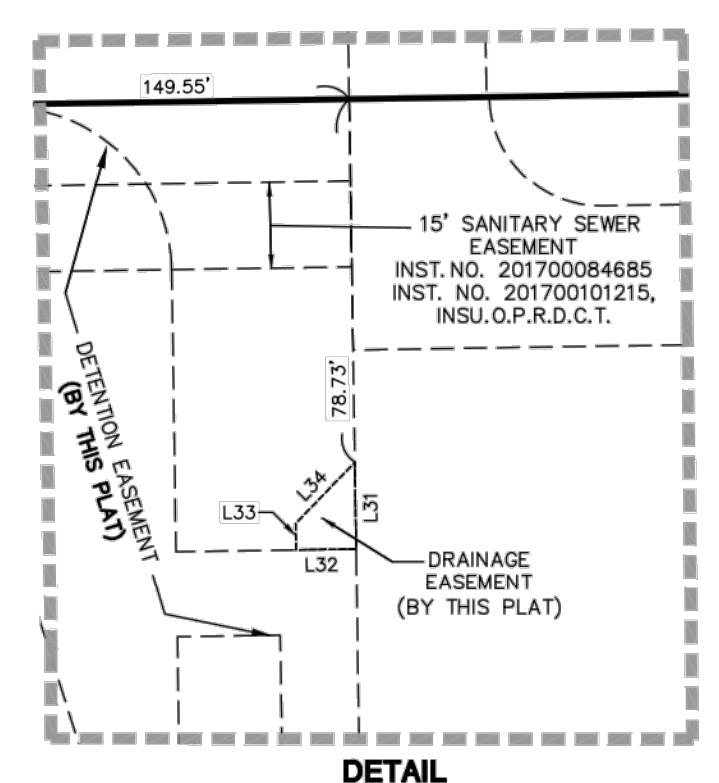
LEGEND

- IRF IRON ROD FOUND
- MAGF MAG NAIL WITH WASHER STAMPED "STANTEC" FOUND
- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND (UNLESS OTHERWISE NOTED)
- D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
- (CM) CONTROLLING MONUMENT
- POB POINT OF BEGINNING
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- FND FOUND
- (XXX) DISTANCES PER RECORD PLAT/DEED
- LANDHOOK (DENOTES COMMON OWNERSHIP)
- C CENTER LINE

LINE #	BEARING	DISTANCE
L1	N00°52'41"W	178.28'
L2	N89°07'22"E	464.50'
L3	S00°52'38"E	40.00'
L4	N89°07'22"E	366.00'
L5	S00°52'38"E	236.29'
L6	S89°07'22"W	44.00'
L7	N00°52'38"W	172.29'
L8	S89°07'22"W	322.00'
L9	S00°52'38"E	74.28'
L10	S89°07'22"W	24.00'
L11	N00°52'38"W	134.28'
L12	S89°07'22"W	376.50'
L13	S00°52'41"E	134.28'
L14	S89°07'22"W	24.00'
L15	S00°52'38"E	201.56'
L16	N89°07'22"E	10.61'
L17	S45°52'38"E	15.98'

LINE #	BEARING	DISTANCE
L18	S00°52'38"E	10.81'
L19	N89°07'22"E	260.90'
L20	S00°52'38"E	43.00'
L21	S89°07'22"W	283.33'
L22	N00°52'38"W	46.54'
L23	N45°52'38"W	18.35'
L24	N00°52'38"W	192.15'
L25	S89°07'53"W	18.00'
L26	S00°52'38"E	55.28'
L27	N17°36'38"W	122.07'
L28	N89°07'22"E	17.53'
L29	S00°52'38"E	49.23'
L30	N89°07'53"E	31.50'
L31	N00°52'38"W	15.13'
L32	N89°07'53"E	10.50'
L33	S00°52'38"E	4.63'
L34	S44°07'22"W	14.85'

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	31.42'	20.00'	90°00'00"	28.28'	S45°52'38"E
C2	31.42'	20.00'	90°00'00"	28.28'	N44°07'22"E
C3	31.42'	20.00'	90°00'00"	28.28'	N45°52'38"W
C4	31.42'	20.00'	90°00'00"	28.28'	S44°07'22"W
C5	31.42'	20.00'	90°00'00"	28.28'	N45°52'38"W
C6	31.42'	20.00'	90°00'02"	28.28'	S44°07'21"W
C7	56.99'	20.00'	163°16'00"	39.57'	S80°45'22"W
C8	54.02'	29.00'	106°44'00"	46.54'	N35°45'22"E
C9	45.55'	29.00'	90°00'00"	41.01'	S45°52'38"E



DETAIL
NOT TO SCALE

GENERAL NOTES

1. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTED REALIZATION 2011 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. THE PURPOSE OF THIS REPLAT IS TO CREATE AND ABANDON EASEMENTS FOR A PROPOSED DEVELOPMENT.
4. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, 4813C00180K, DATED JULY 7, 2014, NO FLOODPLAIN EXISTS ON THE SITE.
5. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
6. TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
For Review Purposes Only
David J. De Weirdt, R.P.L.S.
Registration No. 5066
February 6, 2019

FINAL REPLAT
S. FINLEY EWING JR. ADDITION
LOT 3R, BLOCK 1
JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146
CITY OF DALLAS AND THE TOWN OF ADDISON
DALLAS COUNTY, TEXAS
6.677 ACRES
FEBRUARY 06, 2019
TOWN OF ADDISON PROJECT NO.
CITY OF DALLAS PLAN FILE NO.
CITY OF DALLAS ENGINEERING FILE NO.

OWNER:
THE FRANCES EWING ROWLAND 2004
IRREVOCABLE TRUST
6455 DALLAS PARKWAY
PLANO, TEXAS, 75024
PH: (972) 665-3131

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
PH: (972) 991-0011
CONTACT: DAVID DE WEIRDT, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10194229