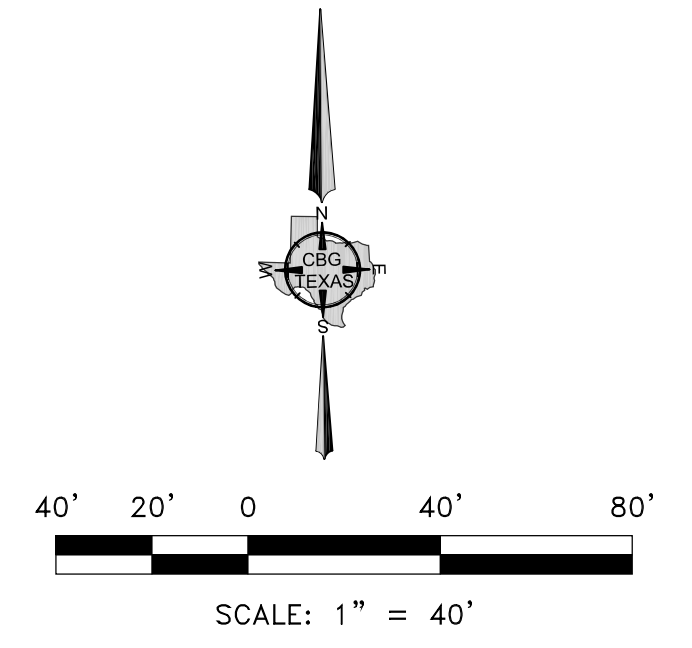
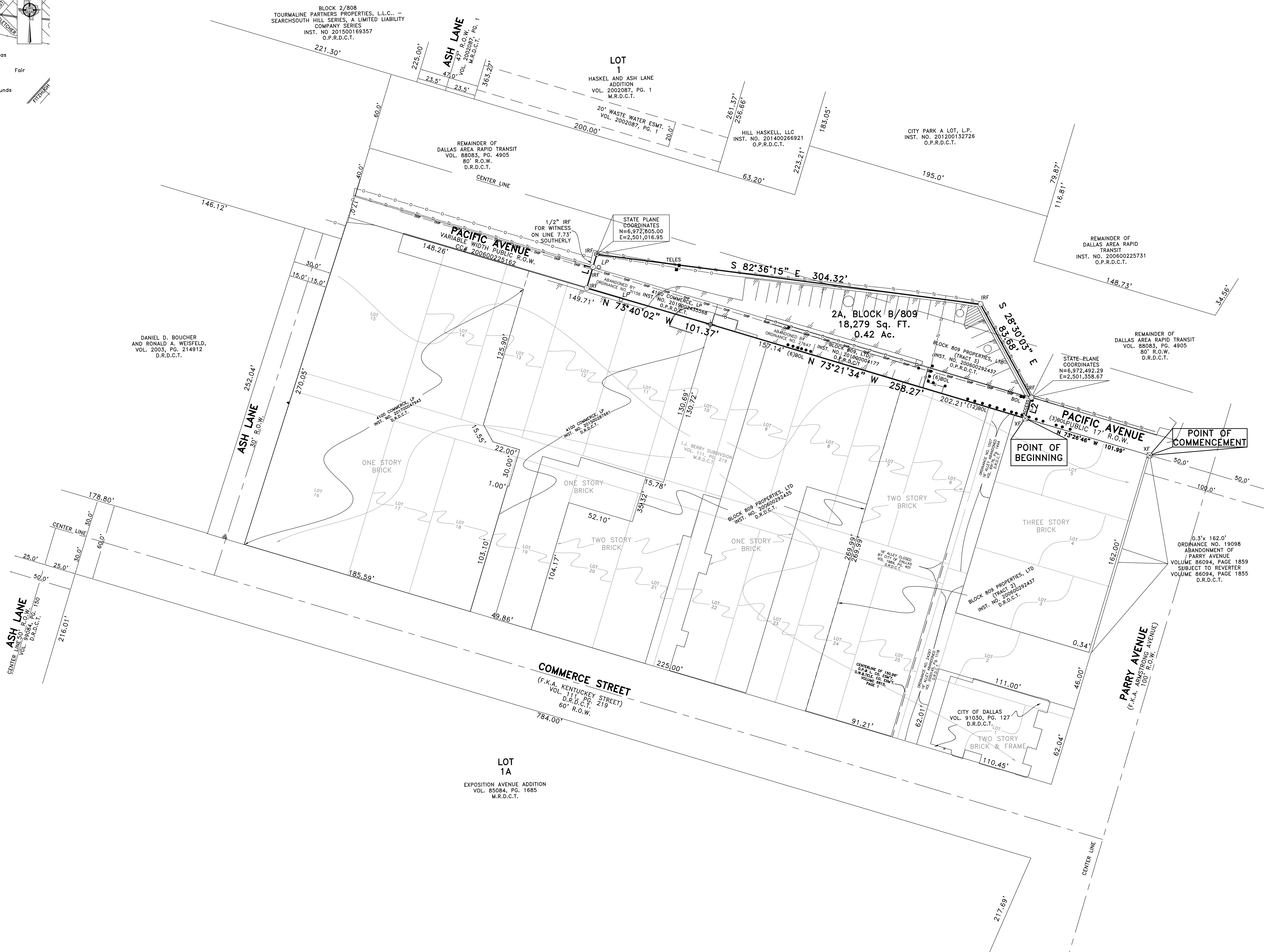


VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 16°30'11" E	27.68'
L2	S 16°33'14" W	17.00'

PAGE 1 OF 2
FINAL PLAT
COMMERCE PARRY ADDITION
LOT 2A, CITY BLOCK B/809
18,279 SQ.FT. / 0.42 ACRES
CRISBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-524
ENGINEERING NO. 3111-_____

- GENERAL NOTES**
- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT 0.42 ACRE TRACT OF LAND.
 - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT 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
 - ⊕ = POINT FOR CORNER
 - = 1 INCH IRON PIPE FOUND
 - ⊗ = 5/8 INCH IRON ROD FOUND
 - = 1/2 INCH IRON ROD FOUND
 - ⊙ = 3" ALUMINUM DISK STAMPED "AFA AND RPLS 5513"
- SET OVER A 1/2 INCH IRON ROD SET

OWNER: 4100 COMMERCE LP & BLOCK
809 PROPERTIES, LTD.
P.O. BOX 710355
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