



DATUM NOTE
 REFERENCE DATUM = STATE PLANE COORDINATE (4303 TEXAS NORTH CENTRAL ZONE) REFERENCE FRAME NORTH AMERICAN (NAD 83) (NAD 83) (NAD 83)

LEGEND
 X FND - "X" FOUND IN CONCRETE
 X ST - "X" FOUND IN CONCRETE
 RF - IRON ROD FOUND
 CM - CONCRETE MONUMENT
 DART - DED RECORDS OF DALLAS COUNTY, TEXAS
 PART - PART RECORDS OF DALLAS COUNTY, TEXAS



NO.	BEARING	DISTANCE
1	S 89°44'04" E	107.29'
2	S 89°44'04" E	107.29'
3	S 89°44'04" E	107.29'
4	S 89°44'04" E	107.29'
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99	S 89°44'04" E	107.29'
100	S 89°44'04" E	107.29'

GENERAL NOTES
 1. BASES OF BEARINGS FOR THIS PLAT IS TEXAS STATE PLANE COORDINATE SYSTEM, ZONE 4303.
 2. 5/8" IRON ROD SET WITH YELLOW CAP STAMPED BRLS 1990 AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 3. EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY THE CITY OF DALLAS ARE SHOWN BY DASHED LINES INDICATED ON THIS PLAT.
 4. ZONING CLASSIFICATIONS INDICATED ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED. THE ZONING MAY BE CHANGED BY THE CITY OF DALLAS WITHOUT NOTICE.
 5. THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE LOT AND DEDICATE EASEMENTS AS SHOWN HEREON.

FLOOD NOTE
 THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DALLAS AREA, DATED JULY 17, 2014, SHOWS THE PROPERTY SHOWN HEREON LIES PARTIALLY IN ZONE "X" SHADDED (OTHER ZONE "X" SHADDED) AND PARTIALLY IN ZONE "A" (SPECIAL FLOOD HAZARD AREA). ZONE "X" SHADDED IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AND AREAS OF 1% ANNUAL CHANCE FLOOD WITH AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE "A" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS BASED FLOOD ELEVATIONS IS DETERMINED.

SURVEYOR'S STATEMENT
 I, DAVID R. BAUGH, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF LAND AND HAVE THEREON SET THE CORNERS AND MARKERS AND HAVE BEEN UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLAIN, TEXAS, SURVEYING ACT AND REGULATIONS OF THE CITY OF DALLAS, TEXAS.

NOTARY PUBLIC
 I, DAVID R. BAUGH, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF LAND AND HAVE THEREON SET THE CORNERS AND MARKERS AND HAVE BEEN UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLAIN, TEXAS, SURVEYING ACT AND REGULATIONS OF THE CITY OF DALLAS, TEXAS.

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FINAL PLAT **LOT 1 - BLOCK 1** **WEST OAKDALE ADDITION** **24.0606 ACRE PARCEL**

JOHN R. BAUGH SURVEY - ABSTRACT NO. 437
 OUT OF THE
 CITY OF GRAND PRAIRIE
 DALLAS COUNTY, TEXAS
 JULY 31, 2017
 CASE NO. P170802
 THIS PLAT FILED IN DAIRY

PLANNING DEPARTMENT
 CITY OF GRAND PRAIRIE
 11915 WINDY ROAD
 DALLAS, TEXAS 75243
 (214) 355-4503
 CONTACT: DAVID R. BAUGH, R.P.L.S.

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AUG 02 2017

Received