

MEXICAN HILLS
A PART OF BLOCK B/7216
AN UNRECORDED ADDITION TO
THE CITY OF DALLAS COUNTY, TEXAS

WESTMORELAND ROAD
100 FOOT RIGHT OF WAY
ESTABLISHED BY JUDGEMENT,
DATED AUGUST 5, 1963
VOLUME 5, PAGE 608, COUNTY COURT
AT LAW NO. 2, DALLAS COUNTY, TEXAS

DALLAS TRANSFER PROPERTIES, LTD
VOLUME 93002, PAGE 1620,
R.P.R.D.C.T.
A PART OF BLOCK A/7226
OF LONE STAR PARK PHASE TWO
A REVISION OF LONE STAR PARK PHASE THREE
AN ADDITION TO THE CITY OF DALLAS COUNTY, TEXAS
VOLUME 75147, PAGE 823
M.R.D.C.T.

PRINCIPAL MUTUAL LIFE INSURANCE COMPANY
VOLUME 96085, PAGE 3679,
R.P.R.D.C.T.
A PART OF BLOCK A/7226
OF LONE STAR PARK PHASE TWO
A REVISION OF LONE STAR PARK PHASE THREE
AN ADDITION TO THE CITY OF DALLAS COUNTY, TEXAS
VOLUME 75147, PAGE 823
M.R.D.C.T.

20" STORM SEWER EASEMENT
VOL. 75147, PG. 823, M.R.D.C.T.

UNABLE TO SET
IN VAULT W/DAMAGED COVER
FIRE HYDRANT
TELEPHONE VAULT

CURVE 1
DELTA = 13° 18' 35" RT
DEGREE = 14° 51' 28"
RADIUS = 385.40'
LENGTH = 89.58'
CHORD = S45° 34' 06" W
89.38'

LOT 1
RIO STAR
ADDITION
157,822.66 SF
(3.623 ACRES)

CURVE 3
DELTA = 90° 00' 00" RT
DEGREE = 71° 37' 11"
RADIUS = 80.00'
LENGTH = 125.66'
CHORD = N45° 34' 17" W
113.14'

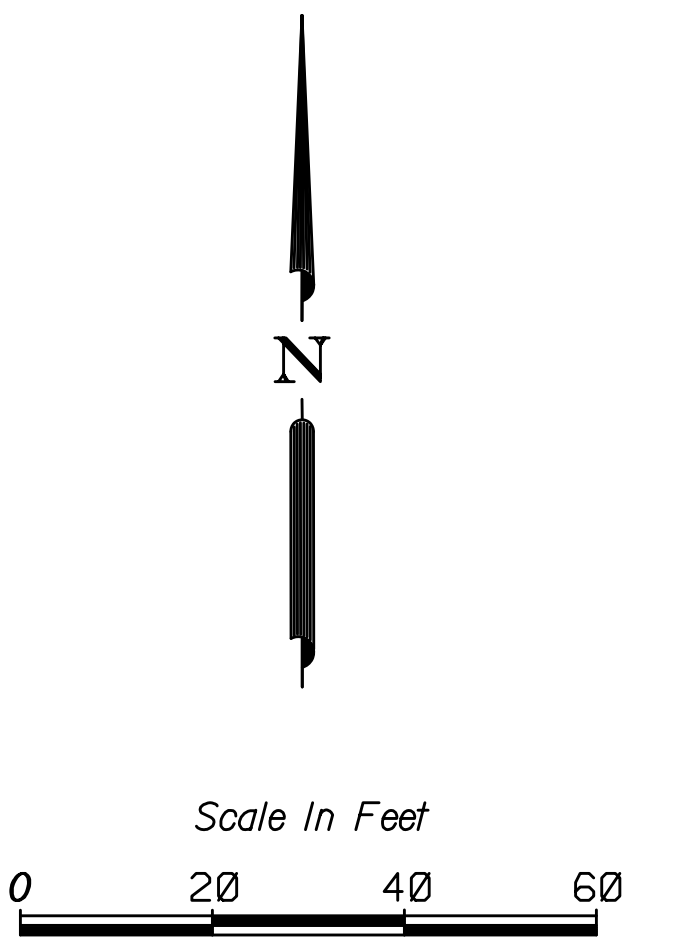
CURVE 2
DELTA = 36° 59' 15" RT
DEGREE = 14° 17' 50"
RADIUS = 400.75'
LENGTH = 258.71'
CHORD = S70° 58' 32" W
254.24'

KHK VENTURES, LTD
VOLUME 98225, PAGE 505,
R.P.R.D.C.T.
A PART OF BLOCK A/7226
OF LONE STAR PARK PHASE TWO
A REVISION OF LONE STAR PARK PHASE THREE
AN ADDITION TO THE CITY OF DALLAS COUNTY, TEXAS
VOLUME 75147, PAGE 823
M.R.D.C.T.

BLOCK B/7226
TRACT 1.1
LONE STAR PARK PHASE THREE
AN ADDITION TO THE
CITY OF DALLAS COUNTY, TEXAS
VOLUME 79244, PAGE 120
M.R.D.C.T.

BLOCK B/7226
TRACT 1.1
LONE STAR PARK PHASE THREE
AN ADDITION TO THE
CITY OF DALLAS COUNTY, TEXAS
VOLUME 79244, PAGE 120
M.R.D.C.T.

- = 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "COBB FENDLEY & ASSOCIATES" SET
- = MARKER FOUND "AS NOTED"
- R.P.R.E.C.T. = REAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- (C.M.) = CONTROLLING MONUMENT
- ℙ = PROPERTY LINE
- ℙ = SURVEY LINE



PRELIMINARY PLAT
OF
LOT 1
OF RIO STAR ADDITION
A 157,822.66 SQ.FT. (3.623 ACRES)
TRACT OF LAND
IN JOHN C. REED SURVEY
ABSTRACT NO.1186
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S 178-307
CITY ENGINEERING PLAN FILE 311T

OWNER: RIO STAR FOOD, INC. 3251 W. COMMERCE ST. DALLAS, TX 75212	ENGINEER: JAX ENGINEERING, INC 9124 DOVE COURT BENBROOK, TX 76126	SURVEYER: COBB, FENDLEY & ASSOCIATES, INC. 1300 S. UNIVERSITY DRIVE, STE 300 FORT WORTH, TX 76107
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