



Line #	Direction	Length
L1	S 51°59'43" E	75.00'
L2	S 39°22'45" W	91.99'
L3	N 50°49'29" W	4.30'
L4	S 46°01'26" W	10.00'
L5	S 80°23'39" W	31.00'
L6	S 37°35'29" W	28.05'
L7	S 51°59'43" E	114.75'

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
1/2" IRF = 1/2 INCH IRON ROD FOUND
5/8" IRF = 5/8 INCH IRON ROD FOUND
"X" FOUND = "X" STAMPED IN CONCRETE FOUND
P.F.C. = POINT FOR CORNER
ESMT. = EASEMENT
A.C.S. = 3" ALUMINUM DISK STAMPED "BPA AND RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET

NOTE:
ALL SANITARY SEWER LINES, WATER LINES, STORM SEWER LINES, AND GAS LINES ARE AN APPROXIMATE LOCATION PER UTILITY MAPS & LOCATION OF MANHOLES.

GENERAL NOTES
1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 4 LOTS.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT 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.



OWNER: HICKORY CR, LLC
2310 N. WILSON AVE. SUITE 538
DALLAS, TX 75206



PRELIMINARY PLAT
BEAUMONT PARK ADDITION
LOT 1, 2, 3 AND 4, BLOCK B/916
175,119 SQ.FT. / 4.020 ACRES
BEING A REPLAT OF A PORTION OF
R.A. MANSFIELD'S ADDITION (CORRECTED PLAT)
AND A PORTION OF GUIDO'S PARK AVENUE ADDITION
AND JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5178-312
CITY ENGINEER PLAN FILE NO. 3111-