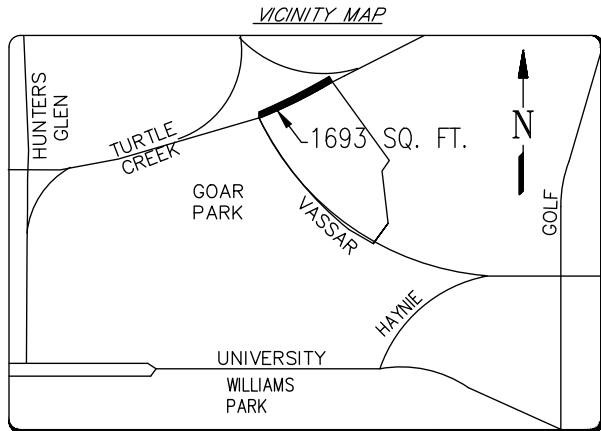




NOT TO SCALE  
MAPSCO #35-B

PARK "C"  
UNIVERSITY PARK ESTATES  
VOLUME 2, PAGE 189

VASSAR  
DRIVE  
(50' R.O.W.)

TURTLE CREEK BOULEVARD  
(CALLED 80' WIDTH R.O.W.)

DIMENSION PER  
CITY OF UP  
FILES

N56°38'28"E  
LC=192.99'  
R=1430.50'  
A=193.14'  
D=7°44'09"

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N20°15'26"E | 13.10'   |
| L2   | S42°34'11"E | 8.54'    |

N=6995468.26  
E=2491535.23

IPF

LOT 5, BLOCK 13,  
BROOKSIDE ADDITION  
VOLUME 4, PAGE 85  
REVISED VOLUME 5, PAGE 129  
ALL OF LOT 5, PART OF LOT 4, AND PART  
OF LOT 6, BLOCK 13  
BROOKSIDE ADDITION  
MICHAEL A. BARNETT AND WIFE, SUSAN T.  
BARNETT  
VOLUME 96086, PAGE 2285  
GRADEBEAM ELEVATION=544.39

DIMENSION PER  
CITY OF UP  
FILES

VARIABLE WIDTH  
1693 SQ. FT.

N56°49'27"E  
LC=204.91'  
R=1440.00'  
A=205.09'  
D=8°09'36"

60.42' FRONT YARD SETBACK

BRAD K. HEPPNER, Trustee for The  
Heppner Family Trust  
INSTR. No.201800051192

LOT 6R-1, BLOCK 13,  
BROOKSIDE ESTATES ADDITION  
INSTR. No. 201200124072  
1.70 ACRES

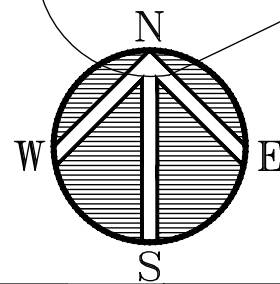
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214.445.4756

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www.RDDavisArchitects.com  
214.521.8763

CONTRACTOR: COREY FORD  
DAVID HANSON  
PHONE: 214.502.9472  
EMAIL: coreyford@tommyford.net

10' TXU ELECTRIC  
DELIVERY COMPANY  
EASEMENT  
INSTRUMENT No.  
200600221772



30 15 0 30  
SCALE IN FEET  
1"=30'

CITY OF UNIVERSITY PARK

BENCHMARK

U.P. MONUMENT #4  
ALUMINUM MONUMENT FOUND IN CONCRETE SIDEWALK, WEST  
SIDE OF VASSAR AVENUE AT BRIDGE  
AT UNIVERSITY PARK CITY HALL.  
NORTHING (Y) (GRID) - 6995021.784 FEET  
EASTING (X) (GRID) - 24911709.114 FEET  
MEAN SEA LEVEL - 541.359 FEET

1. ALL COORDINATES POSTED HEREON ARE GRID COORDINATES BASED ON  
CITY OF UNIVERSITY PARK MONUMENTS AS RE-ESTABLISHED BY RAYMOND  
L. GOODSON JR., INC. (MAY, JUNE, AND JULY 2003).

THE BASIS OF BEARING IS S42°34'14"E BEING THE EAST LINE  
OF LOT OF LOT 6R-1, BLOCK 13 OF BROOKSIDE ESTATES  
ADDITION AS RECORDED BY INSTRUMENT No. 201200124072,  
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

1693 SQ. FT.-TURTLE CREEK BLVD.

JOHN SCURLOCK SURVEY-ABSTRACT No. 1351

H HENNESSEY ENGINEERING, INC. E

1417 W. MAIN, SUITE 100, CARROLLTON,  
TEXAS, 75006 (972-245-9478) email: heneng2@aol.com

CITY OF UNIVERSITY PARK, TEXAS

| DESIGN | DRAWN | DATE     | SCALE  | NOTES | FILE  | NO. |
|--------|-------|----------|--------|-------|-------|-----|
| H-E    | JB    | 04.08.21 | 1"=30' |       | J1760 | 2   |