MATCH LINE (SEE SHEET 2)

MATCH LINE (SEE SHEET 4)

PART OF LOT 1A, BLOCK C/182
TEXAS STATE FAIRGROUNDS ADDITION
(VOL. 88084, PG. 613)

ZONE "X"
(SEE NOTE 3)

1181.04'

BM# 6

BM# 8

RSM=437.66

RSM=429.93

RSM=436.66

RSM=436.19

RSM=436.58

RSM=436.40

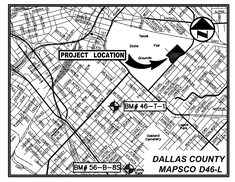
INLET TC =430.28

INLET TC =437.67

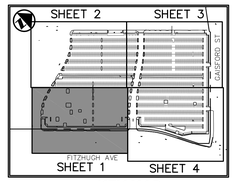
FITZHUGH AVENUE

(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 88084, PG. 613)

0 10 20 40 60
GRAPHIC SCALE IN FEET
1" = 20'



VICINITY MAP
(NOT TO SCALE)



KEY MAP
(NOT TO SCALE)

BENCH MARK LIST

BM# 46-T-1	" ☒ " IS CUT ON CONCRETE CURB, CENTER OF RADIUS, SOUTHEAST CORNER OF JEFFERIES STREET AND PENNSYLVANIA AVENUE.	GRID NORTHING=6,967,015.678 GRID EASTING=2,501,641.897 ELEV=434.560
BM# 56-B-8S	A STANDARD WATER DEPARTMENT BENCH MARK IS SET ON TOP OF A CONCRETE CURB AT THE MIDPOINT SOUTHEAST CORNER OF THE INTERSECTION.	GRID NORTHING=6,961,990.824 GRID EASTING=2,501,690.271 ELEV=428.260
BM# 1	" ☒ " CUT SET ON A BACK OF A CURB INLET 10'± WEST FROM A WATER METER, 15'± WEST FROM A WATER VALVE AND 20'± SOUTHWEST FROM A FLAGPOLE.	GRID NORTHING=6,971,149.12 GRID EASTING=2,505,399.46 ELEV=453.81
BM# 3	" ☒ " CUT SET ON A BACK OF A CURB INLET 27'± WEST FROM A WATER METER 27'± NORTHWEST FROM A TRAFFIC SIGNAL CONTROL AND 21'± WEST FROM A WATER VALVE.	GRID NORTHING=6,970,479.31 GRID EASTING=2,506,144.84 ELEV=449.93
BM# 6	" ☒ " CUT SET ON CONCRETE 13'± SOUTHWEST FROM A LIGHT STANDARD, 34'± SOUTHEAST FROM A CURB INLET AND 43'± SOUTH FROM A METAL FENCE.	GRID NORTHING=6,969,453.05 GRID EASTING=2,505,086.48 ELEV=430.24
BM# 8	" ☒ " CUT SET ON CONCRETE 87'± NORTHWEST FROM A CURB INLET AND 60'± SOUTHWEST FROM A HANDICAP SIGN.	GRID NORTHING=6,970,008.86 GRID EASTING=2,504,716.92 ELEV=435.86

NOTES

1. *Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT combination factor of 1.000136506.*
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LEGEND

- B = BLUE PAINT MARK
- CO = CLEANOUT
- ELEC ☐ ELECTRIC BOX
- FDC ◇ FIRE DEPT. CONN.
- FH ◇ FIRE HYDRANT
- FP = FLAG POLE
- GAS = UG GAS MARKER
- GTS GAS TEST STATION
- GVB GAS VALVE
- GUY ANCHOR
- HH HAND HOLE (TYPE UNKNOWN)
- HE HAND HOLE ELECTRIC
- HANDICAP PARKING
- ICV = IRRIGATION CONTROL VALVE
- LS ◇ LIGHT STANDARD
- MH ◯ MANHOLE (TYPE UNKNOWN)
- MP = METAL POST
- PP = POWER POLE
- PP W/ LIGHT
- SIGN = TRAFFIC SIGN
- SS ◯ SAN. SEWER MANHOLE
- TEL ☐ TELEPHONE BOX
- TSC ☐ TRAFFIC SIGNAL CONTROL
- TSP = TRAFFIC SIGNAL POLE
- STM ◯ STORM SEWER MANHOLE
- WM = WATER METER
- WTR ◯ WATER MANHOLE
- WV = WATER VALVE
- FENCE
- OHL OVERHEAD UTILITY LINE
- E UNDERGROUND ELECTRIC LINE
- T UNDERGROUND TELEPHONE LINE
- C UNDERGROUND CABLE LINE
- F UNDERGROUND FIBER OPTIC LINE
- G UNDERGROUND GAS LINE
- STORM DRAIN LINE
- 6"W WATER LINE
- 6"SS SANITARY SEWER LINE
- 613 EXIST CONTOUR
- 613.59 EXIST SPOT ELEV.
- TC 612.39 / G 611.92 EXIST TOP OF CURB ELEV. / EXIST GUTTER ELEV.

TOPOGRAPHIC AND UTILITY SURVEY

FAIR PARK SIGNATURE PARK AND PARKING GARAGE

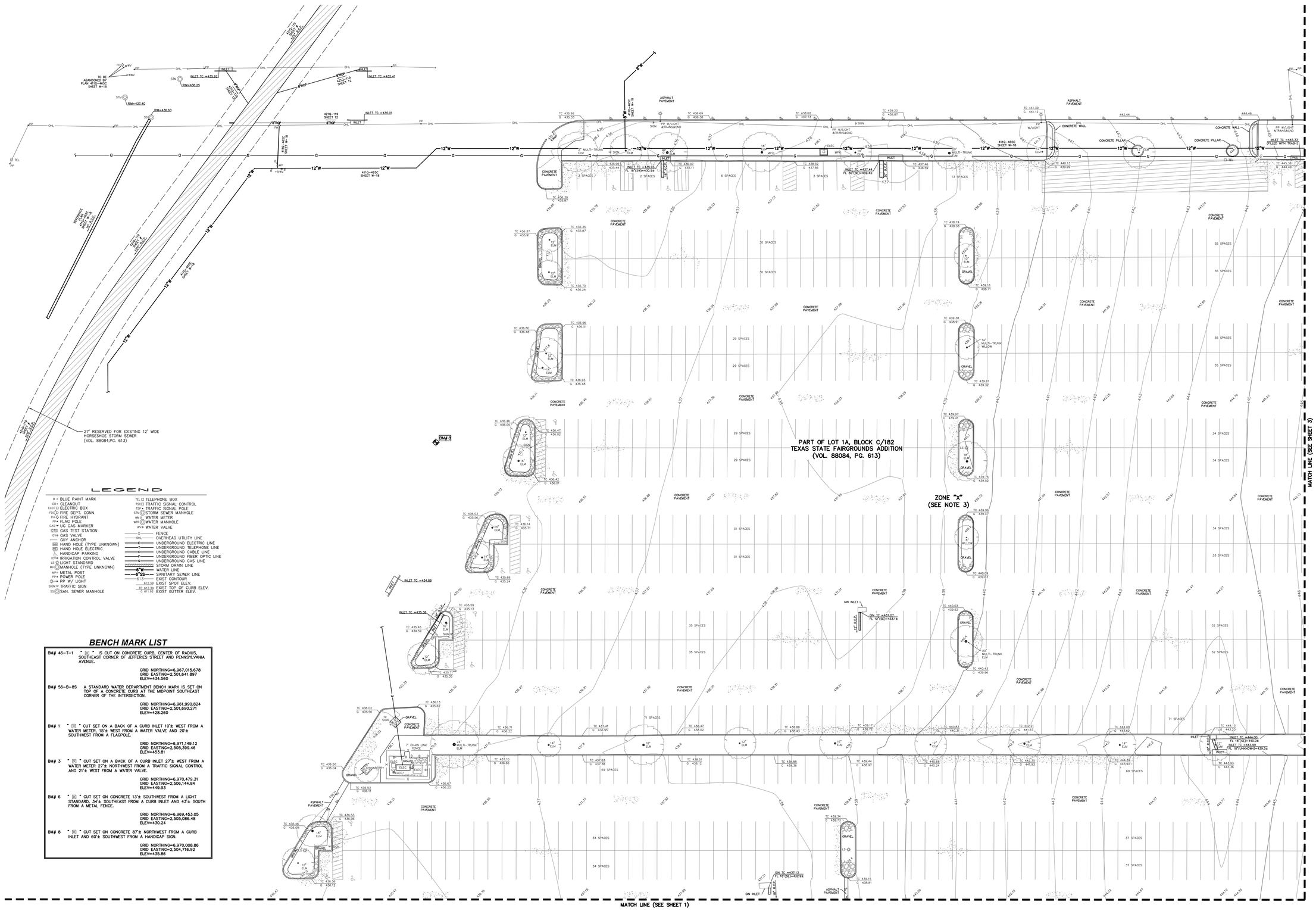
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
DALLAS COUNTY, TEXAS
SHEET 1 OF 4

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH/JM	KCH	1"=20'	01/04/2021	4807-20.610

TOPOGRAPHIC AND UTILITY SURVEY - FAIR PARK SIGNATURE PARK AND PARKING GARAGE

USERNAME=?
PCSTYLE=CLO PM
\\KASINGDALLAS.PKCE.COM\DWG\4807-20.610\DWG\SURVEY C3D
2018\4807-20.610_TOPO.DWG



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- HAND HOLE ELECTRIC
- HANDICAP PARKING
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- MH MANHOLE (TYPE UNKNOWN)
- MP= METAL POST
- PP= POWER POLE
- PP W/ LIGHT
- SIGN= TRAFFIC SIGN
- SS SAN. SEWER MANHOLE
- TEL TELEPHONE BOX
- TSC TRAFFIC SIGNAL CONTROL
- TSP= TRAFFIC SIGNAL POLE
- STM STORM SEWER MANHOLE
- WM= WATER METER
- WTH WATER MANHOLE
- WV= WATER VALVE
- FENCE
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GRID EASTING=2,501,641.897
ELEV=434.560

BM# 56-B-8S A STANDARD WATER DEPARTMENT BENCH MARK IS SET ON TOP OF A CONCRETE CURB AT THE MIDPOINT SOUTHEAST CORNER OF THE INTERSECTION.
GRID NORTHING=6,961,990.824
GRID EASTING=2,501,690.271
ELEV=428.260

BM# 1 " ☒ " CUT SET ON A BACK OF A CURB INLET 10'± WEST FROM A WATER METER, 15'± WEST FROM A WATER VALVE AND 20'± SOUTHWEST FROM A FLAGPOLE.
GRID NORTHING=6,971,149.12
GRID EASTING=2,505,399.46
ELEV=453.85

BM# 3 " ☒ " CUT SET ON A BACK OF A CURB INLET 27'± WEST FROM A WATER METER 27'± NORTHWEST FROM A TRAFFIC SIGNAL CONTROL AND 21'± WEST FROM A WATER VALVE.
GRID NORTHING=6,970,479.31
GRID EASTING=2,506,144.84
ELEV=449.93

BM# 6 " ☒ " CUT SET ON CONCRETE 13'± SOUTHWEST FROM A LIGHT STANDARD, 34'± SOUTHEAST FROM A CURB INLET AND 43'± SOUTH FROM A METAL FENCE.
GRID NORTHING=6,969,453.05
GRID EASTING=2,505,086.48
ELEV=430.24

BM# 8 " ☒ " CUT SET ON CONCRETE 87'± NORTHWEST FROM A CURB INLET AND 60'± SOUTHWEST FROM A HANDICAP SIGN.
GRID NORTHING=6,970,008.86
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ELEV=435.86

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TOPOGRAPHIC AND UTILITY SURVEY

FAIR PARK SIGNATURE PARK AND PARKING GARAGE

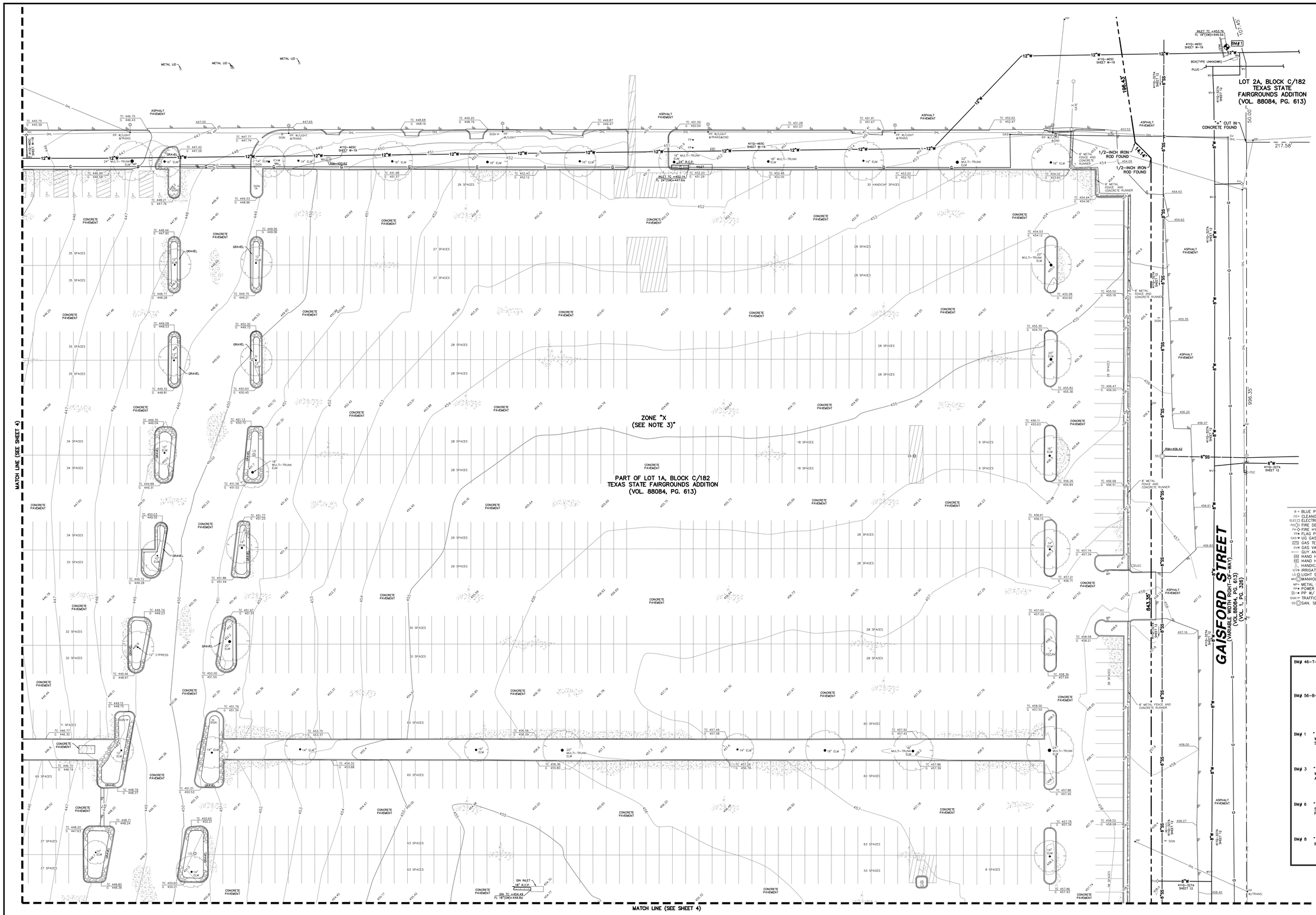
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
DALLAS COUNTY, TEXAS
SHEET 2 OF 4

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH/JM	KCH	1"=20'	01/04/2021	4807-20.610

TOPOGRAPHIC AND UTILITY SURVEY - FAIR PARK SIGNATURE PARK AND PARKING GARAGE

USER:HERNANDEZ
PLOTTED: 1/7/2021 1:01 PM
I:\JOBS\DALLAS PKCE.COM\DWG\DWG-4814807-20.610\DWG\SURVEY.CSD
XREF: 2018\4807-20.610_TOPO.DWG



LEGEND

- B = BLUE PAINT MARK
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- PP POWER POLE
- PP W/ LIGHT
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- SS SAN. SEWER MANHOLE
- TELCO TELEPHONE BOX
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- STORM DRAIN LINE
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- 6"SS SANITARY SEWER LINE
- 617.50 EXIST CONTOUR
- 612.39 EXIST SPOT ELEV.
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SHEET 3 OF 4

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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH/JM	KCH	1"=20'	01/04/2021	4807-20.610

TOPOGRAPHIC AND UTILITY SURVEY - FAIR PARK SIGNATURE PARK AND PARKING GARAGE

LIETKNIGHT
1/11/2021 8:05 AM
M:\DWG\4807\4807-20.610\SUBMITTALS\SUBMITTAL SURVEY TO CLIENT

MATCH LINE (SEE SHEET 3)

MATCH LINE (SEE SHEET 1)

ZONE "X"
(SEE NOTE 3)

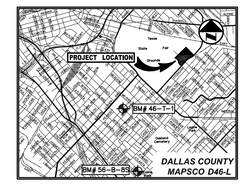
PART OF LOT 1A, BLOCK C/182
TEXAS STATE FAIRGROUNDS ADDITION
(VOL. 88084, PG. 613)

FITZHUGH AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 88084, PG. 613)

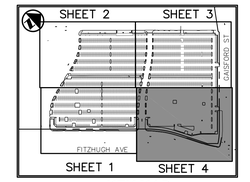
GAISFORD STREET
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL.88084, PG. 613)
(VOL. 1, PG. 326)

1161.04'
L=277.30'
255.35'
L=103.84'
89.90'
843.35'
996.35'

GRAPHIC SCALE IN FEET
0 10 20 40 60
1" = 20'



VICINITY MAP
(NOT TO SCALE)



KEY MAP
(NOT TO SCALE)

LEGEND

B + BLUE PAINT MARK	TEL TELEPHONE BOX
CO CLEANOUT	TSC TRAFFIC SIGNAL CONTROL
ELEC ELECTRIC BOX	TSP TRAFFIC SIGNAL POLE
FDC FIRE DEPT. CONN.	STM STORM SEWER MANHOLE
FH FIRE HYDRANT	WM WATER METER
FP FLAG POLE	WTR WATER MANHOLE
GAS UG GAS MARKER	WV WATER VALVE
GTS GAS TEST STATION	X FENCE
GV GAS VALVE	OHL OVERHEAD UTILITY LINE
GUY GUY ANCHOR	E UNDERGROUND ELECTRIC LINE
HH HAND HOLE (TYPE UNKNOWN)	T UNDERGROUND TELEPHONE LINE
HE HAND HOLE ELECTRIC	C UNDERGROUND CABLE LINE
HC HANDICAP PARKING	F UNDERGROUND FIBER OPTIC LINE
ICV IRRIGATION CONTROL VALVE	G UNDERGROUND GAS LINE
LS LIGHT STANDARD	STORM DRAIN LINE
MH MANHOLE (TYPE UNKNOWN)	6"W WATER LINE
MP METAL POST	8"SS SANITARY SEWER LINE
PP POWER POLE	613 EXIST CONTOUR
PP W/ LIGHT	612.39 EXIST SPOT ELEV.
SIGN TRAFFIC SIGN	TC 612.39 EXIST TOP OF CURB ELEV.
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NOTES

1. *Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT combination factor of 1.000136506.*
2. *This topographic map and the survey upon which it is based have been prepared and performed in accordance with the United States National Map Accuracy Standards for vertical accuracy. It is not the intent of this survey to render a professional opinion as to the location or condition of the boundary of the real property shown hereon. This survey was not prepared for use in any real estate transaction, conveyance or title insurance proceedings. Any depiction that may appear hereon of bearings, distances, courses, areas or monumentation are not necessarily supported by field recovered evidence and shall be interpreted as being based on record information or conceptual renderings only.*
3. *Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0345J, Community-Panel No. 480171 345J , Revised Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:*
   Zone "X" – Other Areas: Areas determined to be outside 500-year floodplain.
4. *All underground utility information depicted on the survey is based on available record information on file at the City of Dallas and the appropriate public utility companies. This information has been verified where possible by visible utility appurtenances. The surveyor cannot guarantee the accuracy or completeness of these records. Lacking excavation, the exact location of underground utilities cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. The Surveyor has contacted the Texas One Call System (DigTess) and depicted hereon the visible and apparent markings on the ground as a result of locate #2078237896.*
5. *This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.*
6. *Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.*

TOPOGRAPHIC AND UTILITY SURVEY

FAIR PARK SIGNATURE PARK AND PARKING GARAGE

LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
DALLAS COUNTY, TEXAS
SHEET 4 OF 4

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH/JM	KCH	1"=20'	01/04/2021	4807-20.610

TOPOGRAPHIC AND UTILITY SURVEY - FAIR PARK SIGNATURE PARK AND PARKING GARAGE

LASTPLOTTED: 1/4/2021 - 1:03 PM
X:\PROJECTS\2020\4807-20.610\DWG-4R\4807-20.610 UTIL SURVEY.DWG