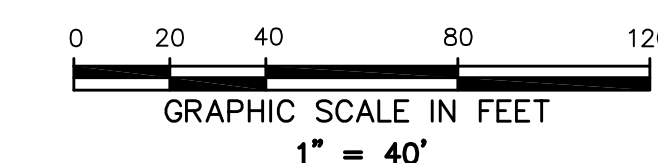
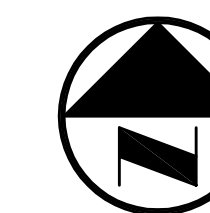


VICINITY MAP
(NOT TO SCALE)



LEGEND

- B - BOLLARD
- CO - CLEANOUT
- EM - ELECTRIC METER
- FH - FIRE HYDRANT
- FP - FLAG POLE
- GAS - UG GAS MARKER
- GAS - GAS MANHOLE
- GM - GAS METER
- GT - GREASE TRAP
- GA - GUY ANCHOR
- LS - LIGHT STANDARD
- MH - MANHOLE (TYPE UNKNOWN)
- PP - POWER POLE
- MP - METAL UTILITY POLE
- PP - PP W/ LIGHT
- PP - PP W/ GUY ANCHOR
- PP - PP W/ CROSS ARM (LENGTH IN FEET)
- SIGN - TRAFFIC SIGN
- SS - SAN. SEWER MANHOLE
- SS - UG SAN. SEWER MARKER
- TEL - TELEPHONE BOX
- TEL - UG TELEPHONE MARKER
- TSC - TRAFFIC SIGNAL CONTROL
- TSP - TRAFFIC SIGNAL POLE
- TS - TRAFFIC SENSOR
- SB - SUPPORT BEAM
- STM - STORM SEWER MANHOLE
- TEL - TELEPHONE MANHOLE
- WM - WATER METER
- WV - WATER VALVE
- ADS - 3-INCH ALUMINUM DISK
- (C.M.) - W/PACHCO KOCH" STAMP SET
- (C.M.) - CONTROLLING MONUMENT
- XF - "X" CUT IN CONCRETE FOUND
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- LIMITS OF FLOOD ZONE
- X - FENCE
- OVERHEAD UTILITY LINE
- UNDERGROUND GAS LINE
- STORM DRAIN LINE
- WATER LINE
- SANITARY SEWER LINE
- EXIST CONTOUR
- (D.R.D.C.T.) - DEED RECORDS OF DALLAS COUNTY, TEXAS
- (M.R.D.C.T.) - MAP RECORDS OF DALLAS COUNTY, TEXAS
- (O.P.R.D.C.T.) - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 5/10/19.

PRELIMINARY PLAT

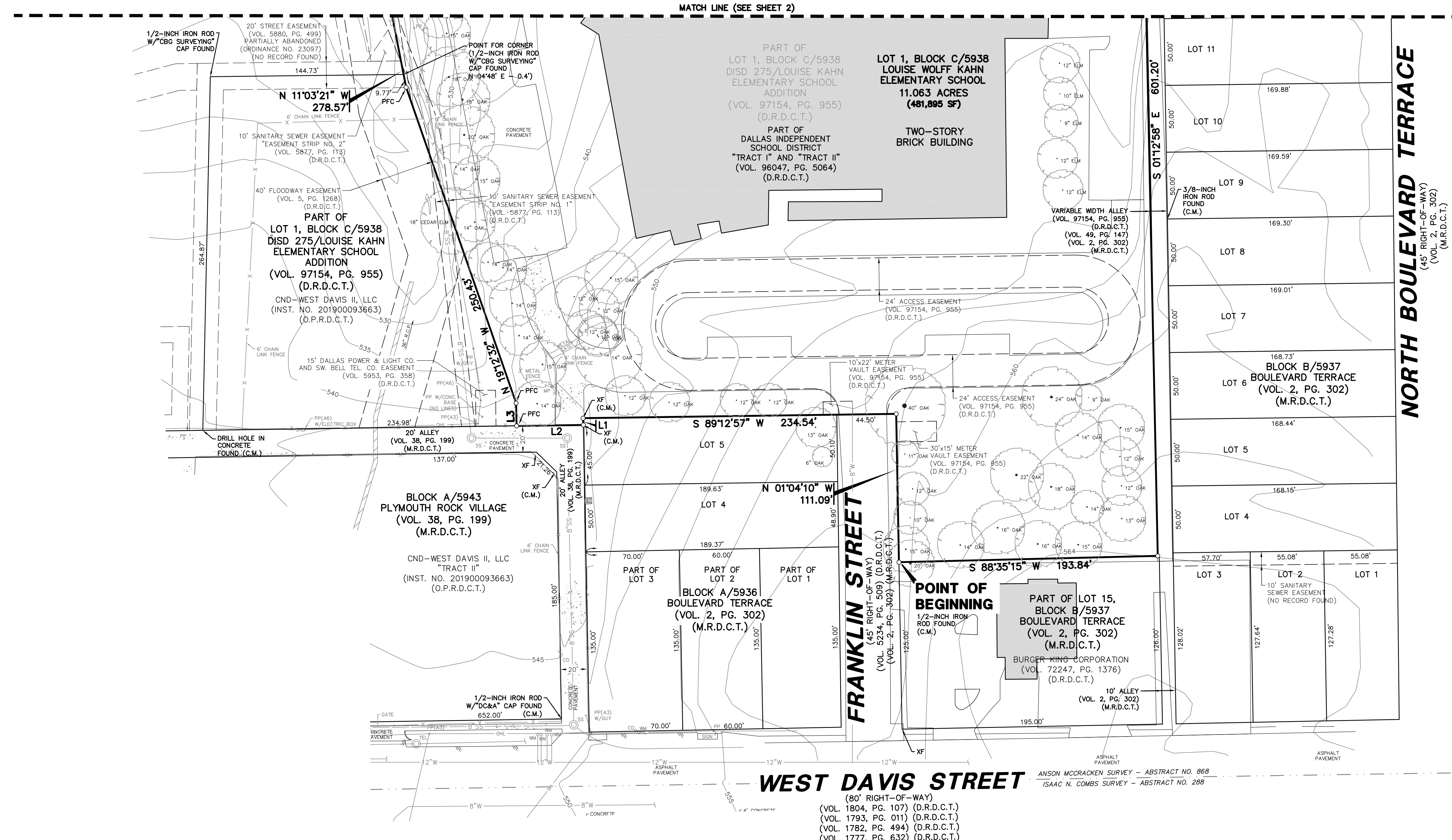
LOUISE WOLFF KAHN ELEMENTARY SCHOOL
LOT 1
CITY BLOCK BLOCK C/5938
 BEING A REPLAT OF LOT 1, BLOCK C/5938 DISD 257/LOUISE KAHN ELEMENTARY SCHOOL ADDITION AND BEING OUT OF THE ANSON MCCrackEN SURVEY, ABSTRACT NO. 868, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY FILE PLAN NO. S189-203

SHEET 1 OF 3

Pacheco Koch
 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10088000

DRAWN BY SBP	CHECKED BY JEC	SCALE 1"=40'	DATE MAY 2019	JOB NUMBER 1745-18.288
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CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	090°21'46"	45.00'	70.97'	45.29'	S 43°55'33" W	63.84'
C2	089°46'22"	45.09'	70.65'	44.91'	S 45°53'33" E	63.64'

LINE TABLE

LINE	BEARING	LENGTH
L1	S 02°43'44" E	5.10'
L2	S 89°11'38" W	50.00'
L3	N 01°07'03" W	17.10'
L4	S 89°06'37" W	9.80'
L5	S 00°53'33" E	19.96'
L6	N 89°13'16" E	20.22'

GENERAL NOTES

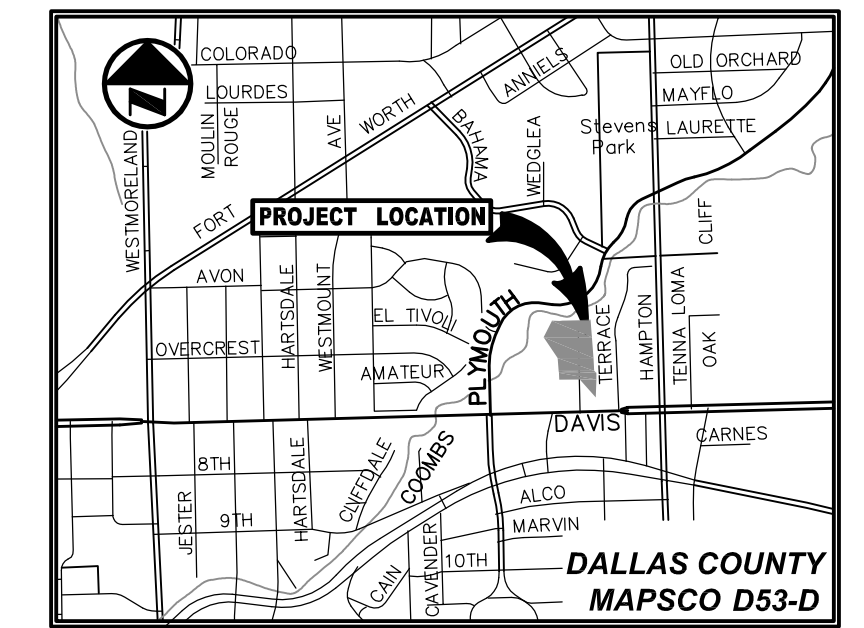
- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0365K, Community-Panel No. 480171 0365 K, Map Revised: July 7 2014, 2014. All of the subject property is shown to be located in Zone "X" and Zone "AE" 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 the 0.2% annual chance floodplain.
 Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.
- Lot to lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to replat one (1) lot from one (1) platted lot.
- All structures on the subject property are to remain.
- Coordinates shown hereon are based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), on grid values, no scale and no projection.

SURVEYOR / ENGINEER:
 PACHCO KOCH CONSULTING ENGINEERS
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TEXAS 75231
 PH: 972-235-3031
 CONTACT: JONATHAN E. COOPER

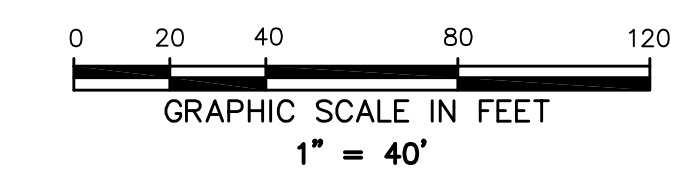
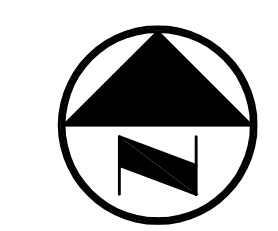
OWNER:
 DALLAS INDEPENDENT SCHOOL DISTRICT
 3700 ROSS AVENUE
 DALLAS, TEXAS 75204
 CONTACT: DAVID POLSON
 PH: 972-925-7287

S:\PHILIPS_1745-18.288\DWG\SURVEY_C3D_2015\1745-18.288PPL1.DWG

PRELIMINARY PLAT - LOUISE WOLFF KAHN ELEMENTARY SCHOOL



VICINITY MAP
(NOT TO SCALE)



LEGEND

- B - BOLLARD
- CD - CLEANOUT
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- FP - FLAG POLE
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- W - "/>

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PRELIMINARY PLAT

LOUISE WOLFF KAHN ELEMENTARY SCHOOL
LOT 1
CITY BLOCK BLOCK C/5938
BEING A REPLAT OF LOT 1, BLOCK C/5938
DISD 257/LOUISE KAHN ELEMENTARY SCHOOL ADDITION
AND BEING OUT OF THE ANSON MCCracken SURVEY, ABSTRACT NO. 868, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY FILE PLAN NO. S189-203

SHEET 2 OF 3

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 SBP	CHECKED BY JEC	SCALE 1"=40'	DATE MAY 2019	JOB NUMBER 1745-18.288
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SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JONATHAN E. COOPER

OWNER:
DALLAS INDEPENDENT SCHOOL DISTRICT
3700 ROSS AVENUE
DALLAS, TEXAS 75204
CONTACT: DAVID POLSON
PH: 972-925-7287

CURVE TABLE

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L4	S 89°06'37" W	9.80'
L5	S 00°53'33" E	19.96'
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GENERAL NOTES

- 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 surface adjustment factor of 1.000136506.
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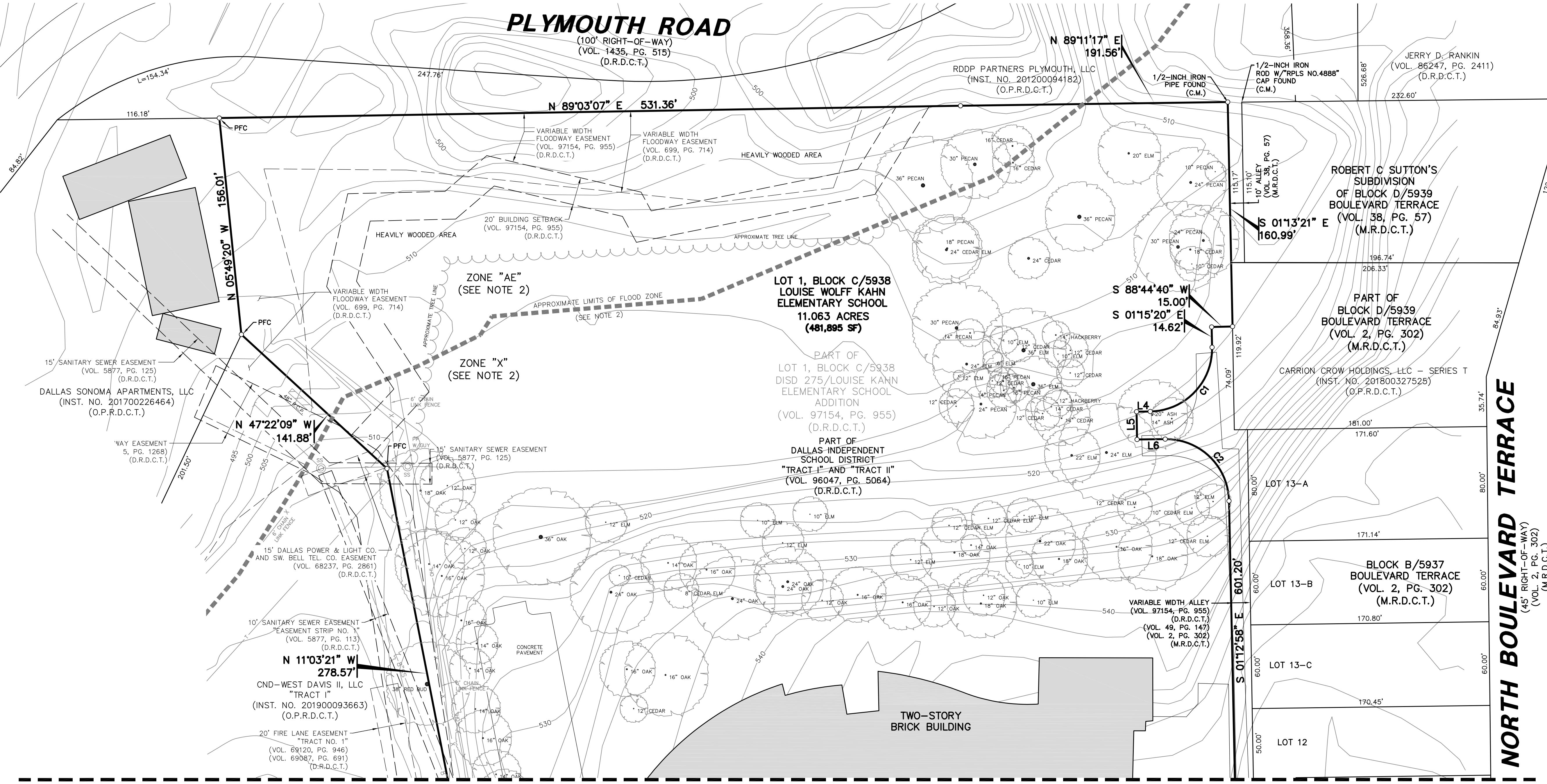
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.
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- The purpose of this plat is to replat one (1) lot from one (1) platted lot.
- All structures on the subject property are to remain.
- Coordinates shown hereon area based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), on grid values, no scale and no projection.

MATCH LINE (SEE SHEET 1)

TWO-STORY BRICK BUILDING

NORTH BOULEVARD TERRACE
(45' RIGHT-OF-WAY)
(VOL. 2, PG. 302)
(M.R.D.C.T.)



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PRELIMINARY PLAT - LOUISE WOLFF KAHN ELEMENTARY SCHOOL

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Dallas Independent School District is the owner of a 11.063 acre tract of land situated in the Anson McCracken Survey, Abstract No. 868, Dallas County, Texas; acre tract of land situated in the Anson McCracken Survey, Abstract No. 868, Dallas County, Texas; said tract being part of Lot 1, Block C/5938, DISD 275/Louise Kahn Elementary School Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 97154, Page 955 of the Deed Records of Dallas County, Texas; said tract also being part of those certain tracts of land described as "Tract I" and "Tract II" in Special Warranty Deed to Dallas Independent School District recorded in Volume 96047, Page 5064 of said Deed Records; said 11.063 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found in the east right-of-way line of Franklin Street (a 45-foot right-of-way); said point being a southwest corner of said Lot 1 and the northeast corner of a that certain tract of land described in Warranty Deed with Vendor's Lien to Burger King Corporation recorded in Volume 72247, Page 1376 of said Deed Records;

THENCE, North 01 degrees, 04 minutes, 10 seconds West, along the said east line of Franklin Street, a distance of 111.09 feet to a point for corner; said point being the east corner of the north terminus of said Franklin Street;

THENCE, South 89 degrees, 12 minutes, 57 seconds West, along the said north terminus of Franklin Street, at a distance of 44.50 feet passing the west corner of the said north terminus of Franklin Street and the northeast corner of Lot 5, Block A/5936 Boulevard Terrace, an addition to the City of Dallas according to the plat recorded in Volume 2, Page 302 of the Map Records of Dallas County, Texas; continuing along the north line of said Lot 5, in all a total distance of 234.54 feet to a "+" cut in concrete found for corner; said point being the northwest corner of said Lot 5;

THENCE, South 02 degrees, 43 minutes, 44 seconds East, along the west line of said Lot 5, a distance of 5.10 feet to a "+" cut in concrete found for corner; said point being the northeast corner of a 20-foot wide alley dedicated by the plat of Plymouth Rock Village, an addition to the City of Dallas, Texas according to the plat recorded in Volume 38, Page 199 of said Map Records;

THENCE, South 89 degrees, 11 minutes, 38 seconds West, along the said north line of said 20-foot alley, a distance of 50.00 feet to a point for corner; said point being the southeast corner of a certain tract of land described in Deed Without Warranty to CND-West Davis II, LLC recorded in Instrument No. 201900093663 of the Official Public Records of Dallas County, Texas;

THENCE, in a northerly direction, departing said north line of said 20-foot alley and along the east line of said CND-West Davis II, LLC tract, the following two (2) calls:

North 01 degrees, 07 minutes, 03 seconds West, a distance of 17.10 feet to a point for corner;

North 19 degrees, 12 minutes, 32 seconds West, a distance of 250.43 feet to a point for corner;

THENCE, North 11 degrees, 03 minutes, 21 seconds West, along the east line of said CND-West Davis II, passing at a distance of 9.77 feet the northeast corner of said CND-West Davis II, LLC tract and a southeast corner of a certain tract of land described as "Tract I" in Special Warranty Deed to CND-West Davis II, LLC recorded in Instrument No. 201900093664 of said Official Public Records, continuing along the east line of the second reference CND-West Davis II, LLC tract, in all a total distance of 278.57 feet to a point for corner;

THENCE, North 47 degrees, 22 minutes, 09 seconds West, continuing along the said east line of the second reference CND-West Davis II, LLC tract, a distance of 141.88 feet to a point for corner; said point being an east corner of that certain tract of land in Special Warranty Deed with Vendor's Lien to Dallas Sonoma Apartments, LLC recorded in Instrument No. 201700226464 of said Official Public Records;

THENCE, North 05 degrees, 49 minutes, 20 seconds West, along the east line of said Dallas Sonoma Apartments, LLC tract, a distance of 156.01 feet to a point for corner; said point being the northeast corner of said Dallas Sonoma Apartments, LLC tract and in the south line of that certain tract of land described in Special Warranty Deed to RDDP Partners Plymouth, LLC recorded in Instrument No. 201200094182 of said Official Public Records;

THENCE, in a easterly direction, along the said south line of said RDDP Partners Plymouth, LLC tract, the following two (2) calls:

North 89 degrees, 03 minutes, 07 seconds East, a distance of 531.36 feet to a point for corner;

North 89 degrees, 11 minutes, 17 seconds East, a distance of 191.56 feet to a 1/2-inch iron rod found for corner; said point being at the west corner of the north terminus of a 10-foot wide alley dedicated by the plat of Robert C Sutton's Subdivision of Block D/5939, Boulevard Terrace, an addition to the City of Dallas according to the plat recorded in Volume 38, Page 57 of said Map Records;

THENCE, South 01 degrees, 13 minutes, 21 seconds East, along the west line of said 10-foot alley, passing at a distance of 115.17 feet the west corner of the south terminus of said 10-foot alley; said point being the northwest corner of that certain tract of land described General Warranty Deed to Carrion Crow Holdings, LLC - Series T recorded in Instrument No. 201800327525 of said Official Public Records, continuing along the west line of said Carrion Crow Holdings, LLC - Series T tract, in all a total distance of 160.99 feet to a point for corner; said point being the east corner of a variable width alley crossing between said Block C/5938 and Block B/5937 of said Boulevard Terrace;

THENCE, in a southerly direction, departing the said west line of said Carrion Crow Holdings, LLC - Series T tract and along the west line the third referenced alley, the following eight (8) calls:

South 88 degrees, 44 minutes, 40 seconds West, a distance of 15.00 feet to a point for corner;

South 01 degrees, 15 minutes, 20 seconds East, a distance of 14.62 feet to a point for the beginning of a curve to the right;

along said curve to the right, having a central angle of 90 degrees, 21 minutes, 46 seconds, a radius of 45.00 feet, a chord bearing and distance of South 43 degrees, 55 minutes, 33 seconds West, 63.84 feet, an arc distance of 70.97 feet, to a point for the end of said curve;

South 89 degrees, 06 minutes, 37 seconds West, a distance of 9.80 feet to a point for corner;

South 00 degrees, 53 minutes, 33 seconds East, a distance of 19.96 feet to a point for corner;

North 89 degrees, 13 minutes, 16 seconds East, a distance of 20.22 feet to a point for the beginning of a curve to the right;

along said curve to the right, having a central angle of 89 degrees, 46 minutes, 22 seconds, a radius of 45.09 feet, a chord bearing and distance of South 45 degrees, 53 minutes, 33 seconds East, 63.64 feet, an arc distance of 70.65 feet, to a point for the end of said curve;

South 01 degrees, 12 minutes, 58 seconds East, a distance of 601.20 feet to a point for corner; said point being in the north line of said Burger King Corporation tract;

THENCE, South 88 degrees, 35 minutes, 15 seconds West, along the said north line of said Burger King Corporation tract, a distance of 193.84 feet to the POINT OF BEGINNING;

CONTAINING: 481,895 square feet or 11.063 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Jonathan E. Cooper, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ___ day of MAY, 2019.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 5/10/19.

Jonathan E. Cooper
Registered Professional Land Surveyor
No. 5369

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ____, 2019.

Notary Public in and for the State of Texas

GENERAL 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 surface adjustment factor of 1.000136506.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 4811300365K, Community-Panel No. 480171 0365 K, Map Revised: July 7 2014, 2014. All of the subject property is shown to be located in Zone "X" and Zone "AE" 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:
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3. Lot to lot drainage will not be allowed without engineering section approval.
4. The purpose of this plat is to replat one (1) lot from one (1) platted lot.
5. All structures on the subject property are to remain.
6. Coordinates shown hereon are based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), on grid values, no scale and no projection.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Dallas Independent School District, acting by and through its duly authorized agent, Tim Strucely, does hereby adopt this plat, designating the herein described property as LOUISE WOLFF KAHN ELEMENTARY SCHOOL, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this the ___ day of ____, 2019.

By: Dallas Independent School District

Tim Strucely
Title: Executive Director, Construction Services

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Tim Strucely personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ____, 2019.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
LOUISE WOLFF KAHN
ELEMENTARY SCHOOL
LOT 1
CITY BLOCK BLOCK C/5938
BEING A REPLAT OF LOT 1, BLOCK C/5938
DISD 257/LOUISE KAHN
ELEMENTARY SCHOOL ADDITION
AND BEING OUT OF THE
ANSON MCCrackEN SURVEY, ABSTRACT NO. 868,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY FILE PLAN NO. S189-203

SHEET 3 OF 3

SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JONATHAN E. COOPER

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3700 ROSS AVENUE
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CONTACT: DAVID POLSON
PH: 972-925-7287

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

Table with 5 columns: DRAWN BY (SBP), CHECKED BY (JEC), SCALE (1"=40'), DATE (MAY 2019), JOB NUMBER (1745-18.288)

PRELIMINARY PLAT - LOUISE WOLFF KAHN ELEMENTARY SCHOOL

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