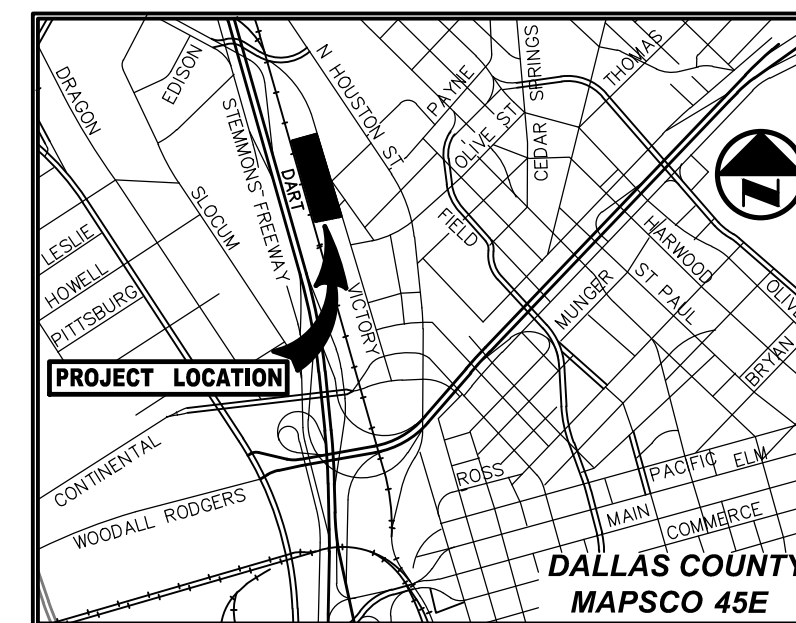


0 20 40 80 120  
GRAPHIC SCALE IN FEET  
1" = 40'



VICINITY MAP  
(NOT TO SCALE)

LEGEND

- B BOLLARD
- ELEC ELECTRIC BOX
- ELEC ELECTRIC MANHOLE
- FDX FIRE DEPT. CONN.
- FH FIRE HYDRANT
- FL FLOOD LIGHT
- GS GAS TEST STATION
- GV GAS VALVE
- HE HAND HOLE ELECTRIC
- ICV IRRIGATION CONTROL VALVE
- LS LIGHT STANDARD
- MH MANHOLE (TYPE UNKNOWN)
- SM STORM SEWER MANHOLE
- TEL TELEPHONE MANHOLE
- TEL TELEPHONE BOX
- TSCT TRAFFIC SIGNAL CONTROL
- STM STORM SEWER MANHOLE
- TEL TELEPHONE MANHOLE
- WM WATER METER
- WV WATER VALVE
- 3-INCH ALUMINUM DISK STAMPED "VICTORY NORTH ADDITION BLOCK A/1277 HALF ASSOC"
- ADS 3-INCH ALUMINUM DISK STAMPED "PACHECO KOCH - VNA"
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- FENCE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND GAS LINE
- STORM DRAIN LINE
- WATER LINE
- 6" SANITARY SEWER LINE
- EXIST. CONTOUR
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED 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 12/20/17.

SHEET 1 OF 2  
PRELIMINARY PLAT  
VICTORY NORTH ADDITION  
LOT 1E, BLOCK A/1277

PART OF  
LOT 1B, BLOCK A/1277  
VICTORY NORTH ADDITION  
LOCATED IN THE CITY OF DALLAS, TEXAS  
AND BEING OUT OF THE  
J. GRIGSBY SURVEY, ABSTRACT NO. 495,  
DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO.: S178-063  
ENGINEERING PLAN NO.: 311T-

<b>Pacheco Koch</b>		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-14439	
		TX REG. SURVEYING FIRM LS-10193805	
DRAWN BY DHM	CHECKED BY GMP	SCALE 1"=40'	JOB NUMBER 2737-16.411

SURVEYOR:

PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
CONTACT: MARK PEACE  
PH: (972) 235-3031

OWNER:

ANLAND NORTH COMMERCIAL, LP  
3000 TURTLE CREEK BOULEVARD  
DALLAS, TEXAS 75219  
CONTACT: KEN REESE  
PH: (214) 303-5523

LOT 1, BLOCK A/394  
AMERICAN AIRLINES CENTER AT VICTORY  
(VOL. 2001138, PG. 20)  
D.R.D.C.T.

ALL STAR  
WAY  
(67' WIDE RIGHT-OF-WAY)  
(VOL. 99243, PG. 294)  
D.R.D.C.T.

LOT 1C, BLOCK A/1277  
VICTORY NORTH  
(INST. NO. 200600219870)  
O.P.R.D.C.T.

LOT 1D, BLOCK A/1277  
CAMDEN VICTORY NORTH  
(INST. NO. 201400214445)  
O.P.R.D.C.T.

VICTORY AVENUE  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 2000094, PG. 4008)  
D.R.D.C.T.

POINT OF  
BEGINNING

STATE PLANE  
COORDINATES (GRID)  
N: 6974553.76  
E: 2487362.34

LOT 1E  
BLOCK A/1277  
2.891 ACRES  
(125,914 SF)

ANLAND 1A/1C, LP  
(VOL. 98060, PG. 3979)  
D.R.D.C.T.

PART OF  
LOT 1B, BLOCK A/1277  
VICTORY NORTH ADDITION  
(INST. NO. 200600219870)  
O.P.R.D.C.T.

STATE PLANE  
COORDINATES (GRID)  
N: 6974553.76  
E: 2486963.62

DALLAS AREA RAPID TRANSIT AND  
FORTH WORTH TRANSPORTATION AUTHORITY  
(VOL. 99251, PG. 3713)  
(VOL. 84017, PG. 4116)  
D.R.D.C.T.

STEMMONS FREEWAY  
(INTERSTATE HIGHWAY 35E)  
(VARIABLE WIDTH RIGHT-OF-WAY)  
STATE OF TEXAS  
(VOL. 6090, PG. 604)  
D.R.D.C.T.

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 TxDOT Dallas County surface adjustment factor of 1.0001365906.
- Lot to lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to create one lot for development purposes.
- All improvements on the subject property will be removed.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.

TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE	
POINT NO.	DESCRIPTION	POINT NO.	DESCRIPTION	POINT NO.	DESCRIPTION	POINT NO.	DESCRIPTION
1796	7" CEDAR ELM	2260	9" CEDAR ELM	2329	12" CYPRESS	2814	10" LIVE OAK
1922	8" CEDAR ELM	2261	9" CEDAR ELM	2612	14" LIVE OAK	2817	10" LIVE OAK
1957	10" CEDAR ELM	2262	10" CEDAR ELM	2620	12" LIVE OAK	2819	15" LIVE OAK
1962	10" CEDAR ELM	2268	8" CEDAR ELM	2622	10" LIVE OAK	2821	12" LIVE OAK
2003	8" CEDAR ELM	2292	9" CEDAR ELM	2624	15" LIVE OAK	2822	12" LIVE OAK
2005	9" CEDAR ELM	2323	14" CYPRESS	2626	10" LIVE OAK	2824	14" LIVE OAK
2044	9" CEDAR ELM	2324	14" CYPRESS	2629	9" LIVE OAK	2827	15" LIVE OAK
2082	10" CEDAR ELM	2325	10" CYPRESS	2633	12" LIVE OAK	2829	14" LIVE OAK
2254	10" CEDAR ELM	2326	14" CYPRESS	2804	12" LIVE OAK	3027	13" MULTI-TRUNK CREPE MYRTLE
2256	10" CEDAR ELM	2327	12" CYPRESS	2806	12" LIVE OAK		
2258	10" CEDAR ELM	2328	14" CYPRESS	2811	9" LIVE OAK		

PPRELIMINARY PLAT - LOT 1E, BLOCK A/1277, VICTORY NORTH ADDITION

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

BEING, a 2.891 acre (125,914 SF) tract of land situated in the J. Grigsby Survey, Abstract No. 495, Dallas County, Texas; said tract being part of Lot 1B, Block A/1277, Victory Park Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument Number 200600219870 of the Official Public Records of Dallas County, Texas; said tract also being part of that certain tract of land described as Parcel 1A in Special Warranty Deed to Anland 1A/1C, L.P. recorded in Volume 98060, Page 3979 of the Deed Records of Dallas County, Texas; said 2.891 acre tract being more particularly described as follows:

BEGINNING, at a 3–inch aluminum disk stamped "VICTORY NORTH ADDITION BLOCK A/1277 HALFF ASSOC" found in the west line of Victory Avenue (a variable width right–of–way); said point being the southeast corner of said Lot 1B and the northeast corner of Lot 1, Block A/397, Victory Station Plaza Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2002010, Page 91 of said Official Public Records;

THENCE, South 74 degrees, 47 minutes, 54 seconds West, along the southeast line of said Lot 1B and the northwest line of said Lot 1, a distance of 298.12 feet to a 3–inch aluminum disk stamped "VICTORY NORTH ADDITION BLOCK A/1277" set for corner in the northeast line of that certain tract of land described in Deed Without Warranty to Dallas Area Rapid Transit and Fort Worth Transportation Authority recorded in Volume 99251, Page 3713 of the Deed Records of Dallas County, Texas; said point being the southwest corner of said Lot 1B and the northwest corner of said Lot 1;

THENCE, North 15 degrees, 18 minutes, 07 seconds West, along the said northeast line of the Dallas Area Rapid Transit and Fort Worth Transportation Authority tract and the southwest line of said Lot 1B, a distance of 577.79 feet to a 3–inch aluminum disk stamped "VICTORY NORTH ADDITION BLOCK A/1277" set for corner;

THENCE, North 75 degrees, 00 minutes, 00 seconds East, departing the said northeast line of the Dallas Area Rapid Transit and Fort Worth Transportation Authority tract and the said southwest line of Lot 1B, a distance of 302.48 feet to a 3–inch aluminum disk stamped "VICTORY NORTH ADDITION BLOCK A/1277" set for corner in the southwest line of said Victory Avenue;

THENCE, along the said southwest line of Victory Avenue, the following four (4) calls:

South 15 degrees, 06 minutes, 58 seconds East, a distance of 35.71 feet to a 3–inch aluminum disk stamped "VICTORY NORTH ADDITION BLOCK A/1277" set for corner;

South 13 degrees, 41 minutes, 02 seconds East, a distance of 120.04 feet to a 3–inch aluminum disk stamped "VICTORY NORTH ADDITION BLOCK A/1277" set for corner;

South 15 degrees, 06 minutes, 58 seconds East, a distance of 5.02 feet to a 3–inch aluminum disk stamped "VICTORY NORTH ADDITION BLOCK A/1277" set for corner;

South 15 degrees, 06 minutes, 58 seconds East, a distance of 259.18 feet to the POINT OF BEGINNING;

CONTAINING: 125,914 square feet or 2.891 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Anland North Commercial, LP., acting by and through its duly authorized agent, Ken Reese, does hereby adopt this plat, designating the herein above described property as **VICTORY NORTH ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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 \_\_\_\_\_, 2017.

By: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Ken Reese 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

THAT I, Gregory Mark Peace, 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 Preliminary Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2017

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 12/20/17.

Gregory Mark Peace  
Registered Professional Land Surveyor,  
No. 6608  
mpeace@pkce.com

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 Gregory Mark Peace, 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of 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 12/20/17.

SHEET 2 OF 2  
PRELIMINARY PLAT  
**VICTORY NORTH ADDITION**  
**LOT 1E, BLOCK A/1277**  
PART OF


LOT 1B, BLOCK A/1277  
VICTORY NORTH ADDITION  
LOCATED IN THE CITY OF DALLAS, TEXAS  
AND BEING OUT OF THE  
J. GRIGSBY SURVEY, ABSTRACT NO. 495,  
DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO.: S178–063  
ENGINEERING PLAN NO.: 311T–\_\_\_\_\_

SURVEYOR:

PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
CONTACT: MARK PEACE  
PH: (972) 235–3031

OWNER:

ANLAND NORTH COMMERCIAL, LP  
3000 TURTLE CREEK BOULEVARD  
DALLAS, TEXAS 75219  
CONTACT: KEN REESE  
PH: (214) 303–5523



7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F–14439  
TX REG. SURVEYING FIRM LS–10193805

DRAWN BY DHM	CHECKED BY GMP	SCALE 1"=40'	DATE DEC. 2017	JOB NUMBER 2737–16.411
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