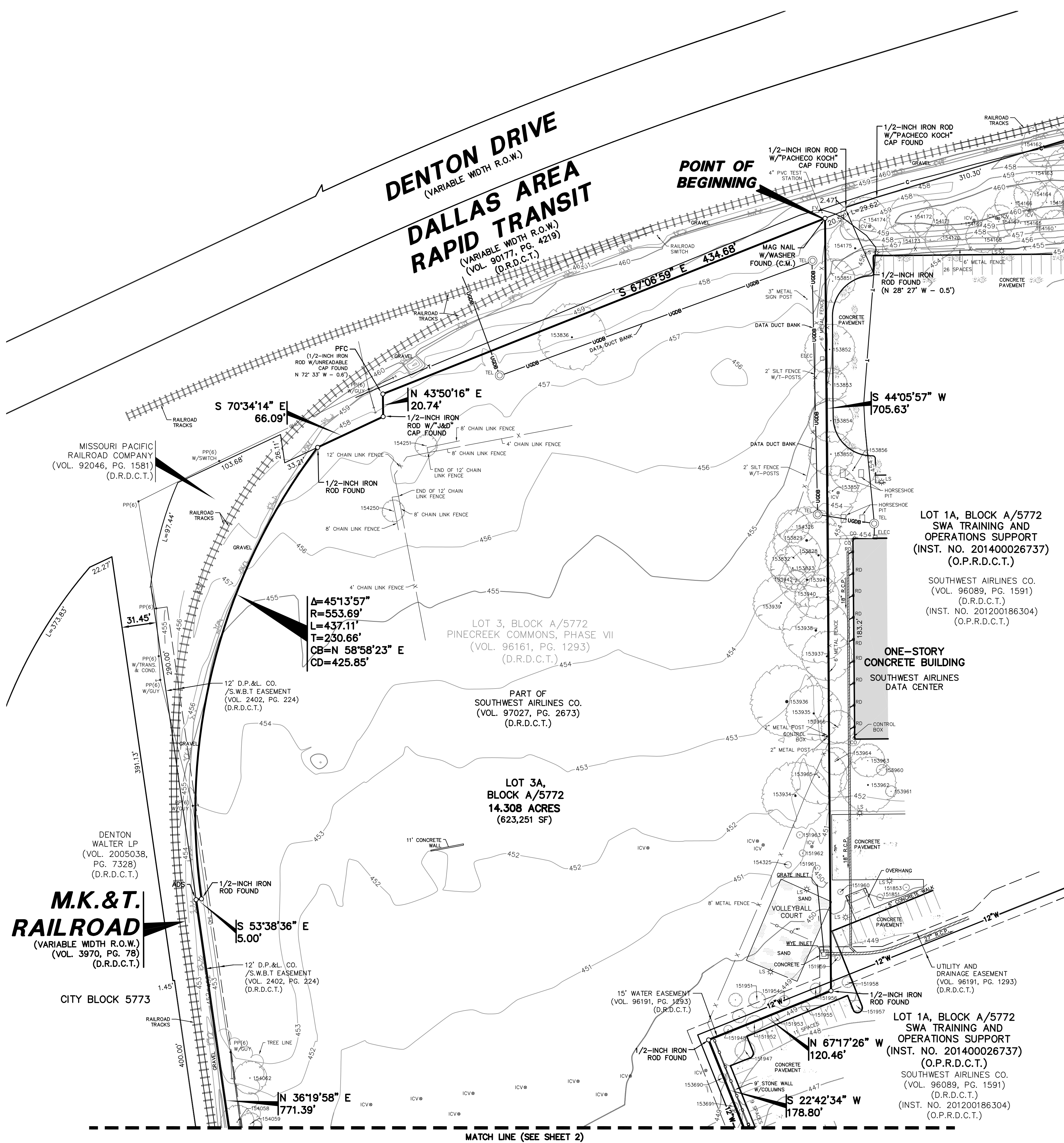


VICINITY MAP  
(NOT TO SCALE)



**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.
- Lot-to-lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to create one lot from two previously platted lots.
- Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506
- Coordinates shown are based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
- All monuments noted as found and bearing identification cap "PACHECO KOCH" were set during the performance of a prior survey.

TREE TABLE					
POINT NO.	DESCRIPTION	POINT NO.	DESCRIPTION	POINT NO.	DESCRIPTION
151553	4" LIVE OAK	153692	4" LIVE OAK	153717	4" MULTI-TRUNK HOLLY
151594	4" LIVE OAK	153693	4" MULTI-TRUNK CREPE MYRTLE	153718	4" MULTI-TRUNK HOLLY
151629	6" CHINESE PISTACHIO	153694	4" MULTI-TRUNK CREPE MYRTLE	153719	4" MULTI-TRUNK HOLLY
151657	4" LIVE OAK	153695	4" MULTI-TRUNK CREPE MYRTLE	153720	4" LIVE OAK
151738	3" LIVE OAK	153696	4" MULTI-TRUNK CREPE MYRTLE	153721	4" LIVE OAK
151768	5" CHINESE PISTACHIO	153697	4" MULTI-TRUNK CREPE MYRTLE	153722	4" LIVE OAK
151851	3" OAK	153698	6" MULTI-TRUNK CREPE MYRTLE	153723	4" LIVE OAK
151853	3" OAK	153699	4" MULTI-TRUNK CREPE MYRTLE	153724	6" CEDAR ELM
151947	6" CHINESE PISTACHIO	153700	5" MULTI-TRUNK CREPE MYRTLE	153725	10" LIVE OAK
151948	3" OAK	153701	6" MULTI-TRUNK CREPE MYRTLE	153729	14" MULTI-TRUNK COTTONWOOD
151951	5" CHINESE PISTACHIO	153702	6" MULTI-TRUNK CREPE MYRTLE	153740	4" COTTONWOOD
151952	5" CHINESE PISTACHIO	153703	4" LIVE OAK	153741	40" MULTI-TRUNK COTTONWOOD
151953	3" CHINESE PISTACHIO	153704	4" LIVE OAK	153748	17" MULTI-TRUNK HACKBERRY
151954	5" CHINESE PISTACHIO	153705	4" LIVE OAK	153750	36" ELM
151955	3" CHINESE PISTACHIO	153706	4" LIVE OAK	153753	28" ELM
151956	5" CHINESE PISTACHIO	153707	6" CHINESE PISTACHIO	153754	30" MULTI-TRUNK ELM
151957	5" CHINESE PISTACHIO	153708	3" MULTI-TRUNK HOLLY	153756	38" ELM
151958	5" CHINESE PISTACHIO	153709	3" MULTI-TRUNK HOLLY	153759	29" MULTI-TRUNK ELM
151959	3" OAK	153710	4" MULTI-TRUNK HOLLY	153760	20" ELM
151960	3" OAK	153711	4" MULTI-TRUNK HOLLY	153761	12" COTTONWOOD
151961	3" OAK	153712	4" LIVE OAK	153762	19" MULTI-TRUNK COTTONWOOD
151962	3" CEDAR ELM	153713	4" LIVE OAK	153763	24" MULTI-TRUNK HACKBERRY
151963	3" CEDAR ELM	153714	4" LIVE OAK	153765	10" ELM
153690	4" LIVE OAK	153715	4" LIVE OAK	153795	10" LIVE OAK
153691	4" LIVE OAK	153716	4" MULTI-TRUNK HOLLY	153796	12" LIVE OAK
153828	24" OAK	153964	9" PECAN	154059	6" HACKBERRY
153829	30" OAK	153965	16" OAK	154062	12" MULTI-TRUNK ELM
153832	18" OAK	153966	10" BRADFORD PEAR	154160	10" CEDAR ELM
153833	16" OAK	154002	10" LIVE OAK	154161	10" CEDAR ELM
153836	22" OAK	154006	8" LIVE OAK	154162	14" LIVE OAK
153851	12" LIVE OAK	154010	10" LIVE OAK	154163	12" LIVE OAK
153852	15" ASH	154011	8" LIVE OAK	154164	9" CEDAR ELM
153853	10" ASH	154022	10" HACKBERRY	154165	10" CEDAR ELM
153854	14" ASH	154025	10" LIVE OAK	154166	10" CEDAR ELM
153855	14" ASH	154027	10" LIVE OAK	154167	10" CEDAR ELM
153856	14" LIVE OAK	154028	8" LIVE OAK	154168	10" CEDAR ELM
153857	16" ASH	154030	6" LIVE OAK	154169	10" CEDAR ELM
153934	26" OAK	154031	8" LIVE OAK	154170	10" CEDAR ELM
153935	24" OAK	154032	12" LIVE OAK	154171	10" CEDAR ELM
153936	36" OAK	154034	10" MULTI-TRUNK LIVE OAK	154172	14" LIVE OAK
153937	20" OAK	154040	10" LIVE OAK	154173	10" CEDAR ELM
153938	28" OAK	154041	18" MULTI-TRUNK LIVE OAK	154174	15" LIVE OAK
153939	20" OAK	154042	11" LIVE OAK	154175	24" LIVE OAK
153940	16" LIVE OAK	154046	6" LIVE OAK	154200	6" MULTI-TRUNK HACKBERRY
153941	24" CEDAR ELM	154045	12" LIVE OAK	154251	6" MULTI-TRUNK OAK
153942	10" MULTI-TRUNK CEDAR	154046	10" LIVE OAK	154325	3" CEDAR ELM
153960	3" ASH	154048	10" ELM	154326	7" MULBERRY
153961	3" CEDAR ELM	154055	11" HACKBERRY		
153962	20" OAK	154056	8" HACKBERRY		
153963	7" PECAN	154058	12" HACKBERRY		

**LEGEND**

- B BOLLARD
- CG BASKETBALL GOAL
- COB CLEANOUT
- CBV CABLE VAULT
- EBE ELECTRIC BOX
- EMH ELECTRIC MANHOLE
- EMM ELECTRIC METER
- ERH ELECTRIC RISER
- EVV ELECTRIC VAULT
- FH FIRE HYDRANT
- FIB-UG FIB. OPTIC MARKER
- FLS FLOOD LIGHT
- FV FIBER OPTIC VAULT
- GAS-UG GAS MARKER
- HA HAND HOLE (TYPE UNKNOWN)
- GA GUY ANCHOR
- ICV IRRIGATION CONTROL VALVE
- LS-25 LIGHT STANDARD
- MSCA MISCELLANEOUS FEATURES
- MW MONITORING WELL
- PP POWER POLE
- PP W/ LIGHT
- PP W/ GUY ANCHOR
- PP W/ CROSS ARM (LENGTH IN FEET)
- RD ROOF DRAIN
- SHW TRAFFIC SIGN
- SS SAN. SEWER MANHOLE
- STH STORM SEWER MANHOLE
- TEL TELEPHONE BOX
- RRSP RAILROAD SIGNAL POLE
- W/ELECTRIC BOX
- TRAFFIC SIGNAL
- TS-25 TRAFFIC SIGNAL CONTROL
- TS-30 TRAFFIC SIGNAL CONTROL
- TSP TRAFFIC SIGNAL POLE
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- VAULT (TYPE UNKNOWN)
- VENT
- WTR-UG WATER MARKER
- WM WATER METER
- WMH WATER MANHOLE
- WV WATER VAULT
- WV WATER VALVE
- OR PAINT MARK ORANGE
- Y PAINT MARK YELLOW
- PROPERTY LINE
- EASEMENT LINE
- FENCE
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND GAS LINE
- STORM DRAIN LINE
- WATER LINE
- SANITARY SEWER LINE
- REINFORCED CONCRETE PIPE
- UNDERGROUND DATA DUCT BANK
- UNDERGROUND CONDUIT
- EXIST CONTOUR
- 3-INCH ALUMINUM DISK STAMPED "PACHECO KOCH CONSULTING ENGINEERS" - FLIGHT TRAINING CENTER" SET (C.M.)
- CONTROLLING MONUMENT
- POINT FOR CORNER
- DEED RECORDS OF DALLAS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

SHEET 1 OF 2  
PRELIMINARY PLAT  
**FLIGHT TRAINING CENTER**  
LOT 3A, BLOCK A/5772  
BEING A REPLAT OF  
LOT 3, BLOCK A/5772  
PINECREEK COMMONS, PHASE VII AND  
LOT 1, BLOCK B/5772  
FIKES RESEARCH CENTER, FIRST INSTALLMENT  
AND BEING OUT OF THE  
DICKERSON PARKER SURVEY, ABSTRACT NO. 1113,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-054  
ENGINEERING PLAN NO. \_\_\_\_\_

SURVEYOR / ENGINEER:  
PACHECO KOCH CONSULTING ENGINEERS  
2702 LOVE FIELD DRIVE  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: KYLE C. HARRIS

OWNER:  
SOUTHWEST AIRLINES CO.  
2702 LOVE FIELD DRIVE  
DALLAS, TEXAS 75235  
PH: 214-792-4444

**Pacheco Koch**  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-1008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JRM	KCH	1"=50'	DEC. 2015	1320-15.322

J MILLER, P. 0.00 PM, 12/15/2015, 1320-15.322, SURVEY, CSD, 2015, 1320-15.322\_PP.DWG

FLIGHT TRAINING CENTER - PRELIMINARY PLAT



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Southwest Airlines Co. is the owner of a 14.308 acre tract of land situated in the Dickerson Parker Survey, Abstract No. 1113, Dallas County, Texas; said tract being all of Lot 3, Block A/5772, Pinecreek Commons, Phase VII, an addition to the City of Dallas, Texas according to the plat recorded in Volume 96161, Page 1293 of the Deed Records of Dallas County, Texas and part of Lot 1, Block B/5772, Fikes Research Center, First Installment, an addition to the City of Dallas, Texas according to the plat recorded in Volume 868, Page 107 of said Deed Records; said tract also being part of that tract of land described in Special Warranty Deed to Southwest Airlines Co. recorded in Volume 97027, Page 2673 of said Deed Records and part of those tracts of land described as "Tract 1" and "Tract 2" in Special Warranty Deed to Southwest Airlines Co. recorded in Volume 2000242, Page 258 of said Deed Records; said tract also being a portion of Research Row (a variable width right-of-way) as abandoned by Ordinance No. \_\_\_\_\_; said 14.308 acre tract being more particularly described as follows:

BEGINNING, at a MAG nail with washer found in the southwest right-of-way line of Dallas Area Rapid Transit (a variable width right-of-way); said point being the easternmost corner of said Lot 3 and the northernmost corner of Lot 1A, Block A/5772, SWA Training and Operations Support, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201400026737 of the Official Public Records of Dallas County, Texas;

THENCE, in a westerly direction, departing the said southwest line of Dallas Area Rapid Transit and along the northwest line of said Lot 1A, the following four (4) calls:

South 44 degrees, 05 minutes, 57 seconds West, a distance of 705.63 feet to a 1/2-inch iron rod found for corner;

North 67 degrees, 17 minutes, 26 seconds West, a distance of 120.46 feet to a 1/2-inch iron rod found for corner;

South 22 degrees, 42 minutes, 34 seconds West, a distance of 178.80 feet to a 3-inch aluminum disk stamped "PACHECO KOCH CONSULTING ENGINEERS - FLIGHT TRAINING CENTER" set for an angle point;

South 22 degrees, 38 minutes, 27 seconds West, a distance of 276.96 feet to a 3-inch aluminum disk stamped "PACHECO KOCH CONSULTING ENGINEERS - FLIGHT TRAINING CENTER" set for corner in the southeast right-of-way line of said Research Row;

THENCE, North 67 degrees, 22 minutes, 48 seconds West, departing the said southeast line of Research Row, at a distance of 59.98 feet passing the northwest right-of-way line of said Research Row and the easternmost corner of Lot 1A, Block B/5772, Pine Creek Medical Center Addition, Phase 2, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 200600237289 of said Official Public Records, continuing along the northeast line of said Lot 1A, Block B/5772 in all a total distance of 569.10 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the southeast right-of-way line of M.K.&T. Railroad (a variable width right-of-way); said point being the northernmost corner of said Lot 1A, Block B/5772;

THENCE, North 36 degrees, 19 minutes, 58 seconds East, along the said southeast line of M.K.&T. Railroad, a distance of 771.39 feet to a 3-inch aluminum disk stamped "PACHECO KOCH CONSULTING ENGINEERS - FLIGHT TRAINING CENTER" set for the westernmost corner of a tract of land described in Special Warranty Deed to Missouri Pacific Railroad Company recorded in Volume 92046, Page 1581 of said Deed Records;

THENCE, South 53 degrees, 38 minutes, 36 seconds East, departing the said southeast line of M.K.&T. Railroad and along the southwest line of said Missouri Pacific Railroad Company tract, a distance of 5.00 feet to a 1/2-inch iron rod found for the southernmost corner of said Missouri Pacific Railroad Company tract; said point being the beginning of a non-tangent curve to the right;

THENCE, in a northeasterly direction, along the southeast line of said Missouri Pacific Railroad Company tract and along said curve to the right, having a central angle of 45 degrees, 13 minutes, 57 seconds, a radius of 553.69 feet, a chord bearing and distance of North 58 degrees, 58 minutes, 23 seconds East, 425.85 feet, an arc distance of 437.11 feet to a 1/2-inch iron rod found for corner in the said southwest line of Dallas Area Rapid Transit at the end of said curve; said point being the easternmost corner of said Missouri Pacific Railroad Company tract;

THENCE, in a southeasterly direction, along the said southwest line of Dallas Area Rapid Transit, the following three (3) calls:

South 70 degrees, 34 minutes, 14 seconds East, a distance of 66.09 feet to a 1/2-inch iron rod with "J&D" cap found for corner;

North 43 degrees, 50 minutes, 16 seconds East, a distance of 20.74 feet to a point for corner; from said point a 1/2-inch iron rod with unreadable cap found bears North 72 degrees, 33 minutes West, a distance of 0.6 feet;

South 67 degrees, 06 minutes, 59 seconds East, a distance of 434.68 feet to the POINT OF BEGINNING;

CONTAINING: 623,251 square feet or 14.308 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Southwest Airlines Co. acting by and through its duly authorized agent, Bob Montgomery, does hereby adopt this plat, designating the herein described property as FLIGHT TRAINING CENTER 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 \_\_\_\_\_, 2016.

By: Southwest Airlines Co.

Name: Bob Montgomery
Title: Vice President - Properties and Facilities

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Bob Montgomery 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 \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

THAT I, Kyle Coleman Harris, 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 \_\_\_\_\_, 2016.

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 12/8/15.
KYLE COLEMAN HARRIS
Registered Professional Land Surveyor
No. 6266

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 Kyle Coleman Harris, 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 the \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

SHEET 2 OF 2
PRELIMINARY PLAT
FLIGHT TRAINING CENTER
LOT 3A, BLOCK A/5772
BEING A REPLAT OF
LOT 3, BLOCK A/5772
PINECREEK COMMONS, PHASE VII AND
LOT 1, BLOCK B/5772
FIKES RESEARCH CENTER, FIRST INSTALLMENT
AND BEING OUT OF THE
DICKERSON PARKER SURVEY, ABSTRACT NO. 1113,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-054
ENGINEERING PLAN NO. \_\_\_\_\_

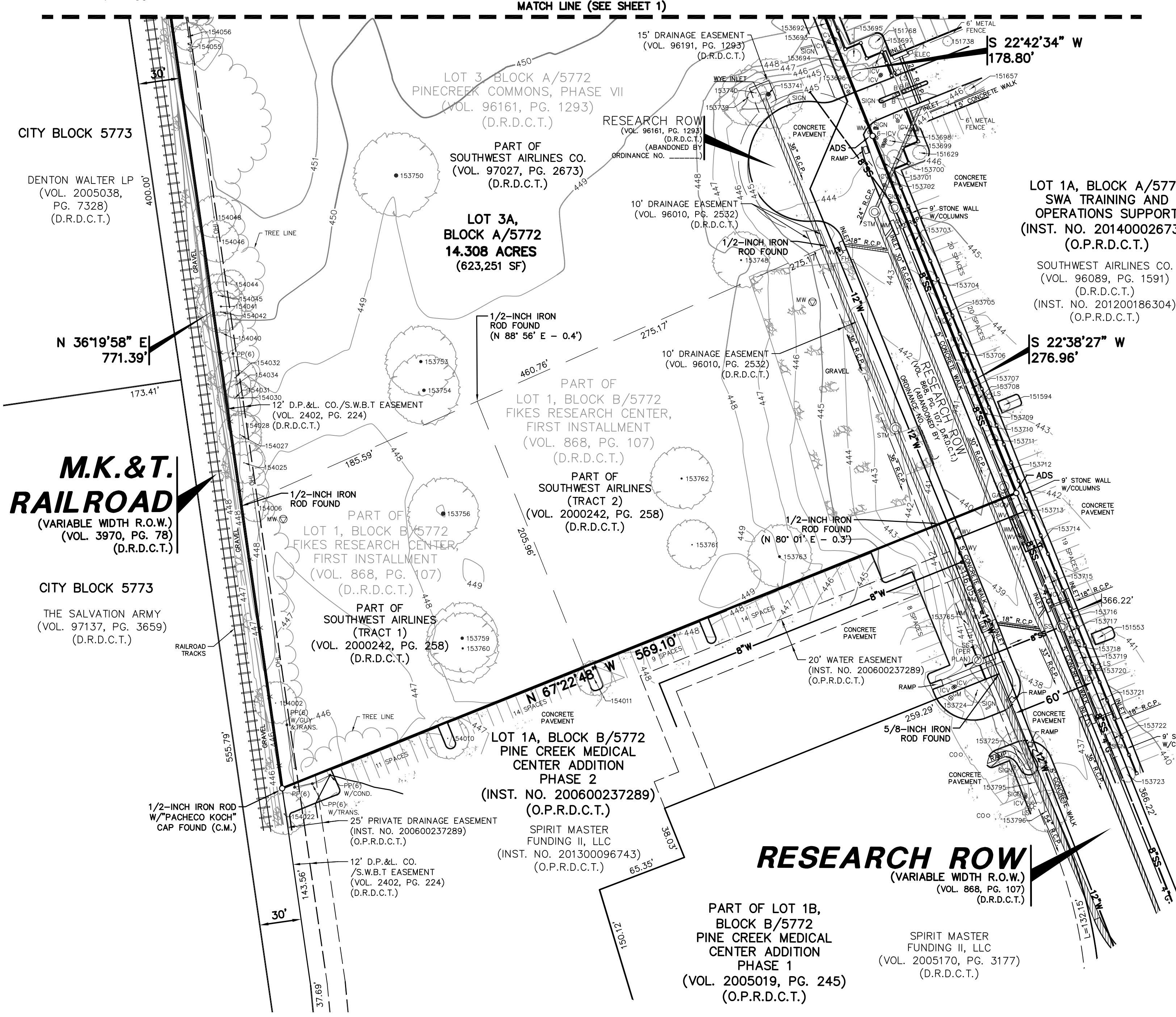
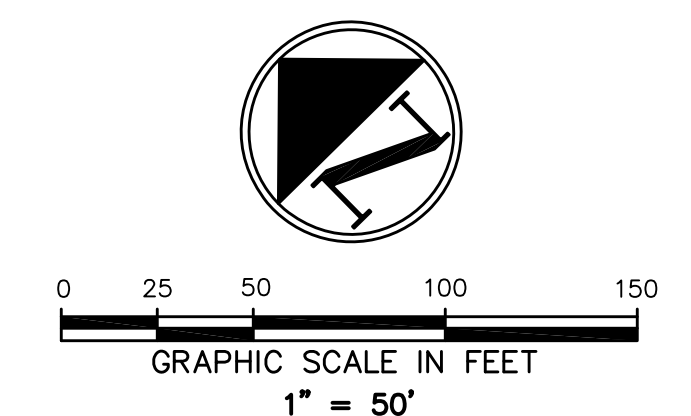
Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1008000
DRAWN BY: JRM, CHECKED BY: KCH, SCALE: 1"=50', DATE: DEC. 2015, JOB NUMBER: 1320-15.322

RESEARCH ROW
(VARIABLE WIDTH R.O.W.)
(VOL. 868, PG. 107)
(D.R.D.C.T.)

PART OF LOT 1B, BLOCK B/5772
PINE CREEK MEDICAL CENTER ADDITION
PHASE 1
(VOL. 2005019, PG. 245)
(O.P.R.D.C.T.)
SPIRIT MASTER FUNDING II, LLC
(VOL. 2005170, PG. 3177)
(D.R.D.C.T.)

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.
2. Lot-to-lot drainage will not be allowed without engineering section approval.
3. The purpose of this plat is to create one lot from two previously platted lots.
4. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506
5. Coordinates shown are based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
6. All monuments noted as found and bearing identification cap "PACHECO KOCH" were set during the performance of a prior survey.



LEGEND table with symbols for BOLLARD, CLEANOUT, CABLE VAULT, ELEC. VAULT, FIRE HYDRANT, etc., and their corresponding symbols and descriptions.

Vertical text on the left edge: J:\MILLER\15.322\DWG\15.322\DWG\15.322\DWG\15.322\_P1.DWG

Vertical text on the right edge: FLIGHT TRAINING CENTER - PRELIMINARY PLAT