

LOT 4, BLOCK 1
SAMUELL BLVD. BUSINESS PARK
(VOL. 2002241, PG. 72)
D.R.D.C.T.

LOT 4, BLOCK 1
SAMUELL BLVD. BUSINESS PARK
(VOL. 2002241, PG. 72)
D.R.D.C.T.

SAMUELL BOULEVARD

LOT 1, BLOCK M/6213
FIRST BAPTIST ACADEMY
19.922 ACRES
(867,786 SF)

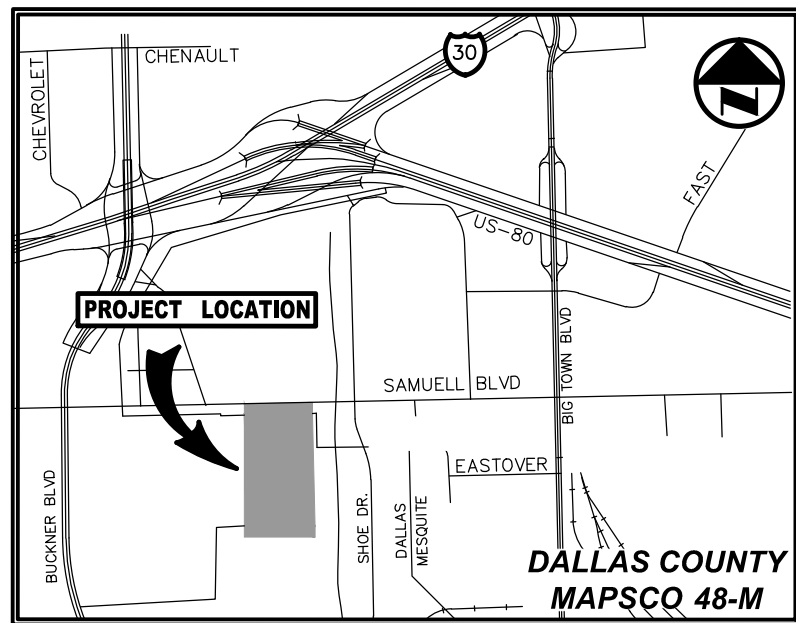
FIRST BAPTIST ACADEMY
(VOL. 96045, PG. 1084)

LOT 1, BLOCK N/6213
(VOL. 99246, PG. 10)
D.R.D.C.T.

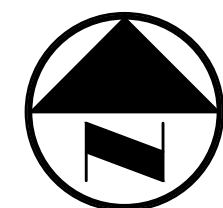
BUCKNER BAPTIST BENEVOLENCES
(VOL. 287, PG. 632)
(VOL. 397, PG. 509)
(VOL. 244, PG. 238)
D.R.D.C.T.

LOT 4, BLOCK L/6213
BOCI WAREHOUSE ADDITION
(INST. NO. 200600290925)
O.P.R.D.C.T.

BUCKNER BAPTIST BENEVOLENCES
(VOL. 50, PG. 277)
D.R.D.C.T.



VICINITY MAP
(NOT TO SCALE)



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

LEGEND

- | | |
|---|--|
| BOLLARD
CLEANOUT
ELECTRIC BOX
ELECTRIC MANHOLE
ELECTRIC VAULT
FIRE HYDRANT
GUY ANCHOR
HAND HOLE ELECTRIC
LIGHT STANDARD
MANHOLE (TYPE UNKNOWN)
PULL BOX (TYPE UNKNOWN)
PULL BOX ELECTRIC
POWER POLE
METAL UTILITY POLE
PP W/ LIGHT
PP W/ GUY ANCHOR
PP W/ CROSS ARM (LENGTH IN FEET)
TELEPHONE BOX | PP W/ TRANS. & CONDUIT
TRAFFIC SIGN
SAN. SEWER MANHOLE
STORM SEWER MANHOLE
WATER METER
WATER MANHOLE
WATER VAULT
WATER VALVE
FENCE
OVERHEAD UTILITY LINE
STORM DRAIN LINE
SANITARY SEWER LINE
EXIST CONTOUR
EXIST SPOT ELEV.
EXIST TOP OF CURB ELEV.
EXIST GUTTER ELEV.
CONTROLLING MONUMENT
1/2-INCH IRON ROD W/PACHECO KOCH CAP SET |
|---|--|

NOTES

- Bearing system for this survey is based on the North American Datum of 1983, Texas State Plane Coordinate System, North Central Texas, Zone 4202. Distances shown have been scaled to surface using Dallas County TXDOT Scale 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. 48113C0370K, Community-Panel No. 480171 0970 K and Community-Panel No. 485490 0970 K, Map Revised: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- Lot to lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to create one lot from two unplatted tracts.
- 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.

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 9/13/16.

**PRELIMINARY PLAT
FIRST BAPTIST ACADEMY
LOT 1, BLOCK M/6213**

LOCATED IN THE CITY OF DALLAS
AND BEING OUT OF THE
H.J. WEBB SURVEY, ABSTRACT NO. 1636
AND G. PEMBERTON SURVEY, ABSTRACT NO. 1154,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-293

SHEET 1 OF 3

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
DRAWN BY SBP		TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805	
CHECKED BY JPH	SCALE 1"=40'	DATE SEPT. 2016	JOB NUMBER 3845-16.344

SURVEYOR:

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

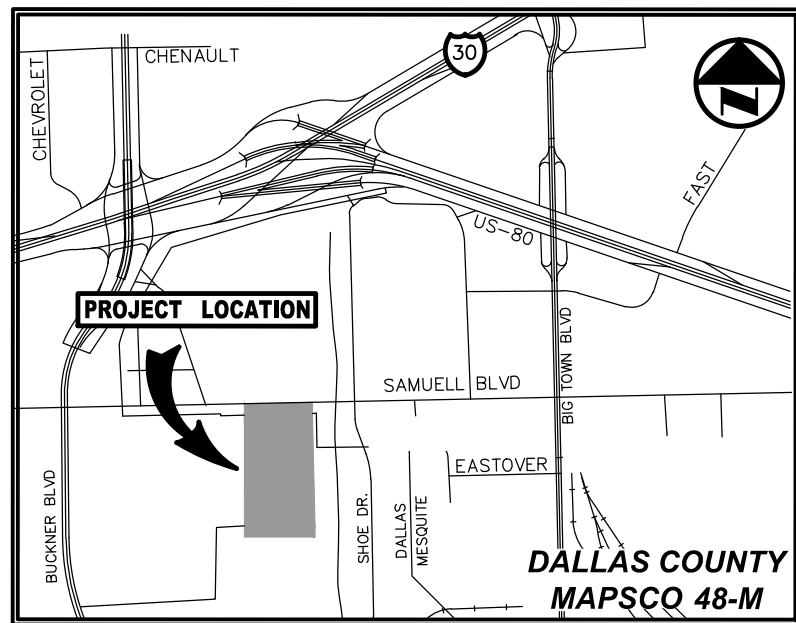
OWNER:

FIRST BAPTIST ACADEMY
P.O. BOX 868
DALLAS, TX 75221
JASON LOVVORN
PH: (214) 969-7861

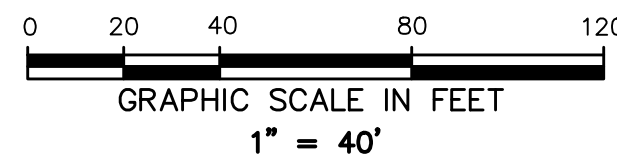
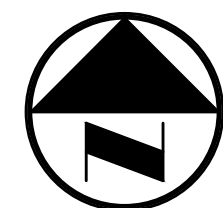
MATCH LINE (SEE SHEET 2)

PRELIMINARY PLAT - FIRST BAPTIST ACADEMY, LOT 1, BLOCK M/6213

KLARA 9/15/16 9:18 AM
K1 (DWG) 3845-16.344 (DWG) SURVEY C3D 2015 3845-16.344 (PP) DWG



VICINITY MAP
(NOT TO SCALE)



LEGEND

B • BOLLARD	PP W/ TRANS • PP W/ TRANSFORMER
CO • CLEANOUT	PP W/ TRANS & CONDUIT
ELEC □ ELECTRIC BOX	SS □ SAN. SEWER MANHOLE
ELEC ○ ELECTRIC MANHOLE	SS ○ SAN. SEWER MANHOLE
EV □ ELECTRIC VAULT	STM ○ STORM SEWER MANHOLE
FD ◇ FIRE HYDRANT	WM ○ WATER METER
GA • GUY ANCHOR	WM ○ WATER MANHOLE
HE □ HAND HOLE ELECTRIC	WM □ WATER VAULT
LS ○ LIGHT STANDARD	WV • WATER VALVE
MH ○ MANHOLE (TYPE UNKNOWN)	—X— FENCE
PB □ PULL BOX (TYPE UNKNOWN)	—OH— OVERHEAD UTILITY LINE
PB □ PULL BOX ELECTRIC	—SD— STORM DRAIN LINE
PP • POWER POLE	—SS— SANITARY SEWER LINE
PPM • METAL UTILITY POLE	—SS— EXIST CONTOUR
PP W/ LIGHT	—SS— EXIST SPOT ELEV.
PP W/ GUY ANCHOR	—SS— EXIST TOP OF CURB ELEV.
PP W/ CROSS ARM (LENGTH IN FEET)	—SS— EXIST GUTTER ELEV.
TEL □ TELEPHONE BOX	(C.M.) CONTROLLING MONUMENT
	IRS 1/2-INCH IRON ROD
	W/PACHECO KOCH" CAP SET

PRELIMINARY

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RELEASED 9/13/16.

PRELIMINARY PLAT
**FIRST BAPTIST
ACADEMY ADDITION
LOT 1, BLOCK M/6213**

LOCATED IN THE CITY OF DALLAS
AND BEING OUT OF THE
H.J. WEBB SURVEY, ABSTRACT NO. 1636
AND G. PEMBERTON SURVEY, ABSTRACT NO. 1154,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-293

SHEET 2 OF 3



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 SBP	CHECKED BY JPH	SCALE 1"=40'	DATE SEPT. 2016	JOB NUMBER 3845-16.344
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MATCH LINE (SEE SHEET 2)

BASEBALL
DIAMOND

DUGOUT

LOT 1, BLOCK M/6213
FIRST BAPTIST ACADEMY
19.922 ACRES
(867,786 SF)

FIRST BAPTIST ACADEMY
(VOL. 96045, PG. 1084)

FIRST BAPTIST ACADEMY
(VOL. 98043, PG. 7226)

LOT 1, BLOCK P/6213
PROLOGIS PARK AT BUCKNER
(INST. NO. 201300285976)
O.P.R.D.C.T.
EXETER 4696 CLOVER HAVEN LP
(INST. NO. 201600009608)
O.P.R.D.C.T.

SURVEYOR:

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

OWNER:

FIRST BAPTIST ACADEMY
P.O. BOX 868
DALLAS, TX 75221
JASON LOVVORN
PH: (214) 969-7861

LOT 1, BLOCK N/6213
BUCKNER CHILDREN'S HOME
(VOL. 99246, PG. 10)
D.R.D.C.T.
BUCKNER BAPTIST BENEVOLENCES
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