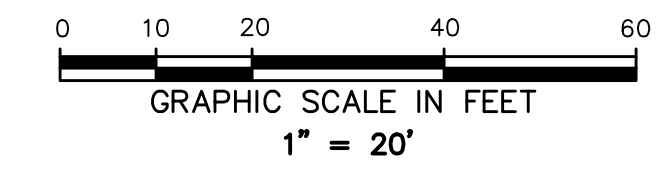
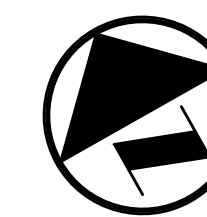


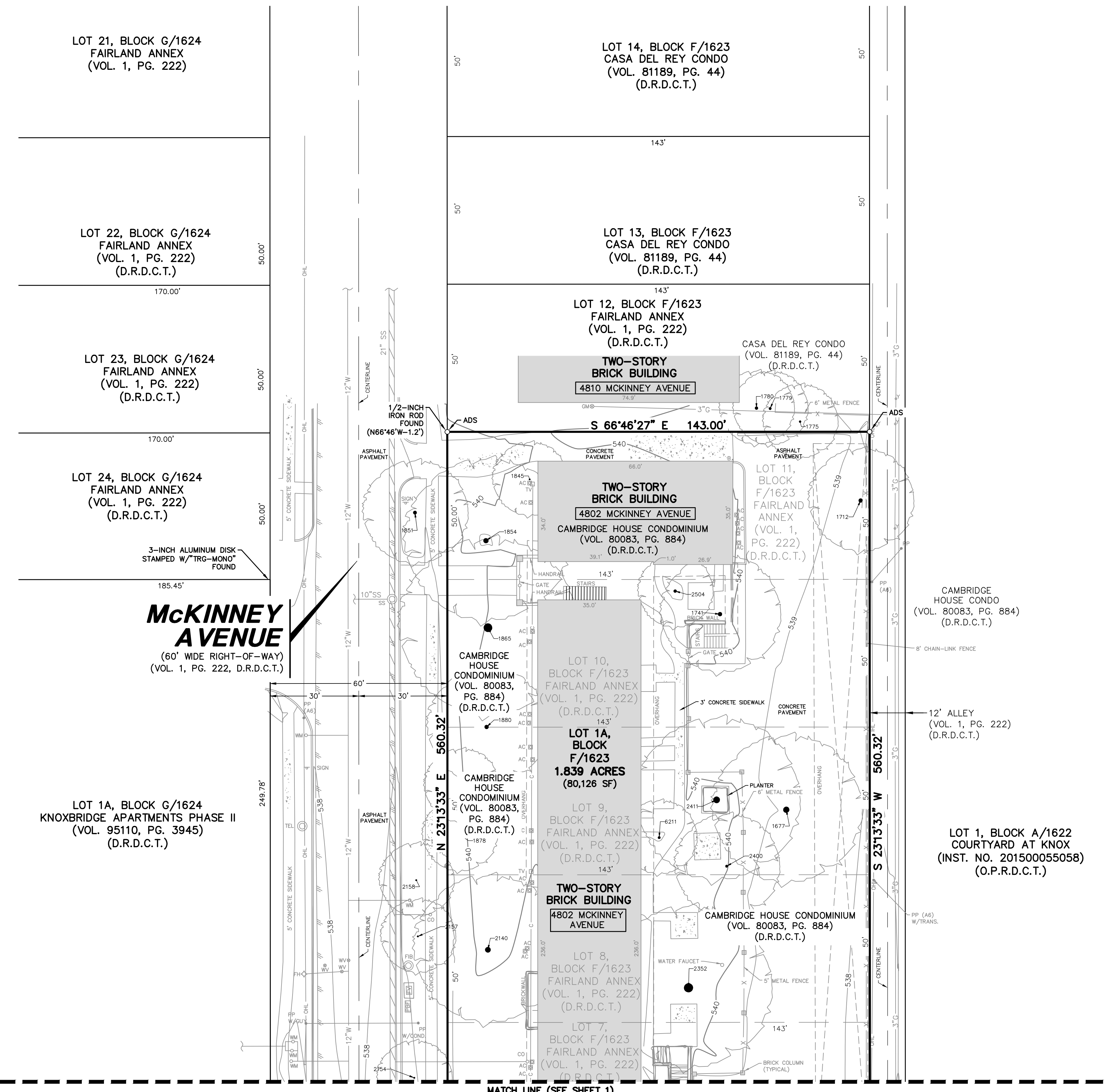
VICINITY MAP  
(NOT TO SCALE)



LEGEND

(C.M.)	(C.M.)
AC/A/C UNIT	PROPERTY LINE
B BOLLARD	EASEMENT LINE
CO CLEANOUT	FENCE
EM ELECTRIC METER	OVERHEAD UTILITY LINE
FM FIRE HYDRANT	HAND RAIL
FIB FIBER OPTIC MANHOLE	GUARD RAIL
FIB FIBER OPTIC VAULT	UNDERGROUND ELECTRIC LINE
GAS GAS MANHOLE	UNDERGROUND TELEPHONE LINE
GM GAS METER	UNDERGROUND CABLE LINE
GUY GUY ANCHOR	UNDERGROUND FIBER OPTIC LINE
PULL BOX FIBER OPTIC	UNDERGROUND GAS LINE
PP POWER POLE	STORM DRAIN LINE
PP W/ LIGHT	SANITARY SEWER LINE
PP W/ GUY ANCHOR	WATER LINE
PP W/ CROSS	SANITARY SEWER LINE
ARM (LENGTH IN FEET)	EXIST. CONTOUR
SS SAN. SEWER MANHOLE	EXIST. SPOT ELEV.
TEL TELEPHONE BOX	EXIST. TOP OF CURB ELEV.
TEL TELEPHONE VAULT	EXIST. GUTTER ELEV.
WM WATER METER	EXIST. TOP OF WALL ELEV.
WM WATER VALVE	EXIST. BOTTOM OF WALL ELEV.
WATER VAULT	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
WATER VALVE	INST. NO. INSTRUMENT NUMBER
3.25" ALUMINUM DISK STAMPED "PACHECO KOCH - 4717 MCK" SET	VOL. VOLUME
	PG. PAGE
	IRF 1/2-INCH IRON ROD W/ W/NER & ASSOC. INC. CAP FOUND
	CENTER LINE

TREE TABLE	
POINT NO.	DESCRIPTION
1140	10" MULTI-TRUNK HACKBERRY
1142	16" BRADFORD PEAR
1200	10" MULTI-TRUNK CREPE MYRTLE
1201	10" MULTI-TRUNK CREPE MYRTLE
1202	10" MULTI-TRUNK CREPE MYRTLE
1203	10" MULTI-TRUNK CREPE MYRTLE
1244	14" PALM
1256	40" ELM
1274	10" MULTI-TRUNK CREPE MYRTLE
1275	10" MULTI-TRUNK CREPE MYRTLE
1308	48" ASH
1518	26" HACKBERRY
1571	26" PECAN
1639	20" ASH
1644	18" MAGNOLIA
1677	24" PECAN
1712	16" PECAN
1741	16" MAGNOLIA
1775	8" HACKBERRY
1779	10" BOX ELDER
1780	12" HACKBERRY
1845	6" MULTI-TRUNK CREPE MYRTLE
1851	14" SYCAMORE
1854	20" LIVE OAK
1855	34" LIVE OAK
1878	6" MULTI-TRUNK CREPE MYRTLE
1879	6" MULTI-TRUNK CREPE MYRTLE
1880	16" PECAN
2140	22" LIVE OAK
2154	6" MULTI-TRUNK CREPE MYRTLE
2157	6" MULTI-TRUNK CREPE MYRTLE
2158	6" MULTI-TRUNK CREPE MYRTLE
2162	22" LIVE OAK
2220	48" OAK
2291	14" LIVE OAK
2352	36" LIVE OAK
2411	26" PECAN
6107	36" PECAN
6108	28" PECAN
6140	6" CREPE MYRTLE
6211	10" MAGNOLIA



**McKINNEY AVENUE**  
(60' WIDE RIGHT-OF-WAY)  
(VOL. 1, PG. 222, D.R.D.C.T.)

**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 10/16/18.

**PRELIMINARY PLAT**  
**4717 MCKINNEY**  
**LOT 1A, BLOCK F/1623**

A REPLAT OF  
FAIRLAND ANNEX  
LOTS 1-11, BLOCK F/1623  
AND BEING OUT OF THE  
THE JOHN SMITH SURVEY, ABSTRACT NO. 1334,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NUMBER: S189-018  
ENGINEERING PLAN NUMBER: 311T-

SHEET 2 OF 3

**OWNER**  
PROVIDENT REALTY ADVISORS, INC.  
10210 N. CENTRAL EXPRESSWAY, STE. 300  
DALLAS, TX 75231  
972-385-4112  
CONTACT: JOHN HICKMAN

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

<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	
<b>DRAWN BY</b> ACD	<b>CHECKED BY</b> MWW/JEC	<b>SCALE</b> 1"=20'	<b>DATE</b> OCT. 2018
		<b>JOB NUMBER</b> 3156-17.265	

ADETZ 10/16/18 9:09 AM  
M:\DWG-CAD\18156-17.265\DWG\SURVEY\_C3D\_2018\3156-17.265PP.DWG

PRELIMINARY PLAT - 4717 MCKINNEY, LOT 1, BLOCK F/1623