

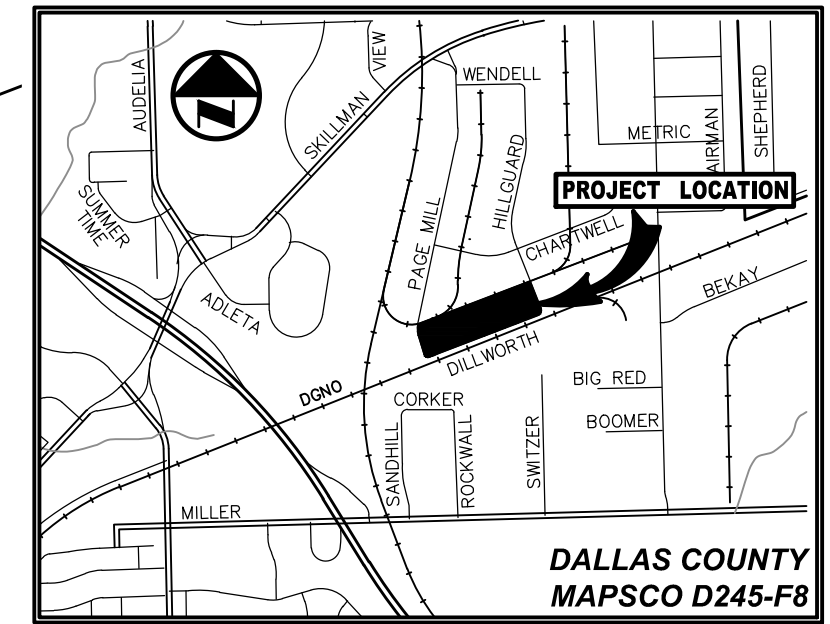
**BLOCK C/8073
NORTHGATE BUSINESS
PARK NO. 1
(VOL. 74113, PG. 1136)
(D.R.D.C.T.)**
RAY DAVIS
(INST. NO. 200600151123)
(O.P.R.D.C.T.)

**BLOCK A/8071
NORTHGATE BUSINESS
PARK NO. 1
(VOL. 74113, PG. 1136)
(D.R.D.C.T.)**
FLT NORTHGATE-ASHTON, LLC, ET AL
(INST. NO. 201500181668)
(O.P.R.D.C.T.)

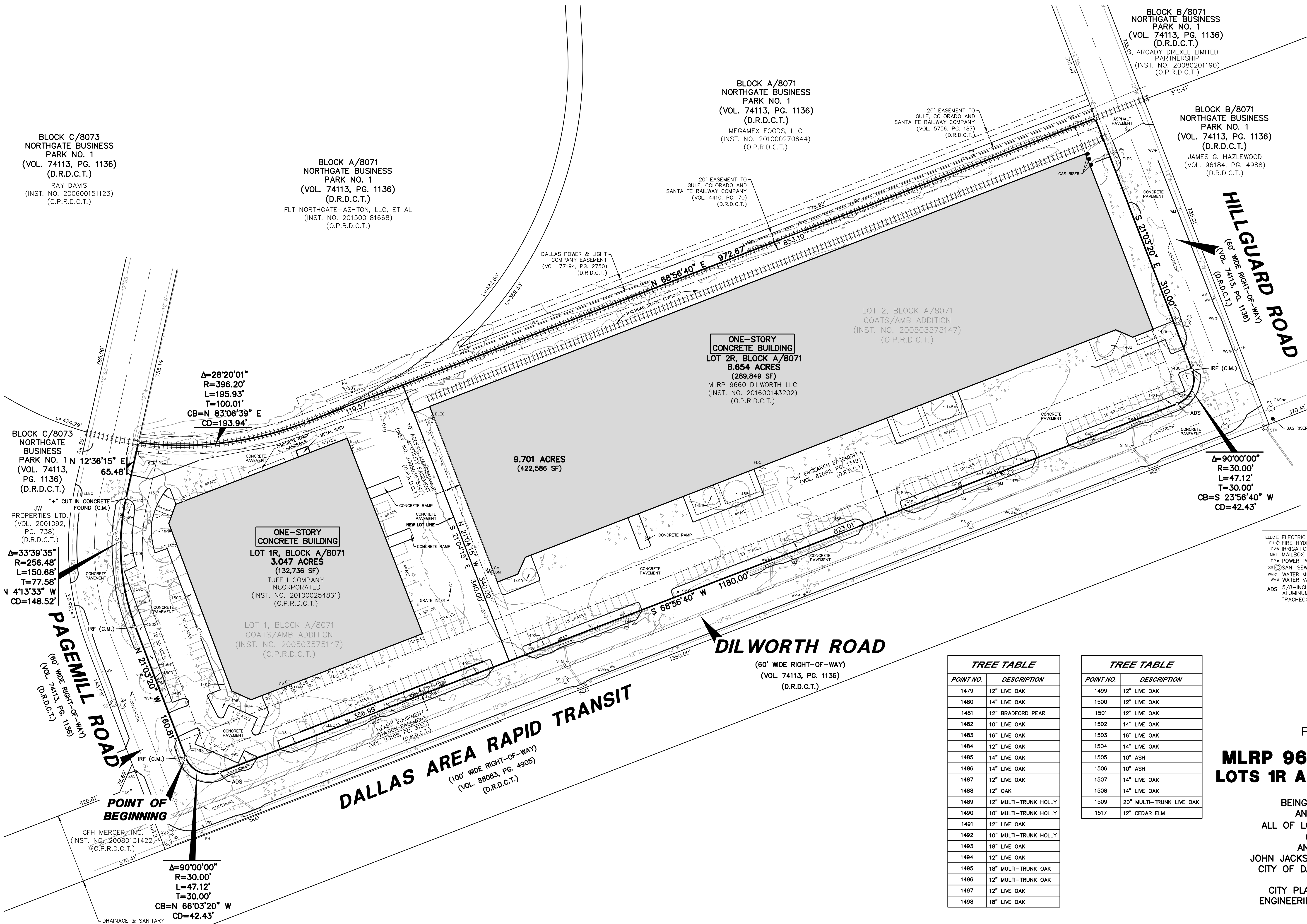
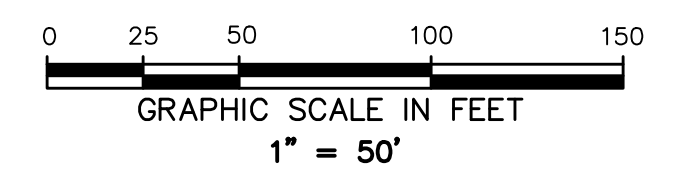
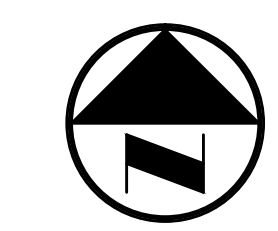
**BLOCK A/8071
NORTHGATE BUSINESS
PARK NO. 1
(VOL. 74113, PG. 1136)
(D.R.D.C.T.)**
MEGAMEX FOODS, LLC
(INST. NO. 201000270644)
(O.P.R.D.C.T.)

**BLOCK B/8071
NORTHGATE BUSINESS
PARK NO. 1
(VOL. 74113, PG. 1136)
(D.R.D.C.T.)**
ARCADY DREXEL LIMITED
PARTNERSHIP
(INST. NO. 20080201190)
(O.P.R.D.C.T.)

**BLOCK B/8071
NORTHGATE BUSINESS
PARK NO. 1
(VOL. 74113, PG. 1136)
(D.R.D.C.T.)**
JAMES G. HAZLEWOOD
(VOL. 96184, PG. 4988)
(D.R.D.C.T.)



**VICINITY MAP
(NOT TO SCALE)**



**ONE-STORY
CONCRETE BUILDING
LOT 2R, BLOCK A/8071
6.654 ACRES
(289,849 SF)**
MLRP 9660 DILWORTH LLC
(INST. NO. 201600143202)
(O.P.R.D.C.T.)

**ONE-STORY
CONCRETE BUILDING
LOT 1R, BLOCK A/8071
3.047 ACRES
(132,736 SF)**
TUFFLI COMPANY
INCORPORATED
(INST. NO. 201000254861)
(O.P.R.D.C.T.)

**9.701 ACRES
(422,586 SF)**

**BLOCK C/8073
NORTHGATE BUSINESS
PARK NO. 1 N 12°36'15" E
(VOL. 74113, PG. 1136)
(D.R.D.C.T.)**
65.48'

**Δ=33°39'35"
R=256.48'
L=150.68'
T=77.58'
CD=148.52'**

**Δ=28°20'01"
R=396.20'
L=195.93'
T=100.01'
CB=N 83°06'39" E
CD=193.94'**

**Δ=90°00'00"
R=30.00'
L=47.12'
T=30.00'
CB=S 23°56'40" W
CD=42.43'**

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 11/16/16.

LEGEND

- ELEC □ ELECTRIC BOX
- FH ○ FIRE HYDRANT
- ICV ○ IRRIGATION CONTROL VALVE
- MBO □ MAILBOX
- PP ○ POWER POLE
- SS ○ SAN. SEWER MANHOLE
- WM ○ WATER METER
- WV ○ WATER VALVE
- ADS ○ 5/8-INCH IRON ROD W/3.25" ALUMINUM DISK STAMPED "PACHECO KOCH - MLRP" SET
- IRF ○ 1/2-INCH IRON ROD W/"HALFT" CAP FOUND (C.M.)
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- LOT LINE
- FENCE
- OVERHEAD UTILITY LINE
- UNDERGROUND GAS LINE
- WATER LINE
- 6" SANITARY SEWER LINE
- 613 EXIST CONTOUR
- CENTERLINE
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE

TREE TABLE

| POINT NO. | DESCRIPTION |
|-----------|-----------------------|
| 1479 | 12" LIVE OAK |
| 1480 | 14" LIVE OAK |
| 1481 | 12" BRADFORD PEAR |
| 1482 | 10" LIVE OAK |
| 1483 | 16" LIVE OAK |
| 1484 | 12" LIVE OAK |
| 1485 | 14" LIVE OAK |
| 1486 | 14" LIVE OAK |
| 1487 | 12" LIVE OAK |
| 1488 | 12" OAK |
| 1489 | 12" MULTI-TRUNK HOLLY |
| 1490 | 10" MULTI-TRUNK HOLLY |
| 1491 | 12" LIVE OAK |
| 1492 | 10" MULTI-TRUNK HOLLY |
| 1493 | 18" LIVE OAK |
| 1494 | 12" LIVE OAK |
| 1495 | 18" MULTI-TRUNK OAK |
| 1496 | 12" MULTI-TRUNK OAK |
| 1497 | 12" LIVE OAK |
| 1498 | 18" LIVE OAK |

TREE TABLE

| POINT NO. | DESCRIPTION |
|-----------|--------------------------|
| 1499 | 12" LIVE OAK |
| 1500 | 12" LIVE OAK |
| 1501 | 12" LIVE OAK |
| 1502 | 14" LIVE OAK |
| 1503 | 16" LIVE OAK |
| 1504 | 14" LIVE OAK |
| 1505 | 10" ASH |
| 1506 | 10" ASH |
| 1507 | 14" LIVE OAK |
| 1508 | 14" LIVE OAK |
| 1509 | 20" MULTI-TRUNK LIVE OAK |
| 1517 | 12" CEDAR ELM |

**PRELIMINARY PLAT
MLRP 9660 DILWORTH LLC
LOTS 1R AND 2R, BLOCK A/8071**

BEING PART OF BLOCK A/8071
AND BEING A REPLAT OF
ALL OF LOTS 1 AND 2, BLOCK A/8071
COATS/AMB ADDITION
AND BEING OUT OF THE
JOHN JACKSON SURVEY, ABSTRACT NO. 699
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S167-030
ENGINEERING PLAN NUMBER: 311T-___

SHEET 1 OF 2

Pacheco Koch 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 ACD | CHECKED BY MCC | SCALE 1"=50' | DATE 07/25/2016 | JOB NUMBER 3839-16.307 |
|-----------------|-------------------|-----------------|--------------------|---------------------------|

SURVEYOR / ENGINEER:
PACHECO KOCH LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: MICHAEL C. CLOVER

OWNER:
TUFFLI COMPANY INCORPORATED
2780 SKYPARK DRIVE, SUITE 410
TORRANCE, CA 90505
PH: 310-325-8460
CONTACT: WILLIAM CUNNINGHAM

OWNER:
MLRP 9660 DILWORTH LLC
ONE PIERCE PLACE, SUITE 500
ITASCA, ILLINOIS 60143
PH: 630-250-2920
CONTACT: RACHEL PECK

ADELZ 07/25/2016 9:29 PM
M:\VGC-38\3839-16.307\DWG\SURVEY C.D. 2015\3839-16.307PPF.DWG

PRELIMINARY PLAT - LOTS 1R AND 2R, BLOCK A/8071, MLRP 9660 DILWORTH