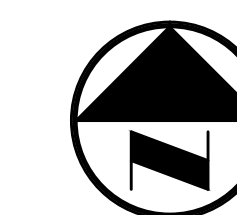


VICINITY MAP
(NOT TO SCALE)



0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

- SS SAN. SEWER MANHOLE
- WTR WATER MANHOLE
- 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
- ADS-PK 3.25" ALUMINUM DISK STAMPED "PACHECO KOCH - FT SET"
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- CENTERLINE RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- 6" W WATER LINE
- 6" SS SANITARY SEWER LINE
- TRACT LINE

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. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.
2. The purpose of this plat is to create 1 (one) lot from two (2) unplatted tracts of land.
3. The site is within the 70 Ldn contour of Naval Air Station (Hensley Field) and this noise level may require special construction standards for certain uses per the building code.
4. Lot-to-lot drainage is not permitted without Engineering Section approval.
5. Coordinates shown are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) on Grid values, no scale and no projection.
6. The survey abstract lines shown hereon are approximate and are not located on the ground.
7. The surveyor did not observe any structures on site at the time of the survey.

PRELIMINARY PLAT
FIRST INDUSTRIAL ADDITION
LOT 1, BLOCK A/8722

BEING SITUATED IN CITY BLOCKS 8722 AND 8723 AND BEING OUT OF THE JOHN J. BLAIR SURVEY, ABSTRACT NO. 642, THE JOHN J. BLAIR SURVEY, ABSTRACT NO. 211 AND THE E.H. PAXTON SURVEY ABSTRACT NO. 1125 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S167-169
ENGINEERING PLAN NUMBER: 3111-

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"=100'	DATE APRIL 2017
		JOB NUMBER 3518-17.100	

SURVEYOR / ENGINEER

PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: MICHAEL CLOVER
mclover@pkce.com

OWNER

FIRST INDUSTRIAL, L.P.
8800 SAMUEL ROAD, SUITE 150
HOUSTON, TX 77040
PH: (713)343-5815
CONTACT: CHAD PARRISH

MATCH LINE (SEE SHEET 2)

MOUNTAIN CREEK PARKWAY
(A 100' WIDE RIGHT-OF-WAY)
(VOL. 87157, PG. 2335)
(D.R.D.C.T.)

BLOCK 6113
165 HOWE, LP
(INST. NO. 200900063483)
(O.P.R.D.C.T.)

LC BLOCK A/8722
695 ACRES
(602,197 SF)

PART OF TRACT 1
FIRST INDUSTRIAL L.P.
(INST. NO. 201500210514)
(O.P.R.D.C.T.)

PART OF TRACT 2
FIRST INDUSTRIAL L.P.
(INST. NO. 201500210514)
(O.P.R.D.C.T.)

PART OF TRACT 1
FIRST INDUSTRIAL L.P.
(INST. NO. 201500210514)
(O.P.R.D.C.T.)

PART OF TRACT 2
FIRST INDUSTRIAL L.P.
(INST. NO. 201500210514)
(O.P.R.D.C.T.)

BLOCK 8683
H198, LLC
(INST. NO. 201300211941)
(O.P.R.D.C.T.)

A=46°32'33"
R=2,260.76'
L=1,836.46'
T=972.30'
CB=N 5°06'34" E
CD=1,786.39'

ADELZ: 2017_04_14_AH
M:\DWG-35\3518-17.100\DWG\SURVEY_C3D_2015\3518-17.100PP.DWG

FIRST INDUSTRIAL ADDITION, LOT 1, A/BLOCK 8722 - PRELIMINARY PLAT