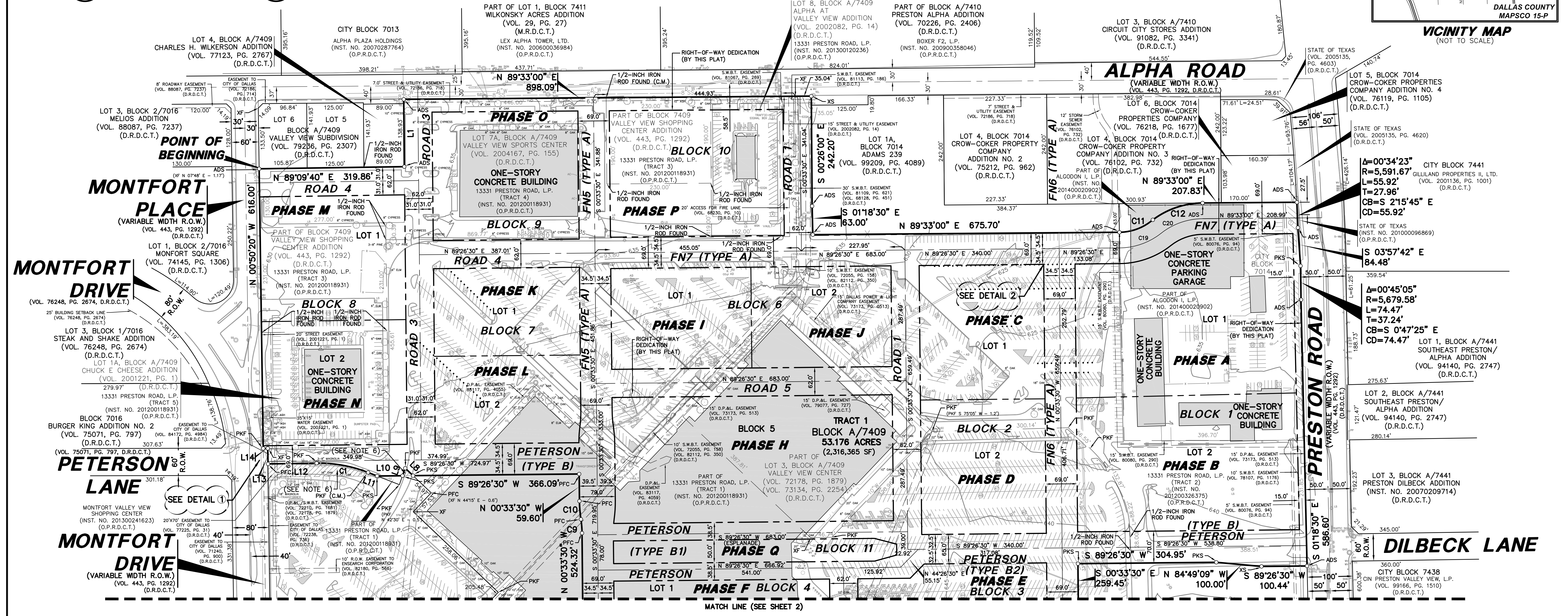


1 DETAIL
NOT TO SCALE

2 DETAIL
NOT TO SCALE



LINE TABLE

LINE	BEARING	LENGTH
L1	N 00°27'00" W	148.33'
L2	S 43°26'06" W	172.35'
L3	S 89°26'30" W	219.30'
L4	N 46°33'54" W	137.63'
L5	S 89°26'30" W	7.77'
L6	N 46°33'54" W	97.75'
L7	N 89°26'30" E	40.97'
L8	N 46°33'51" W	23.88'
L9	S 19°23'17" W	17.64'
L10	S 89°26'30" W	56.01'
L11	N 68°43'31" W	21.53'
L12	S 89°08'31" W	107.02'
L13	N 00°50'20" W	34.22'
L14	S 89°09'40" W	10.00'
L15	S 89°26'30" W	74.25'
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L17	S 46°33'54" E	53.12'
L18	S 00°33'30" E	24.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	22°08'00"	300.00'	115.89'	58.68'	N 79°47'06" W	115.17'
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C3	73°45'19"	119.00'	153.19'	89.28'	S 80°18'46" W	142.83'
C4	46°00'24"	181.00'	145.34'	76.84'	S 68°26'18" W	141.46'
C5	23°21'36"	115.50'	47.09'	23.88'	S 15°42'46" E	46.76'
C6	19°05'16"	184.50'	61.47'	31.02'	S 17°50'56" E	61.18'
C7	02°28'36"	184.50'	7.98'	3.99'	N 3°58'15" W	7.97'
C8	18°06'29"	119.00'	37.61'	18.96'	S 81°30'15" E	37.45'
C9	08°06'35"	215.50'	30.50'	15.28'	N 4°36'47" W	30.48'
C10	08°06'35"	284.50'	40.27'	20.17'	N 4°36'47" W	40.23'
C11	37°42'15"	115.50'	76.01'	39.44'	N 70°35'23" E	74.64'
C12	37°48'44"	184.50'	121.76'	63.19'	N 70°38'38" E	119.56'
C13	28°45'19"	150.00'	75.28'	38.45'	N 77°11'14" W	74.49'
C14	73°45'19"	150.00'	193.09'	112.53'	S 80°18'46" W	180.03'
C15	46°00'24"	150.00'	120.45'	63.68'	S 68°26'18" W	117.24'
C16	27°07'31"	150.00'	71.01'	36.19'	N 56°59'52" E	70.35'
C17	46°37'47"	150.00'	122.08'	64.65'	N 86°07'29" W	118.74'
C18	23°24'54"	150.00'	61.30'	31.08'	S 12°15'57" E	60.87'
C19	37°42'15"	150.00'	98.71'	51.22'	N 70°35'23" E	96.94'
C20	37°48'44"	150.00'	98.99'	51.37'	N 70°38'38" E	97.21'



BLOCK DIMENSIONS

BLOCK No.	PERIMETER LENGTH (FT)	LONGEST BLOCK FACE (FT)
1	2225.81	652.32
2	1733.99	592.49
3	1317.73	416.50
4	1664.83	475.50
5	1789.47	617.50
6	1678.99	617.50
7	1410.97	386.36
8	1734.78	549.68
9	1208.11	321.51
10	1322.61	383.06
11	1325.49	624.00

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. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
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SURVEYOR / ENGINEER:
PACHICO KOCH LLC
8350 N. CENTRAL EXPY. SUITE 1000
DALLAS, TEXAS 75206
PH: 972-235-3031
CONTACT: KYLE COLEMAN HARRIS

OWNER:
13331 PRESTON RD, L.P.
ALGODON I, L.P.
12222 MERIT DR, SUITE 120
DALLAS, TX 75251-2228
PH: 469-828-4277
CONTACT: SCOTT BECK

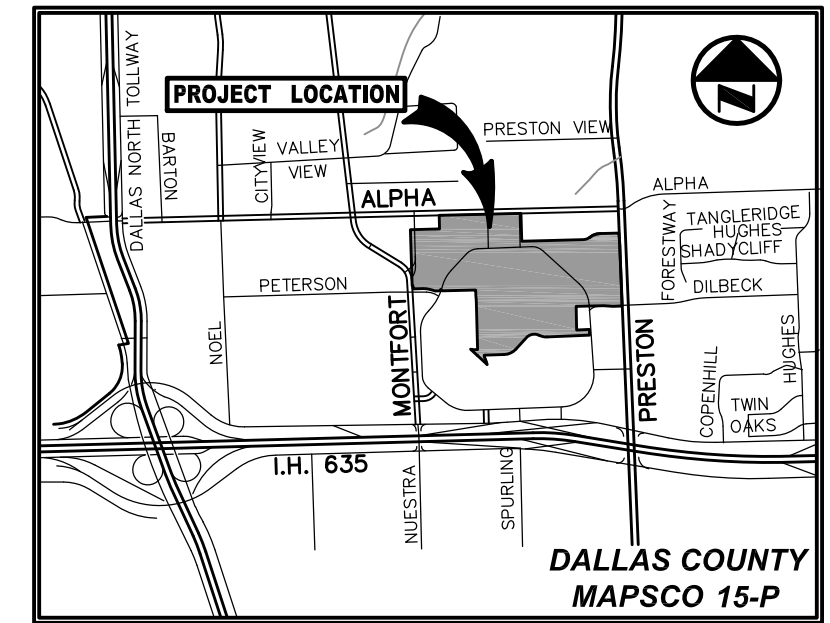
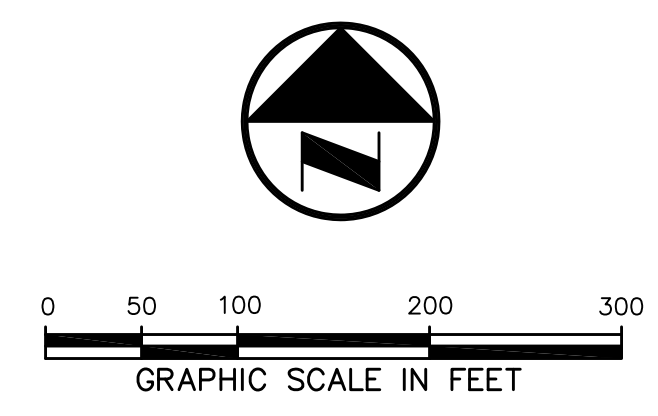
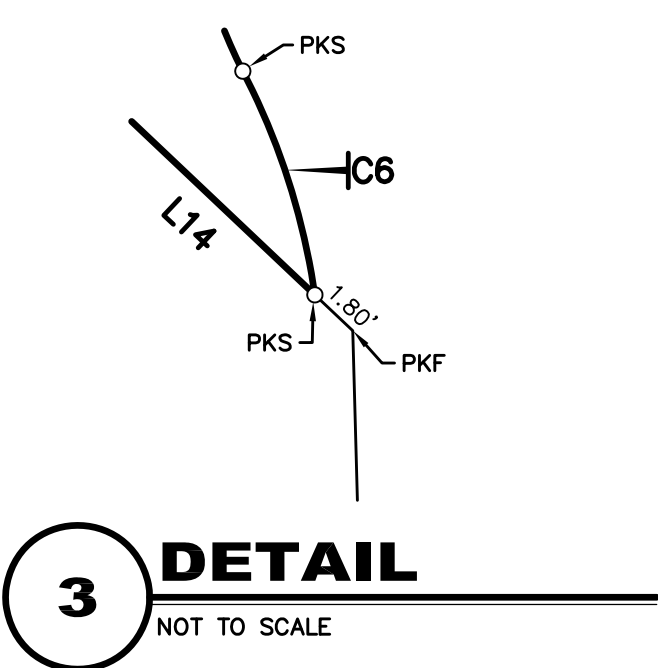
PRELIMINARY PLAT
DALLAS MIDTOWN
PHASES A-Q, BLOCK A/7409
BEING A REPLAT OF PART OF BLOCK 7409 VALLEY VIEW SHOPPING CENTER ADDITION, PART OF LOT 3, BLOCK A/7409 VALLEY VIEW CENTER, LOT 1A, BLOCK A/7409, CHUCK E. CHEESE ADDITION, LOT 8, BLOCK A/7409, ALPHA AT VALLEY VIEW ADDITION, AND LOT 7A, BLOCK A/7409 VALLEY VIEW SPORTS CENTER, AND BEING OUT OF THE H. WILBURN SURVEY, ABSTRACT NO. 1567, CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S145-236
SHEET 1 OF 3

Pacheco Koch
8350 N. CENTRAL EXPY. SUITE 1000
DALLAS, TX 75206 972-235-3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY: JRM
CHECKED BY: KCH
SCALE: 1"=100'
DATE: JULY 2015
JOB NUMBER: 3374-14-285

DWG FILE: 3374-14-285-PP3.DWG
XREF FILE: 3374-14-285-BA.DWG

DALLAS MIDTOWN - PRELIMINARY PLAT



MONTFORT DRIVE
(VARIABLE WIDTH R.O.W.)
(VOL. 443, PG. 1292, D.R.D.C.T.)

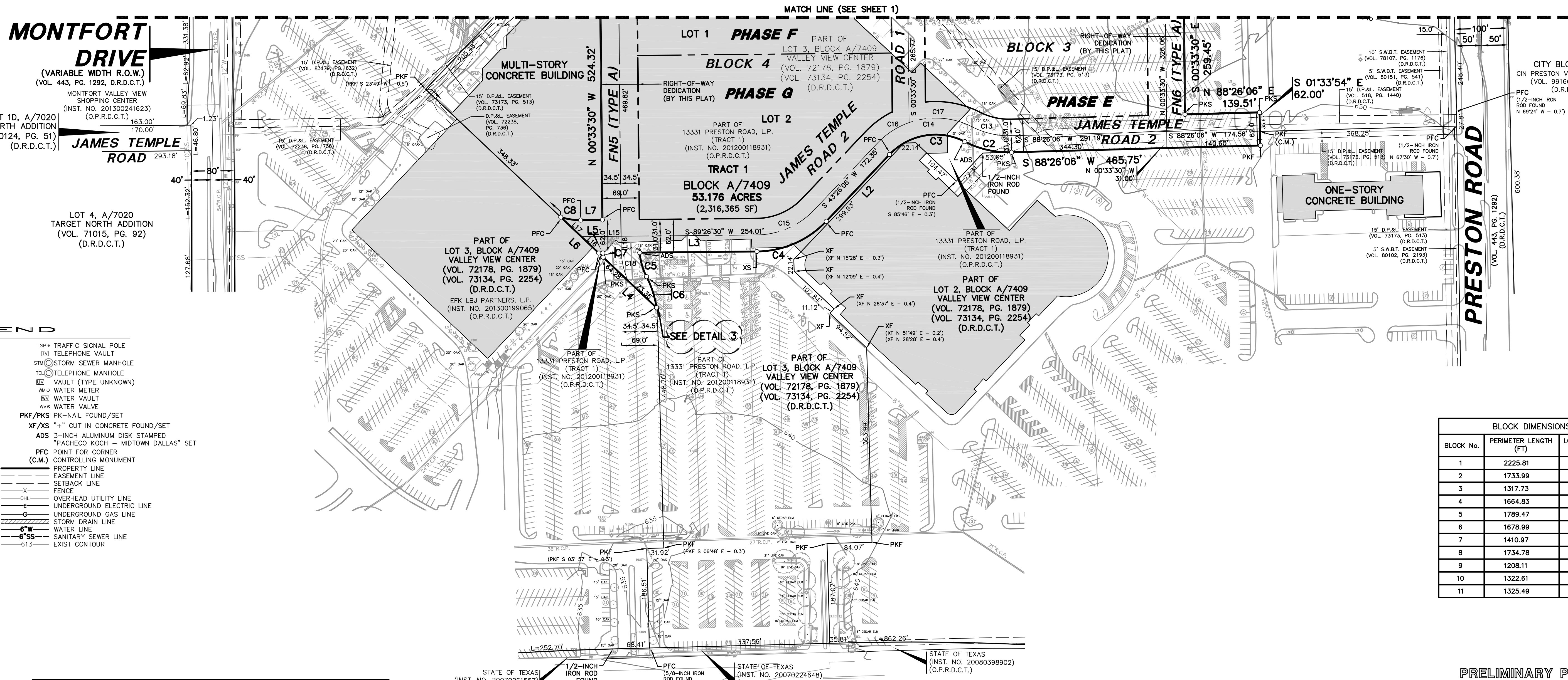
LOT 1D, A/7020
TARGET NORTH ADDITION
(VOL. 80124, PG. 51)
(D.R.D.C.T.)

JAMES TEMPLE ROAD
293.18'

LOT 4, A/7020
TARGET NORTH ADDITION
(VOL. 71015, PG. 92)
(D.R.D.C.T.)

LEGEND

- ACIB A/C UNIT
- AD AREA DRAIN
- CO CLEANOUT
- CABLE VAULT
- ELEC ELECTRIC BOX
- ELEC ELECTRIC MANHOLE
- EMD ELECTRIC METER
- ELEC ELECTRIC VAULT
- FD FIRE DEPT. CONN.
- PH FIRE HYDRANT
- GM GAS METER
- ST GAS TEST STATION
- GV GAS VALVE
- GUY ANCHOR
- HA HAND HOLE (TYPE UNKNOWN)
- HE HAND HOLE ELECTRIC
- HC HAND HOLE CABLE
- HT HAND HOLE TELEPHONE
- ICV IRRIGATION CONTROL VALVE
- LS LIGHT STANDARD
- MH MANHOLE (TYPE UNKNOWN)
- PP POWER POLE
- PP W/ GUY ANCHOR
- TSV TRAFFIC SIGN
- SS SAN SEWER MANHOLE
- TEL TELEPHONE BOX
- TSCD TRAFFIC SIGNAL CONTROL
- TSV TRAFFIC SIGNAL
- TSP TRAFFIC SIGNAL POLE
- TEL TELEPHONE VAULT
- STM STORM SEWER MANHOLE
- TEL TELEPHONE MANHOLE
- VALT VAULT (TYPE UNKNOWN)
- WM WATER METER
- WA WATER VAULT
- WV WATER VAULT
- PKF/PS PK-NAIL FOUND/SET
- XF/XS "X" CUT IN CONCRETE FOUND/SET
- ADS 3-INCH ALUMINUM DISK STAMPED "PACHECO KOCH - MIDTOWN DALLAS" SET
- PFC POINT FOR CORNER
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- SEBACK LINE
- FENCE
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- STORM DRAIN LINE
- WATER LINE
- SANITARY SEWER LINE
- EXIST CONTOUR



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INTERSTATE HIGHWAY 635
(LYNDON B. JOHNSON FREEWAY)
(VARIABLE WIDTH R.O.W.)
(VOL. 189, PG. 75)
(D.R.D.C.T.)

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H. WILBURN SURVEY, ABSTRACT NO. 1567,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S145-236
SHEET 2 OF 3

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DRAWN BY JRM	CHECKED BY KCH	SCALE 1"=100'	DATE JULY 2015	JOB NUMBER 3374-14.285
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