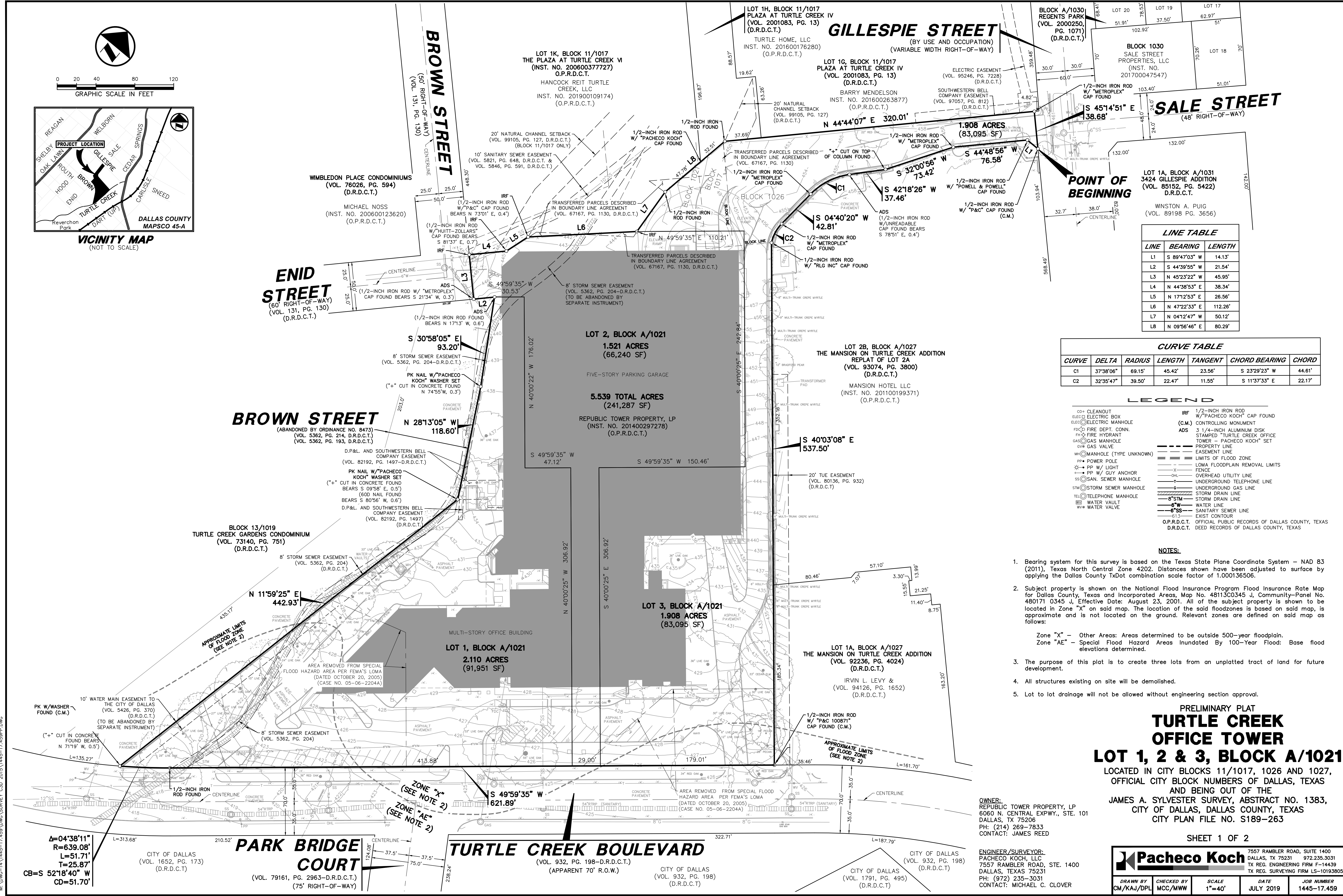


VICINITY MAP (NOT TO SCALE)

DWG: 1445-17-459P.DWG DATE: 2015-11-17 11:45:33 AM SURVEY: 1445-17-459P.DWG



**LINE TABLE**

| LINE | BEARING       | LENGTH  |
|------|---------------|---------|
| L1   | S 89°47'03" W | 14.13'  |
| L2   | S 44°39'55" W | 21.54'  |
| L3   | N 45°23'22" E | 45.95'  |
| L4   | N 44°38'53" E | 38.34'  |
| L5   | N 17°12'53" E | 26.56'  |
| L6   | N 47°22'33" E | 112.26' |
| L7   | N 04°12'47" W | 50.12'  |
| L8   | N 09°56'46" E | 80.29'  |

**CURVE TABLE**

| CURVE | DELTA     | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD  |
|-------|-----------|--------|--------|---------|---------------|--------|
| C1    | 37°38'06" | 69.15' | 45.42' | 23.56'  | S 23°29'23" W | 44.61' |
| C2    | 32°35'47" | 39.50' | 22.47' | 11.55'  | S 11°37'33" E | 22.17' |

- LEGEND**
- CLEANOUT
  - ELEC. BOX
  - ELEC. MANHOLE
  - FIRE DEPT. CONN.
  - FIRE HYDRANT
  - GAS MANHOLE
  - GAS VALVE
  - MANHOLE (TYPE UNKNOWN)
  - POWER POLE
  - PP W/ LIGHT
  - PP W/ GUY ANCHOR
  - SAN. SEWER MANHOLE
  - STORM SEWER MANHOLE
  - TELEPHONE MANHOLE
  - WATER VAULT
  - WATER VALVE
  - IRF 1/2-INCH IRON ROD W/ "PACHICO KOCH" CAP FOUND
  - (C.M.) CONTROLLING MONUMENT
  - ADS 3 1/4-INCH ALUMINUM DISK STAMPED "TURTLE CREEK OFFICE TOWER - PACHICO KOCH" SET
  - PROPERTY LINE
  - EASEMENT LINE
  - LIMITS OF FLOOD ZONE
  - LOMA FLOODPLAIN REMOVAL LIMITS
  - FENCE
  - OVERHEAD UTILITY LINE
  - UNDERGROUND TELEPHONE LINE
  - UNDERGROUND GAS LINE
  - STORM DRAIN LINE
  - 8" STW STORM DRAIN LINE
  - 6" W WATER LINE
  - 8" SS SANITARY SEWER LINE
  - 613 EXIST CONTOUR
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
  - D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS

- NOTES:**
- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDot combination 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. 48113C0345 J, Community-Panel No. 480171 0345 J, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said map. The location of the said flood zones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
    - Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
    - Zone "AE" - Special Flood Hazard Areas Inundated By 100-Year Flood: Base flood elevations determined.
  - The purpose of this plat is to create three lots from an unplatted tract of land for future development.
  - All structures existing on site will be demolished.
  - Lot to lot drainage will not be allowed without engineering section approval.

**PRELIMINARY PLAT**  
**TURTLE CREEK**  
**OFFICE TOWER**  
**LOT 1, 2 & 3, BLOCK A/1021**  
 LOCATED IN CITY BLOCKS 11/1017, 1026 AND 1027,  
 OFFICIAL CITY BLOCK NUMBERS OF DALLAS, TEXAS  
 AND BEING OUT OF THE  
 JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S189-263

**OWNER:**  
 REPUBLIC TOWER PROPERTY, LP  
 6060 N. CENTRAL EXPWY., STE. 101  
 DALLAS, TX 75206  
 PH: (214) 289-7833  
 CONTACT: JAMES REED

**ENGINEER/SURVEYOR:**  
 PACHICO KOCH, LLC  
 7557 RAMBLER ROAD, STE. 1400  
 DALLAS, TEXAS 75231  
 PH: (972) 235-3031  
 CONTACT: MICHAEL C. CLOVER

7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-14439  
 TX REG. SURVEYING FIRM LS-10193605

|                               |                              |                        |                          |                                  |
|-------------------------------|------------------------------|------------------------|--------------------------|----------------------------------|
| <b>DRAWN BY</b><br>CM/KAJ/DPL | <b>CHECKED BY</b><br>MCC/MWW | <b>SCALE</b><br>1"=40' | <b>DATE</b><br>JULY 2019 | <b>JOB NUMBER</b><br>1445-17.459 |
|-------------------------------|------------------------------|------------------------|--------------------------|----------------------------------|

TURTLE CREEK OFFICE TOWER, LOT 1, 2 & 3, BLOCK A/1021 - PRELIMINARY PLAT