

TEXAS UTILITIES ELECTRIC CO.
(VOL. 3188, PG. 618)
D.R.D.C.T.

TEXAS UTILITIES ELECTRIC CO.
(VOL. 3188, PG. 618)
D.R.D.C.T.

DALLAS AREA RAPID TRANSIT
(VOL. 88083, PG. 4905)
D.R.D.C.T.

DALLAS AREA RAPID TRANSIT
(VOL. 88083, PG. 618)
D.R.D.C.T.

MEADOW ROAD

(60' RIGHT-OF-WAY)
(FORMERLY KIRKLAND PARK ROAD)
(ORDINANCE NO. 12185)
(VOL. 1, PG. 522)
M.R.D.C.T.

LOT 1, BLOCK E/5213
MIDTOWN RAMBLER ADDITION
(INST. NO. 201700240680)
O.P.R.D.C.T.

LOT 1, BLOCK F/6138
KIRKLAND PARK
9.288 ACRES
(404,570 SF)
TKG VALENCIA-MIDTOWN, L.L.C.
(INST. NO. 201100334216)
O.P.R.D.C.T.

BLOCK E/6138
MEADOW ROAD NO. 3
(VOL. 77044, PG. 671)
D.R.D.C.T.

HT MIDTOWN LP
(INST. NO. 201400298731)
O.P.R.D.C.T.

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	N 42°33'46" E	26.79'
L2	S 23°32'38" W	2.82'
L3	S 51°53'30" E	8.46'
L4	S 73°31'18" W	30.45'
L5	N 15°28'50" W	9.37'
L10	S 23°56'29" W	15.88'
L11	S 68°56'29" W	28.28'

BOUNDARY CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	010°37'32"	172.00'	31.90'	15.99'	S 11°04'10" E	31.85'
C2	031°49'59"	240.15'	133.42'	68.48'	S 54°01'30" W	131.71'
C3	003°27'16"	247.00'	14.89'	7.45'	S 37°08'58" W	14.89'
C4	037°12'38"	190.37'	123.64'	64.09'	N 53°38'55" E	121.47'
C5	018°33'23"	200.00'	6.48'	3.27'	S 32°55'04" E	6.45'
C6	011°41'59"	250.00'	51.05'	25.61'	S 29°29'22" E	50.96'
C7	059°16'51"	50.00'	51.73'	28.45'	S 54°15'56" E	49.46'

LEGEND

- IRF 1/2-INCH IRON ROD WITH "PACHECO KOCH" CAP FOUND (FROM PREVIOUS SURVEYS DATED 4/21/16)
- MAG MAG NAIL W/WASHER STAMPED "PACHECO KOCH" FOUND (FROM PREVIOUS SURVEYS DATED 4/21/16)
- (C.M.) CONTROLLING MONUMENT
- INST. NO. INSTRUMENT NUMBER
- PROPERTY LINE
- PREVIOUS PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- CENTERLINE
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY

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.
- The purpose of this plat is to remove 25' building lines by this plat where labeled.
- Lot-to-lot drainage will not be allowed without engineering section approval.
- Coordinates shown hereon are based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202, on grid values, no scale and no projection.
- The 1/2-inch iron rods with "PACHECO KOCH" caps and mag nail with washers stamped "PACHECO KOCH" depicted hereon as found were found in the course of previous survey dated 4/21/16.
- The survey abstract lines shown hereon are approximate and not located on the ground.
- All structures to remain on site.

SHEET 1 OF 2
PRELIMINARY PLAT
KIRKLAND PARK
LOT 1, BLOCK F/6138
BEING ALL OF
LOT 1, BLOCK F/6138, KIRKLAND PARK
AND BEING OUT OF THE
DAVID BARRON SURVEY, ABSTRACT NO. 177,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-282

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

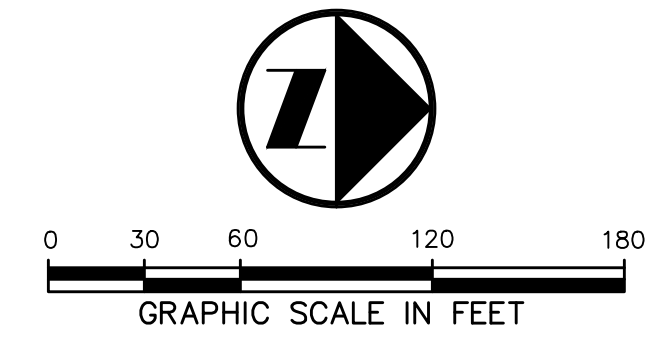
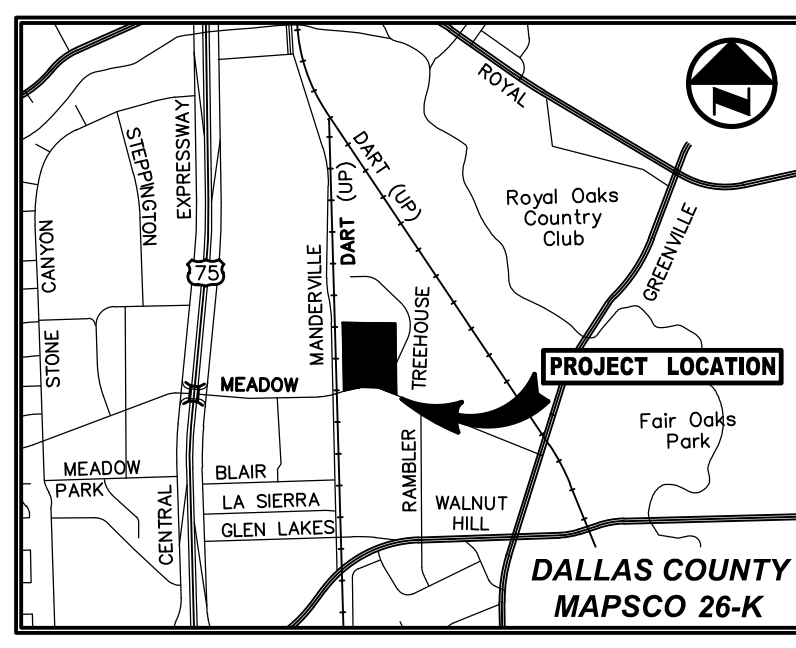
DRAWN BY MWW	CHECKED BY MCC	SCALE 1"=60'	DATE MARCH 2018	JOB NUMBER 3621-14.362
-----------------	-------------------	-----------------	--------------------	---------------------------

SEE SHEET 2 FOR OWNER'S CERTIFICATION, SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION.

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

OWNER / DEVELOPER:
TKG VALENCIA-MIDTOWN, LP
TKG VALENCIA-MIDTOWN, L.L.C.
10210 N. CENTRAL EXPY., SUITE 300
DALLAS, TX 75231
PHONE: 972-385-4100
CONTACT: JOHN HICKMAN

MWD 08/08/2018 - 7:23AM
M:\DWG-35\3621-14.362\18.202PP.DWG
CSD 2018\3621-14.362PP.DWG



PRELIMINARY PLAT - KIRKLAND PARK, LOT 1, BLOCK F/6138