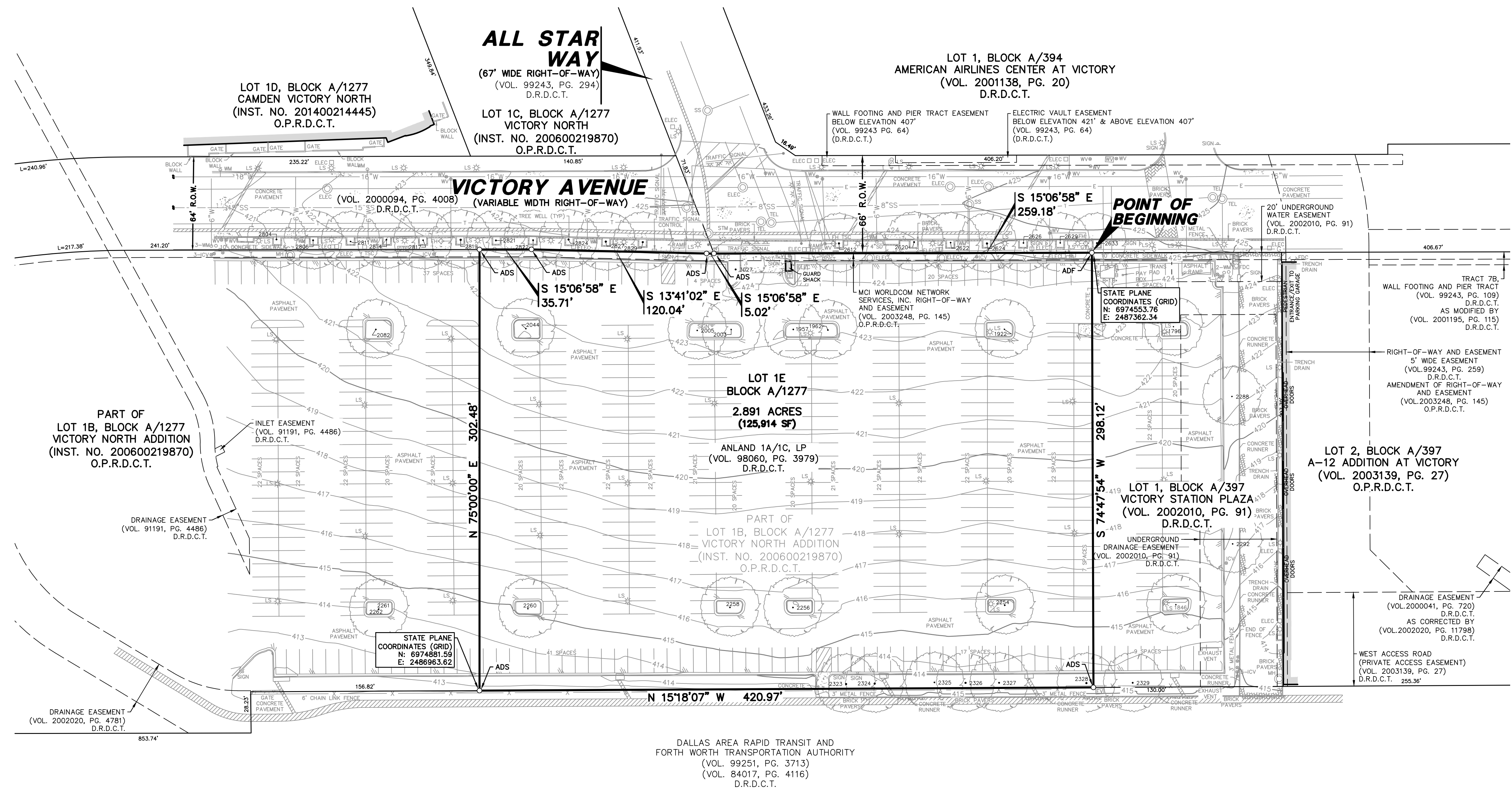


VICINITY MAP
(NOT TO SCALE)

LEGEND

- BOLLARD
- ELEC □ ELECTRIC BOX
- FDC □ FIRE DEPT. CONN.
- FH □ FIRE HYDRANT
- FL □ FLOOD LIGHT
- GAS TEST STATION
- GV □ GAS VALVE
- HAND HOLE ELECTRIC
- ICV □ IRRIGATION CONTROL VALVE
- LS □ LIGHT STANDARD
- MH □ MANHOLE (TYPE UNKNOWN)
- TRAFFIC SIGN
- SS □ SAN. SEWER MANHOLE
- TEL □ TELEPHONE BOX
- TRAFFIC SIGNAL
- TS □ TRAFFIC SIGNAL TELEPHONE LINE
- STM □ STORM SEWER MANHOLE
- TEL □ TELEPHONE MANHOLE
- WM □ WATER METER
- WV □ WATER VALVE
- 3" ALUMINUM DISK STAMPED "VICTORY NORTH ADDITION BLOCK A/1277 HALF ASSOC"
- ADF 3" ALUMINUM DISK STAMPED "PACHECO KOCH - VNA"
- ADS (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- x- FENCE
- e- UNDERGROUND ELECTRIC LINE
- t- UNDERGROUND TELEPHONE LINE
- c- UNDERGROUND CABLE LINE
- g- UNDERGROUND GAS LINE
- d- STORM DRAIN LINE
- w- WATER LINE
- 6" 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



**STEMMONS FREEWAY
(INTERSTATE HIGHWAY 35E)**
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS
(VOL. 6090, PG. 604)
D.R.D.C.T.

GENERAL 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. Lot to lot drainage will not be allowed without engineering section approval.
3. The purpose of this plat is to create one lot for development purposes.
4. All improvements on the subject property will be removed.
5. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.

| POINT NO. | DESCRIPTION |
|-----------|---------------|
| 1796 | 7" CEDAR ELM |
| 1922 | 8" CEDAR ELM |
| 1957 | 10" CEDAR ELM |
| 1962 | 10" CEDAR ELM |
| 2003 | 8" CEDAR ELM |
| 2005 | 9" CEDAR ELM |
| 2044 | 9" CEDAR ELM |
| 2082 | 10" CEDAR ELM |
| 2254 | 10" CEDAR ELM |
| 2256 | 10" CEDAR ELM |
| 2258 | 10" CEDAR ELM |

| POINT NO. | DESCRIPTION |
|-----------|---------------|
| 2280 | 9" CEDAR ELM |
| 2261 | 9" CEDAR ELM |
| 2282 | 10" CEDAR ELM |
| 2288 | 8" CEDAR ELM |
| 2292 | 9" CEDAR ELM |
| 2323 | 14" CYPRESS |
| 2324 | 14" CYPRESS |
| 2325 | 10" CYPRESS |
| 2326 | 14" CYPRESS |
| 2327 | 12" CYPRESS |
| 2328 | 14" CYPRESS |

| POINT NO. | DESCRIPTION |
|-----------|--------------|
| 2329 | 12" CYPRESS |
| 2612 | 14" LIVE OAK |
| 2620 | 15" LIVE OAK |
| 2622 | 10" LIVE OAK |
| 2624 | 15" LIVE OAK |
| 2626 | 10" LIVE OAK |
| 2629 | 9" LIVE OAK |
| 2633 | 12" LIVE OAK |
| 2804 | 12" LIVE OAK |
| 2806 | 12" LIVE OAK |
| 2811 | 9" LIVE OAK |

| POINT NO. | DESCRIPTION |
|-----------|------------------------------|
| 2814 | 10" LIVE OAK |
| 2817 | 10" LIVE OAK |
| 2819 | 15" LIVE OAK |
| 2821 | 12" LIVE OAK |
| 2822 | 12" LIVE OAK |
| 2824 | 14" LIVE OAK |
| 2827 | 15" LIVE OAK |
| 2829 | 14" LIVE OAK |
| 3027 | 13" MULTI-TRUNK CREPE MYRTLE |

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 12/20/17.

SHEET 1 OF 2
PRELIMINARY PLAT
VICTORY NORTH ADDITION
LOT 1E, BLOCK A/1277
PART OF
LOT 1B, BLOCK A/1277
VICTORY NORTH ADDITION
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
J. GRIGSBY SURVEY, ABSTRACT NO. 495,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S178-063
ENGINEERING PLAN NO.: 311T-

SURVEYOR:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
CONTACT: MARK PEACE
PH: (972) 235-3031

OWNER:
ANLAND NORTH COMMERCIAL, LP
3000 TURTLE CREEK BOULEVARD
DALLAS, TEXAS 75219
CONTACT: KEN REESE
PH: (214) 303-5523


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 DHM | CHECKED BY GMP | SCALE 1"=40' | DATE DEC. 2017 | JOB NUMBER 2737-16.411 |
|-----------------|-------------------|-----------------|-------------------|---------------------------|

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PRELIMINARY PLAT - LOT 1E, BLOCK A/1277, VICTORY NORTH ADDITION

PRELIMINARY

| | | | | |
|---|----------------------------------|--|----------------------------------|--|
|  | | 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 | | |
| | | TX REG. ENGINEERING FIRM F-14439 | | |
| | | TX REG. SURVEYING FIRM LS-10193805 | | |
| <small>DRAWN BY</small> DHM | <small>CHECKED BY</small> GMP | <small>SCALE</small> 1"=40' | <small>DATE</small> DEC. 2017 | <small>JOB NUMBER</small> 2737-16.411 |

PRELIMINARY PLAT - LOT 1E, BLOCK A/1277, VICTORY NORTH ADDITION

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