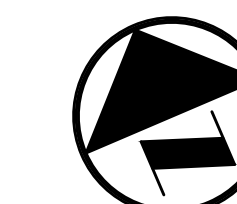


VICINITY MAP
(NOT TO SCALE)



0 15 30 60 90
GRAPHIC SCALE IN FEET
1" = 30'

LEGEND

ELEC □ ELECTRIC BOX	(C.M.) CONTROLLING MONUMENT
EM ELECTRIC METER	— PROPERTY LINE
PH FIRE HYDRANT	— PROPOSED EASEMENT LINE
GAS ⊕ GAS MANHOLE	— OHL OVERHEAD UTILITY LINE
GM GAS METER	— UNDERGROUND ELECTRIC LINE
LS LIGHT STANDARD	— UNDERGROUND GAS LINE
PULL □ PULL BOX TELEPHONE	— STORM DRAIN LINE
PP POWER POLE	— WATER LINE
PP W/ GUY ANCHOR	— 6" SS SANITARY SEWER LINE
PP W/ CROSS ARM (LENGTH IN FEET)	— 6" SS EXIST CONTOUR
SS TRAFFIC SIGN	— 6" SS OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
SS SAN. SEWER MANHOLE	— O.P.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
TEL □ TELEPHONE BOX	— M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
WM WATER METER	— SQUARE FEET
WV WATER VAULT	— VOL. / PG. VOLUME / PAGE
WV WATER VALVE	— IRS 5/8"-IRON ROD WITH "PACHECO KOCH" CAP SET

DALLAS AREA RAPID TRANSIT
(80'-FOOT WIDE RIGHT-OF-WAY)
(VOL. 9077, PG. 4219)
(O.R.D.C.T.)

MCKINNEY AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)
(CITY OF DALLAS)
(VOL. 1, PG. 175-M.R.D.C.T.)

AIRLINE ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
(CITY OF DALLAS)
(VOL. 1, PG. 175-M.R.D.C.T.)

NORTH CENTRAL EXPRESSWAY (US HWY. 75)
(VARIABLE WIDTH RIGHT-OF-WAY)
(STATE OF TEXAS)

ARMSTRONG'S BOOKER WASHINGTON ADDITION
(VOL. 1, PG. 175)
(M.R.D.C.T.)
NRC MARKETING, INC.
(VOL. 92224, PG. 617)
(D.R.D.C.T.)

ARMSTRONG'S BOOKER WASHINGTON ADDITION
(VOL. 1, PG. 175)
(M.R.D.C.T.)
NRC MARKETING, INC.
(VOL. 93203, PG. 4919)
(D.R.D.C.T.)

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 factor of 1.000136506.
- Lot-to-lot drainage will not be permitted without engineering section approval.
- The purpose of this plat is to create one (1) Lot from eight (8) previously platted tracts.
- Coordinates shown are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.

McCOMMAS AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)
(CITY OF DALLAS)
(VOL. 1, PG. 175-M.R.D.C.T.)

PRELIMINARY PLAT
HARBIN ADDITION
LOT 1, BLOCK 1/2014
BEING PART OF CITY OF DALLAS
OFFICIAL BLOCK NO. 1/2014
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
JOHN W. SMITH SURVEY, ABSTRACT NO. 1334,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-326
SHEET 1 OF 2

SURVEYOR / ENGINEER:
PACHECO KOCH LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JONATHAN E. COOPER

OWNER:
MORT INVESTMENTS LLC
2001 BRYAN STREET, STE. 3275
DALLAS, TEXAS 75201
PH: 214-922-8543
CONTACT: BART SCHAEFFER

Pacheco Koch	7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000			
DRAWN BY CM	CHECKED BY JEC	SCALE 1"=30'	DATE SEPT. 2018	JOB NUMBER 3156-18.355

LOT 1, BLOCK 1/2014 - HARBIN ADDITION - PRELIMINARY PLAT

CMENDCZA 10.03 AM
M:\WORK\3156-18.355\DWG\SURVEY.CJD.2018\3156-18.355PP.DWG

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, MCRT Investments, LLC, is the owner of a 1.320 acre (57,488 square foot) tract of land situated in the John W. Smith Survey, Abstract No. 1334, Dallas County, Texas; said tract being all of Lots 6, 7, 8, 9 and part of Lots 14, 15, 16, 17, Block 1/2014 of Armstrong's Booker Washington Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 175 of the Map Records of Dallas County, Texas; said tract also being all of a certain tract of land described in Special Warranty Deed to Carter-Central Partnership, Ltd recorded in Volume 95160, Page 33 of the Deed Records of Dallas County, Texas; and all of a certain tract of land described in Special Warranty Deed to John M. Vandermeer, DVM recorded in Volume 200044, Page 1625 of said Deed Records; and all of a certain tract of land described in Special Warranty Deed to Carter-Central Partnership, Ltd recorded in Instrument No. 200503640417 of the Official Public Records of Dallas County, Texas and all of a certain tract of land described in Special Warranty Deed to Carter-Central Partnership, Ltd recorded in Instrument No. 2008005186 of said Official Public Records; said 1.320 acre tract being more particularly described as follows;

BEGINNING at a 5/8-inch iron rod with cap found in the southeast right-of-way line of McKinney Avenue (a variable width right-of-way), said point being the southwest corner of Lot 9 of said Block 1/2014 and the northwest corner of a certain tract of land described in Special Warranty Deed with Vendor's Lien to Keys Eighty-Eight LLC recorded in Instrument No. 201200062226 of said Official Public Records;

THENCE, North 23 degrees, 10 minutes, 38 seconds East, along the said southeast line of McKinney Avenue and the northwest line of said Lot 9, the northwest line of Lots 8, 7 and 6 of said Block 1/2014, a distance of 200.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for the southwest corner of Lot 5 of said Block 1/2014 and the northwest corner of said Lot 6;

THENCE, South 66 degrees, 49 minutes, 22 seconds East, departing the said southeast line of McKinney Avenue and along the southwest line of said Lot 5 and the southwest line of Lot 18 of said Block 1/2014, a distance of 264.03 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set in the west right-of-way line of Airline Road (a variable width right-of-way); said point being the southeast corner of said Lot 18 and the northeast corner of said Lot 17;

THENCE, South 01 degrees, 21 minutes, 54 seconds West, along the said west line of Airline Road, a distance of 88.43 feet to a 3-inch brass TxDOT disk for the intersection of the said west line of Airline Road and the northwest line of North Central Expressway (US Hwy 75) (a variable width right-of-way);

THENCE, in a southwesterly direction along the said northwest line of North Central Expressway (US Hwy 75) the following four (4) calls:

South 32 degrees, 20 minutes, 44 seconds West, a distance of 18.13 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 66 degrees, 49 minutes, 22 seconds East, a distance of 6.00 feet to an "+-cut in concrete set for corner;

South 37 degrees, 12 minutes, 38 seconds West, a distance of 20.05 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 29 degrees, 59 minutes, 12 seconds West, a distance of 81.12 feet to a 5/8-inch iron rod with "L KADLECK RPLS# 3952" cap found for the northeast corner of said Keys Eighty-Eight LLC tract; said point being in the south line of said Lot 14;

THENCE, North 66 degrees, 49 minutes, 22 seconds West, departing the said northwest line of North Central Expressway (US Hwy 75) and along the northeast line of said Keys Eight-Eight LLC tract and the south line of said Lot 14 and said Lot 9, a distance of 285.52 feet to the POINT OF BEGINNING;

CONTAINING, 57,488 square feet or 1.320 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MCRT Investments, LLCs, does hereby adopt this plat, designating the herein described property as **HARBIN ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective systems on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules regulations, and resolutions of the City of Dallas.

WITNESS my hand at Dallas, Texas, this the ____ day of _____, 2018.

By: RICK PERDUE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Rick Perdue, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Jonathan E. Cooper, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ___th day of September, 2018.

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 9/20/18.

Jonathan E. Cooper
Registered Professional Land Surveyor
No. 5369

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018.

Notary Public in and for the State of Texas


GENERAL NOTES

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JOHN W. SMITH SURVEY, ABSTRACT NO. 1334,
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SHEET 2 OF 2

SURVEYOR / ENGINEER:
PACHECO KOCH LLC
7557 RAMBLER ROAD, SUITE 1400
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MCRT INVESTMENTS LLC
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PH: 214-922-8543
CONTACT: BART SCHAEETTER

 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY CM	CHECKED BY JEC	SCALE N/A	DATE SEPT. 2018	JOB NUMBER 3156-18.355
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LOT 1, BLOCK 1/2014 - HARBIN ADDITION - PRELIMINARY PLAT

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M7\DWG-20\18356-18_355\DWG\SURVEY_C3D_2018\3156-18_355PP.DWG