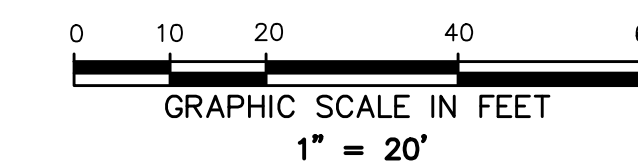
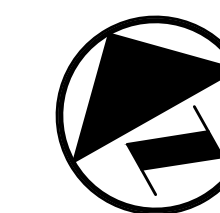


VICINITY MAP
(NOT TO SCALE)



LEGEND

ACB A/C UNIT	(C.M.) CONTROLLING MONUMENT
B BOLLARD	PROPERTY LINE
CO CLEANOUT	EASEMENT LINE
EM ELECTRIC METER	FENCE
FH FIRE HYDRANT	OVERHEAD UTILITY LINE
FIB FIBER OPTIC MANHOLE	HAND RAIL
FIB FIBER OPTIC VAULT	GUARD RAIL
GAS GAS MANHOLE	UNDERGROUND ELECTRIC LINE
GUY GUY ANCHOR	UNDERGROUND TELEPHONE LINE
PP POWER POLE	UNDERGROUND CABLE LINE
PP W/ LIGHT	UNDERGROUND FIBER OPTIC LINE
PP W/ GUY ANCHOR	UNDERGROUND GAS LINE
PP W/ CROSS ARM (LENGTH IN FEET)	STORM DRAIN LINE
PP W/ TRAFFIC SIGN	SANITARY SEWER LINE
PP W/ SAN. SEWER MANHOLE	WATER LINE
TEL TELEPHONE BOX	6" W SANITARY SEWER LINE
TEL TELEPHONE VAULT	6" SS SANITARY SEWER LINE
WM WATER METER	EXIST. CONTOUR
WM WATER VAULT	612.39 EXIST. SPOT ELEV.
WM WATER VALVE	611.92 EXIST. TOP OF CURB ELEV.
	612.39 EXIST. TOP OF WALL ELEV.
	611.92 EXIST. BOTTOM OF WALL ELEV.
	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
	INST. NO. INSTRUMENT NUMBER
	VOL. VOLUME
	PG. PAGE
	IRF 1/2-INCH IRON ROD W/ WIER & ASSOC. INC. CAP FOUND
	--- CENTER LINE

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 10/16/18.

PRELIMINARY PLAT
4717 MCKINNEY
LOT 1A, BLOCK F/1623

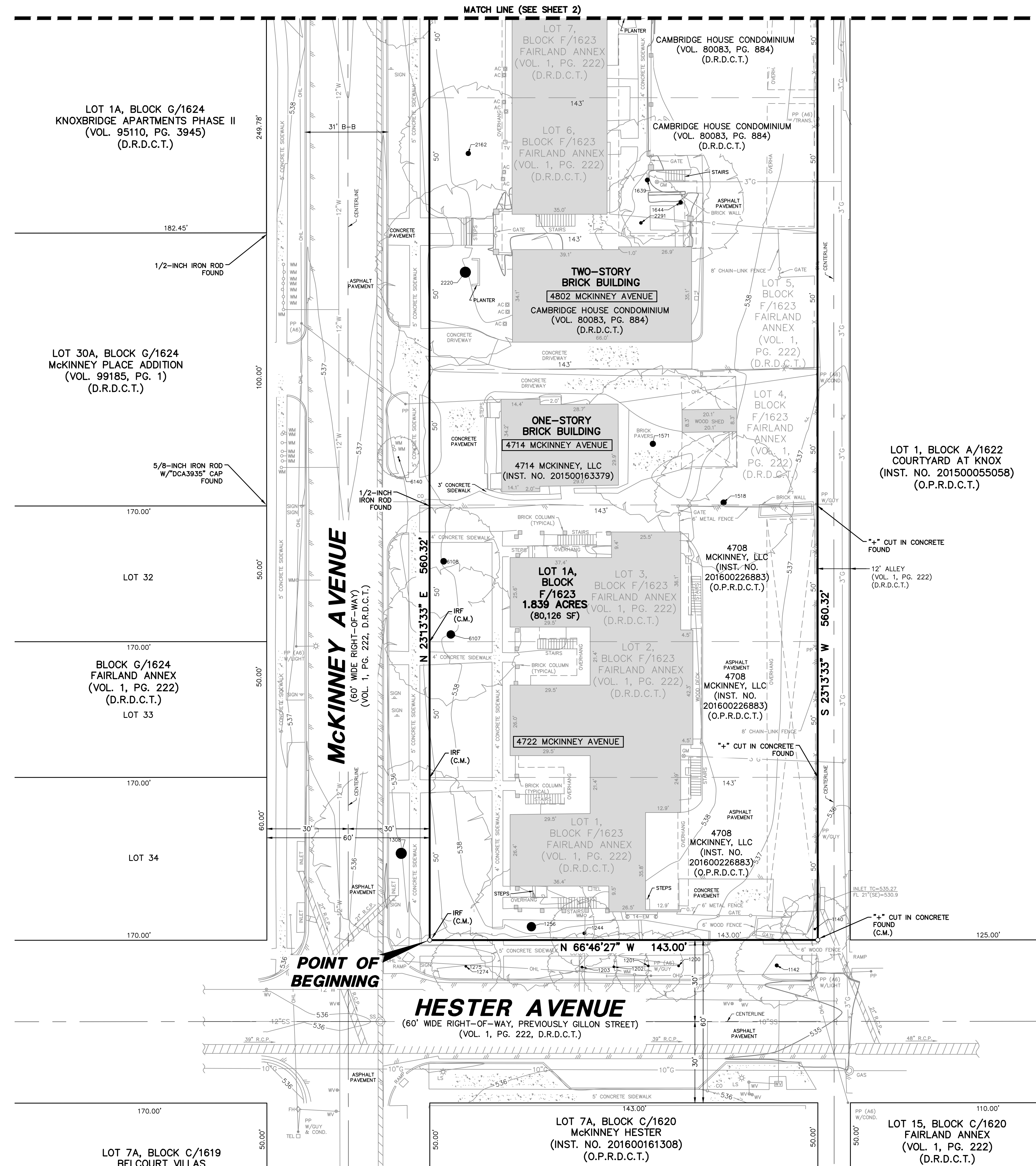
A REPLAT OF
FAIRLAND ANNEX
LOTS 1-11, BLOCK F/1623
AND BEING OUT OF THE
THE JOHN SMITH SURVEY, ABSTRACT NO. 1334,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER: S189-018
ENGINEERING PLAN NUMBER: 3111-

SHEET 1 OF 3

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 ACD	CHECKED BY MWW/JEC	SCALE 1"=20'	DATE OCT. 2018
		DATE	JOB NUMBER 3156-17.265

OWNER
PROVIDENT REALTY ADVISORS, INC.
10210 N. CENTRAL EXPRESSWAY, STE. 300
DALLAS, TX 75231
972-385-4142
CONTACT: JULIAN HAWES

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



POINT NO.	DESCRIPTION
1140	10" MULTI-TRUNK HACKBERRY
1142	16" BRADFORD PEAR
1200	10" MULTI-TRUNK CREPE MYRTLE
1201	10" MULTI-TRUNK CREPE MYRTLE
1202	10" MULTI-TRUNK CREPE MYRTLE
1203	10" MULTI-TRUNK CREPE MYRTLE
1244	14" PALM
1256	40" ELM
1274	10" MULTI-TRUNK CREPE MYRTLE
1275	10" MULTI-TRUNK CREPE MYRTLE
1308	48" ASH
1518	26" HACKBERRY
1571	26" PECAN
1639	20" ASH
1644	18" MAGNOLIA
1677	24" PECAN
1712	16" PECAN
1741	16" MAGNOLIA
1775	8" HACKBERRY
1779	10" BOX ELDER
1780	12" HACKBERRY
1845	6" MULTI-TRUNK CREPE MYRTLE
1851	14" SYCAMORE
1854	20" LIVE OAK
1865	34" LIVE OAK
1878	6" MULTI-TRUNK CREPE MYRTLE
1879	6" MULTI-TRUNK CREPE MYRTLE
1880	16" PECAN
2140	22" LIVE OAK
2154	6" MULTI-TRUNK CREPE MYRTLE
2157	6" MULTI-TRUNK CREPE MYRTLE
2158	6" MULTI-TRUNK CREPE MYRTLE
2162	22" LIVE OAK
2220	48" OAK
2291	14" LIVE OAK
2352	36" LIVE OAK
2411	26" PECAN
6107	36" PECAN
6108	28" PECAN
6140	6" CREPE MYRTLE
6211	10" MAGNOLIA

ADETZ 10/16/18 9:09 AM
M:\DWG-CAD\18156-17.265\DWG\SURVEY_C3D_2018\3156-17.265PP.DWG

PRELIMINARY PLAT - 4717 MCKINNEY, LOT 1, BLOCK F/1623