



**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 reported have been scaled by applying the TxDOT surface adjustment 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. Relevant zones are defined on said map as follows:  
  
Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
- Lot to lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to dedicate easements.
- Existing structure to remain.
- 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.

**LEGEND**

- PROPERTY LINE
- - - EASEMENT LINE
- CENTERLINE
- ADS DISK STAMPED "PACHECO KOCH - DALL BREW ADDITION" SET
- EXISTING EASEMENT (ABANDONED BY THIS PLAT)
- (C.M.) CONTROLLING MONUMENT
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 44°00'11" E	5.04'
L2	S 14°59'49" E	2.58'

**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 11/4/16.

**SURVEYOR:**

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

**OWNER:**

VICTORY BREWERY 2013 LP  
10210 N CENTRAL EXPWY STE 300  
DALLAS, TEXAS 75231  
CONTACT: JERRY JACKSON  
PH: (972) 385-4126

**DALLAS BREWERY ADDITION  
LOT 1A-R, BLOCK 1/405**

A REPLAT OF PART OF LOT 1A, BLOCK 1/405  
DALLAS BREWERY ADDITION  
BEING PART OF THE  
JOHN N. BRYAN SURVEY, ABSTRACT NO. 149,  
G. FOX SURVEY, ABSTRACT NO. 1679  
DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S167-025

SHEET 2 OF 3

<b>Pacheco Koch</b>		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
DRAWN BY SBP		TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805	
CHECKED BY JPH	SCALE 1"=20'	DATE NOV. 2016	JOB NUMBER 3637-14.401

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REPLAT - DALLAS BREWERY ADDITION, LOT 1A-R, BLOCK 1/405