

VICINITY MAP  
(NOT TO SCALE)

LEGEND

- PROPERTY LINE
- CENTERLINE
- - - EASEMENT LINE
- (C.M.) CONTROLLING MONUMENT
- MAP RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- PG. PAGE
- VOL. VOLUME
- PH ◊ FIRE HYDRANT
- GUY ANCHOR
- PP\* POWER POLE
- PP W/ LIGHT
- PP W/ GUY ANCHOR
- PP(1)\* PP W/ CROSS ARM (LENGTH IN FEET)
- SIGN = TRAFFIC SIGN
- SS (S) SAN. SEWER MANHOLE
- SSW (S) SEWER MANHOLE
- WV WATER VALVE
- P PIN FLAG RED
- Y PIN FLAG YELLOW
- OR PIN FLAG ORANGE
- TREE LINE
- FENCE
- OVERHEAD UTILITY LINE
- GUARD RAIL
- STORM DRAIN LINE
- WATER LINE
- 6" SS SANITARY SEWER LINE
- 6" EXIST CONTOUR

GENERAL NOTES

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 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 two lots from unplatted land for development purposes.
4. 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.
5. All existing improvements will be removed from the site.

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 1/19/18.

SHEET 1 OF 2  
 PRELIMINARY PLAT  
**MARLO 1 DALLAS-OVERTON**  
**LOTS 1 AND 2, BLOCK A/5997**  
 BEING OUT OF THE  
 JOHN NARBOE SURVEY, ABSTRACT NO. 1078,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO.: S178-090  
 ENGINEERING PLAN NO.: 3111-\_\_\_\_\_

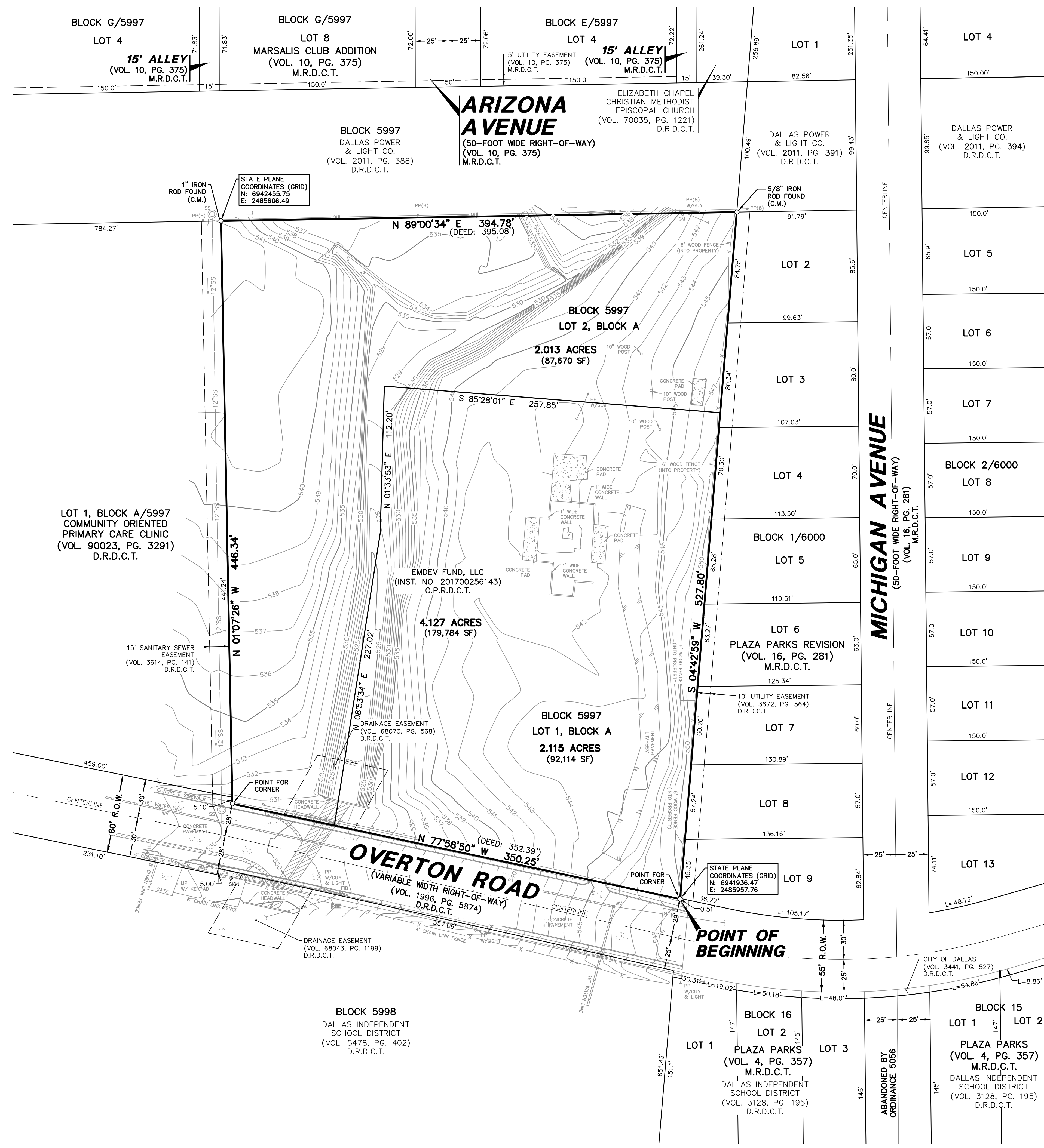
<b>Pacheco Koch</b>		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-469	
		TX REG. SURVEYING FIRM LS-10089000	
DRAWN BY DHM	CHECKED BY GMP	SCALE 1"=40'	DATE JAN. 2018
		JOB NUMBER 3665-17.472	

SURVEYOR:

PACHECO KOCH CONSULTING ENGINEERS  
 11700 PRESTON ROAD, SUITE 1400  
 DALLAS, TEXAS 75231  
 PH: (972) 235-3031  
 CONTACT: MARK PEACE

OWNER:

EMDEV FUND LLC  
 11700 PRESTON ROAD, SUITE 660-427  
 DALLAS, TEXAS 75230  
 PH: (972) 342-8224  
 CONTACT: RANDY BOWMAN



M:\PEACE\18\_19\_17\_18\17\_472\DWG\SURVEY\_C3D\_2015\3665-17.472PPE.DWG

PRELIMINARY PLAT - MARLO 1 DALLAS-OVERTON, LOT 1, BLOCK A/5997

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, EMDEV Fund, LLC, is the owner of a 4.127 acre tract of land situated in the John Narboe Survey, Abstract No. 1078, Dallas County, Texas and in City Block 5997, Official Block Numbers of the City of Dallas, Texas; said tract being all of that certain tract of land described in General Warranty Deed to EMDEV Fund, LLC recorded in Instrument No. 201700256143 of the Official Public Records of Dallas County, Texas; said 4.127 acre tract being more particularly described as follows:

BEGINNING, at a point for corner in the northeast line of Overton Road (a variable width right-of-way); said point being an angle point in the said northeast line of Overton Road;

THENCE, North 77 degrees, 58 minutes, 50 seconds West, along the said northeast line of Overton Road, a distance of 350.25 feet to a point for corner; said point being an angle point in the said northeast line of Overton Road;

THENCE, North 01 degrees, 07 minutes, 26 seconds West, along an offset in the said northeast line of Overton Road, departing the said northeast line of Overton Road, and along the east line of Lot 1, Block A/5997, Community Oriented Primary Care Clinic, an addition to the City of Dallas, Texas according to the plat recorded in Volume 90023, Page 3291 of the Deed Records of Dallas County, Texas, at a distance of 5.10 feet passing the southeast corner of said Community Oriented Primary Care Clinic addition, continuing in all for a total distance of 446.34 feet to a 1-inch iron rod found for corner in the south line of that certain tract of land described in Warranty Deed to Dallas Power & Light Co. recorded in Volume 2011, Page 388 of said Deed Records; said point being the northeast corner of said Community Oriented Primary Care Clinic addition;

THENCE, North 89 degrees, 00 minutes, 34 seconds East, along the south line of said Dallas Power & Light Co. tract, a distance of 394.78 feet to a 5/8-inch iron rod found for corner; said point being the southeast corner of said Dallas Power & Light Co. tract, the southwest corner of that certain tract of land described in Warranty Deed to Dallas Power & Light Co. recorded in Volume 2011, Page 391 of said Deed Records, and the northwest corner of Lot 2, Block 1/6000, Revised Plat of Plaza Parks, an addition to the City of Dallas, Texas according to the plat recorded in Volume 16, Page 281 of the Map Records of Dallas County, Texas;

THENCE, South 04 degrees, 42 minutes, 59 seconds West, along the west line of said Block 1/6000, Revised Plat of Plaza Parks addition and an offset in the said northwest line of Overton Road, at a distance of 527.29 feet passing the southwest corner of Lot 9, Block 1/6000 of said Revised Plat of Plaza Parks addition, continuing in all for a total distance of 527.80 feet to the POINT OF BEGINNING;

CONTAINING: 179,784 square feet or 4.127 acres of land, more or less.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That EMDEV FUND LLC, acting by and through its duly authorized agent, Randy Bowman, does hereby adopt this plat, designating the herein above described property as **MARLO 1 DALLAS-OVERTON**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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 system 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, Texas.

WITNESS my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_  
Randy Bowman

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Randy Bowman personally appeared, 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**

THAT I, Gregory Mark Peace, 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 Preliminary Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 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 1/19/18.

Gregory Mark Peace  
Registered Professional Land Surveyor,  
No. 6608  
mpeace@pkce.com

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 Gregory Mark Peace, 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

**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 1/19/18.

SHEET 2 OF 2  
**PRELIMINARY PLAT**  
**MARLO 1 DALLAS-OVERTON**  
**LOTS 1 AND 2, BLOCK A/5997**

BEING OUT OF THE  
JOHN NARBOE SURVEY, ABSTRACT NO. 1078,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO.: S178-090  
ENGINEERING PLAN NO.: 311T-\_\_\_\_\_

**SURVEYOR:**

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

**OWNER:**

EMDEV FUND LLC  
11700 PRESTON ROAD, SUITE 660-427  
DALLAS, TEXAS 75230  
PH: (972) 342-8224  
CONTACT: RANDY BOWMAN

<b>Pacheco Koch</b>		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000		
<b>DRAWN BY</b> DHM	<b>CHECKED BY</b> GMP	<b>SCALE</b> 1"=40'	<b>DATE</b> JAN. 2018	<b>JOB NUMBER</b> 3665-17.472

PRELIMINARY PLAT - MARLO 1 DALLAS-OVERTON, LOT 1, BLOCK A/5997

MPEACE  
7/1/2018 10:57 AM  
M:\DWG\363665-17.472\DWG\SURVEY C.D. 2015\3665-17.472PDP.DWG