



LEGEND

▲	CABLE TV MARKER SIGN
▲	FIBER OPTIC MARKER SIGN
▲	PIPELINE MARKER SIGN
▲	GLY ANCHOR
⊕	UTILITY POLE
⊕	SIGN
●	TRAFFIC BOLLARD
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	C.M. CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
○	CORROGATED PLASTIC PIPE
○	REINFORCED CONCRETE PIPE
○	D.R.D.C.T. DEED RECORDS DAL. CO. TX
○	O.P.R.D.C.T. OFFICIAL PUBLIC REC. DAL. CO. TX
○	5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	SURVEY ABSTRACT LINE
---	WATER LINE
---	UNDERGROUND GAS LINE
---	STORM SEWER LINE
---	GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND COMMUNICATION LINE
---	UNDERGROUND FIBER OPTIC LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

- GENERAL NOTES:**
- The purpose of this plat is to create three lots for development and dedicate right-of-way from a 124.918 acre tract of land.
 - The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
 - The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
 - No buildings observed.
 - According to Community Panel No. 480171 0513 L, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Lot to lot drainage will not be allowed without engineering section approval.

**PRELIMINARY PLAT
I-20 DISTRIBUTION PARK ADDITION
LOTS 1, 2 & 3, BLOCK 8279
PART OF CITY OF DALLAS BLOCK NO. 8279
AND BEING 124.918 ACRES OUT OF THE
WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084 AND
CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-078
ENGINEERING #311T-**

OWNER/APPLICANT:
2ML REAL ESTATE INTERESTS, INC.
ADDRESS: 952 ECHO LANE, SUITE 314
HOUSTON, TEXAS 77024
CONTACT: JIM ARNOLD
PHONE: 281-974-2626

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
CONTACT: DAN GALLAGHER, P.E.
PHONE: 972-776-1780

Kimley»Horn

12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MTG	JAD	JAN. 2017	063043007	1 OF 2

MATCHLINE (SEE SHEET 2)