

25' EASEMENT TO THE CITY OF DALLAS FOR THE PASSAGE OF VEHICULAR AND PEDESTRIAN TRAFFIC, DRAINAGE AND UTILITIES VOLUME 74013, PAGE 512, D.R.D.C.T.

BLOCK C/7731
PARK CENTRAL VI
VOLUME 77167, PAGE 608
D.R.D.C.T.

25' DEDICATION FOR WIDENING OF COIT ROAD VOLUME 77167, PAGE 608 D.R.D.C.T.

25' EASEMENT TO THE CITY OF DALLAS FOR THE PASSAGE OF VEHICULAR AND PEDESTRIAN TRAFFIC, DRAINAGE AND UTILITIES VOLUME 73108, PAGE 1855, D.R.D.C.T.

LMI PARK CENTRAL, LLC
INST. NO. 201300096555
O.P.R.D.C.T.

25' EASEMENT TO THE CITY OF DALLAS FOR THE PASSAGE OF VEHICULAR AND PEDESTRIAN TRAFFIC, DRAINAGE AND UTILITIES VOLUME 73108, PAGE 1855, D.R.D.C.T.

BLOCK D/7731
PARK CENTRAL PLAZA
VOLUME 74238, PAGE 2322
D.R.D.C.T.

CITY OF DALLAS
ORDINANCE 20838
VOLUME 81198, PAGE 1488
M.R.D.C.T.

RIGHT-OF-WAY DEDICATION TO COUNTY OF DALLAS VOLUME 2002137, PAGE 317 D.R.D.C.T.

CITY OF DALLAS
ORDINANCE 20838
VOLUME 81198, PAGE 1488
M.R.D.C.T.

25' DEDICATION FOR WIDENING OF COIT ROAD VOLUME 68009, PAGE 471 D.R.D.C.T.

LOT 2, BLOCK A/7731
GATES OF PARK CENTRAL (CORRECTION PLAT)
VOLUME 98193, PAGE 29
M.R.D.C.T.

SPUSÉ MARQUIS, LLC
INST. NO. 201300310039
O.P.R.D.C.T.

25' EASEMENT TO THE CITY OF DALLAS FOR STREET WIDENING VOLUME 85151, PAGE 1874 M.R.D.C.T.

JAMES MAXWELL SEEHORN, II
CC #201000262323
O.P.R.D.C.T.

GAEDEKE HOLDINGS II, LTD.
VOLUME 98017, PAGE 936
LOT 1B, BLOCK 1/7755
NORTH CENTRAL PLAZA
VOLUME 85151, PAGE 1874
M.R.D.C.T.

5' GAS AND WATER UTILITIES EASEMENT VOLUME 4639, PAGE 500 M.R.D.C.T.

HOUSTON R.E. INCOME PROPERTIES XVII, LTD.
VOLUME 2004074, PAGE 15215
LOT 1, BLOCK 1/7754
REGENCY CENTRAL PLAZA ADDITION
VOLUME 83036, PAGE 2546
M.R.D.C.T.

COIT ROAD
BY USE AND OCCUPATION
NO STREET RIGHT-OF-WAY DEDICATION FOUND
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS, VOLUME 79044, PAGE 2120, M.R.D.C.T.

STATE OF TEXAS, VOLUME 79044, PAGE 2120, M.R.D.C.T.

COUNTY OF DALLAS
VOLUME 99151, PAGE 24
D.R.D.C.T.

AMERICAN NATIONAL INSURANCE CO.
VOLUME 2003193, PAGE 203
D.R.D.C.T.

LOT 4, BLOCK A/7752
COIT/CHURCHILL TOWER ADDITION
VOLUME 99108, PAGE 113
M.R.D.C.T.

LOT 5
NOBLE I WALTON DALLAS, LP
INST. NO. 20070227711
O.P.R.D.C.T.

15' DALLAS POWER & LIGHT COMPANY EASEMENT VOLUME 5850, PAGE 467 M.R.D.C.T.

ACCESS EASEMENT VOLUME 96226, PAGE 5530 D.R.D.C.T.

LOT 5, BLOCK A/7752
AMERISUITES ADDITION (CORRECTION PLAT)
VOLUME 96146, PAGE 1511
M.R.D.C.T.

15' DALLAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE EASEMENT VOLUME 3510, PAGE 566, M.R.D.C.T.

CHURCHILL WAY
(VARIABLE WIDTH RIGHT-OF-WAY)

NORTH CENTRAL EXPRESSWAY
(U.S. HIGHWAY 75)
(VARIABLE WIDTH RIGHT-OF-WAY)

CHURCHILL WAY
(VARIABLE WIDTH RIGHT-OF-WAY)

APPROXIMATE CENTER LINE OF CHURCHILL WAY PER TxDOT RIGHT-OF-WAY MAP

LINE #	BEARING	DISTANCE
L1	S14°33'10"W	73.07'
L2	S21°40'14"W	88.43'
L3	S43°13'25"W	29.76'
L4	S72°16'47"W	74.45'
L5	S77°47'16"W	83.99'
L6	N40°15'40"W	29.80'

GENERAL NOTES:

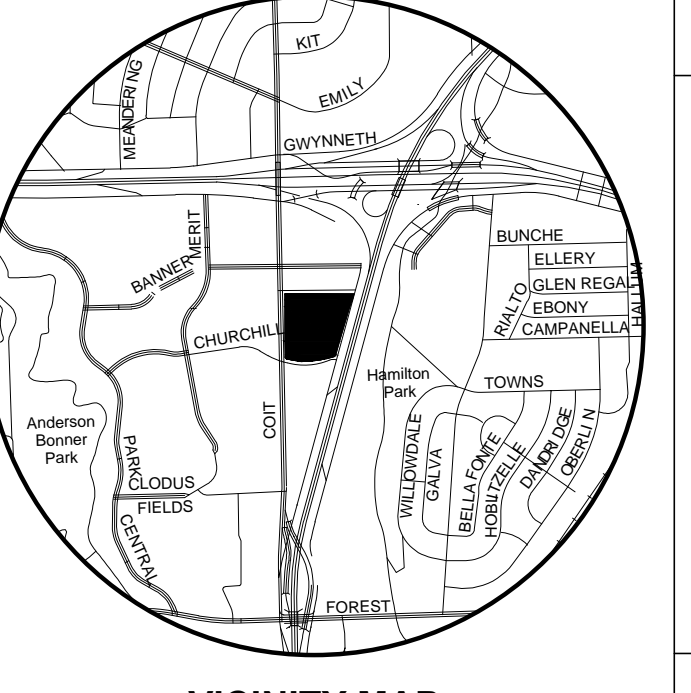
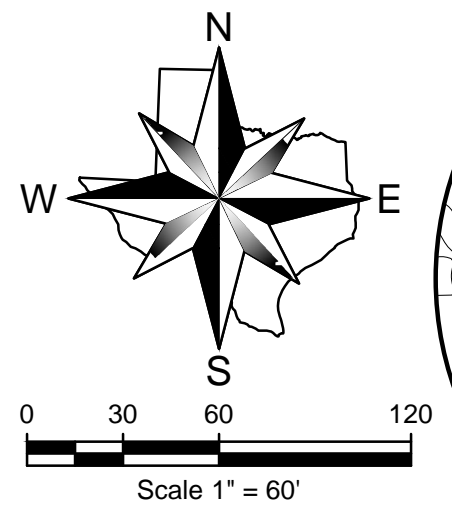
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO COMBINE SEVERAL EXISTING TRACTS INTO ONE (1) LOT FOR DEVELOPMENT.
- COORDINATES LABELED HEREON UTILIZE THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BEARINGS CITED HEREIN ARE BASED ON GLOBAL POSITIONING SYSTEM (TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE [4202], NORTH AMERICAN DATUM OF 1983 [2011]) OF SOUTH 00 DEG 17 MIN 23 SEC EAST (PLAT-NO BEARINGS), ALONG THE WEST RIGHT-OF-WAY OF SEEVERS AVENUE, RECORDED IN VOLUME 2, PAGE 128, MAP RECORDS, DALLAS COUNTY, TEXAS.
- ALL BUILDINGS TO BE REMOVED.
- STREET/ALLEY ABANDONMENTS ARE AFFECTED BY AFFIDAVIT FILED UNDER INSTRUMENT NUMBER OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, WHICH ATTESTS THAT THERE ARE NO PUBLIC OR PRIVATE UTILITIES LOCATED IN THE ABANDONED RIGHT-OF-WAYS.

**PRELIMINARY PLAT
COIT-CHURCHILL ADDITION
LOT 1, BLOCK 7754**

BEING PART OF THOSE TRACTS OF LAND DESCRIBED IN THE DEEDS TO THE STATE OF TEXAS AS RECORDED IN VOLUME 79044, PAGE 2120 (CALLED PARCEL 1), VOLUME 79199, PAGE 154 (CALLED PARCEL 4), VOLUME 80068, PAGE 2104 (CALLED PARCEL 3), AND VOLUME 79110, PAGE 3957 (CALLED PARCEL 2)
13.289 ACRES OUT OF THE M. J. SANCHEZ SURVEY, ABSTRACT NO. 1272, AND THE ALEXANDER A. THOMAS SURVEY, ABSTRACT NO. 1486, IN THE DALLAS, TEXAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-109

OWNER:
Costco Warehouse
9 Corporate Drive, Suite 230
Irvine, California 92606

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph# 972-490-7090



LEGEND

AMON	ALUMINUM MONUMENT FOUND
XCF	*XCF IN CONCRETE FOUND
MAG	MAG-NAIL FOUND
IRF	IRON ROD FOUND
CM	CONTROLLING MONUMENT
MON	STANDARD CITY OF DALLAS ALUMINUM MONUMENT SET
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	COUNTY CLERK'S INSTRUMENT NUMBER

NO.	DATE	REVISION	APPROVAL

M. J. SANCHEZ SURVEY, ABSTRACT NO. 1272
CITY OF DALLAS
DALLAS COUNTY, TEXAS
COSTCO WAREHOUSE
9 CORPORATE DRIVE, SUITE 230
IRVINE, CALIFORNIA 92606

PRELIMINARY PLAT
COIT-CHURCHILL ADDITION
LOT 1, BLOCK 7754

Date : 06/19/15
Scale : 1" = 60'
File : 58816.PPLOT
Project No. : 58816

SHEET
1
2

G:\58816\SURVEY\PLATS\58816.PPLOT.dwg