

LOT 1A, BLOCK 5/7135  
DALLAS HOUSING AUTHORITY  
EDGAR WARD PLACE II  
(VOL. 97154, PG. 2189)  
(D.R.D.C.T.)

**PRELIMINARY**

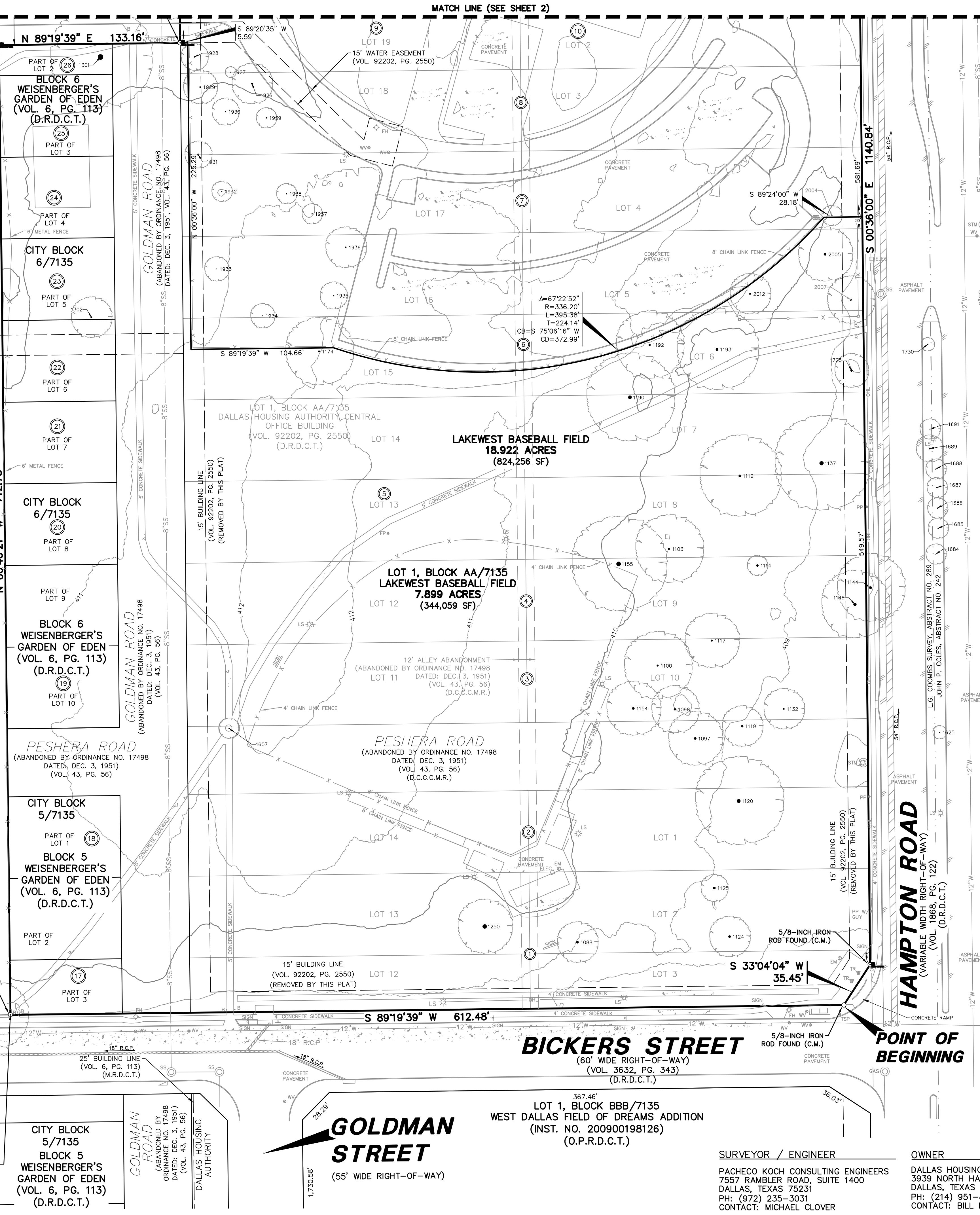
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 4/26/16.

**GENERAL 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 shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- Coordinates shown hereon are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011), no scale and no projection.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0340 J, Community-Panel No. 480171 0340 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: area determined to be outside 500-year floodplain.
- Lot-to-lot drainage will not be permitted without Engineering Section approval.
- The purpose of this plat is to create three lots from portions of platted lots and portions of abandoned streets and to remove Building Lines created by a previous plat.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- All existing improvements on Lot 1 will be demolished. All existing improvements on Lot 2 and Lot 3 will remain. New improvements will be constructed on Lot 1 only. No new improvements will be constructed on Lot 2 and Lot 3.

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STATE PLANE (GRID) COORDINATES  
N: 6,973,285.00  
E: 2,472,853.36

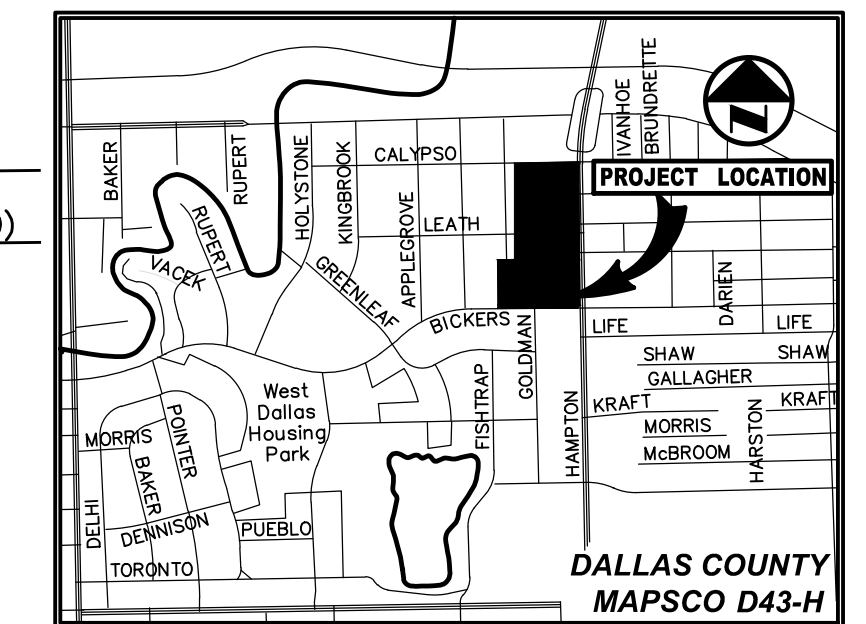


**GOLDMAN STREET**  
(55' WIDE RIGHT-OF-WAY)

LOT 1, BLOCK BBB/7135  
WEST DALLAS FIELD OF DREAMS ADDITION  
(INST. NO. 200900198126)  
(O.P.R.D.C.T.)

**SURVEYOR / ENGINEER**  
PACHECO KOCH CONSULTING ENGINEERS  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: MICHAEL CLOVER

**OWNER**  
DALLAS HOUSING AUTHORITY  
3939 NORTH HAMPTON ROAD  
DALLAS, TEXAS 75212  
PH: (214) 951-8452  
CONTACT: BILL MANNING



**VICINITY MAP**  
(NOT TO SCALE)

**BAYSIDE STREET**  
(70' WIDE RIGHT-OF-WAY)

**LEGEND**

- CO CLEANOUT
- ELEC ELECTRIC MANHOLE
- EMR ELECTRIC METER
- FH FIRE HYDRANT
- FL FLOOD LIGHT
- GM GAS METER
- GV GAS VALVE
- GA GUY ANCHOR
- LS LIGHT STANDARD
- MB MAILBOX
- PP POWER POLE
- PP W/ LIGHT
- PP W/ GUY ANCHOR
- TR TRAFFIC SIGN
- SS SAN. SEWER MANHOLE
- TS TRAFFIC SIGNAL POLE
- STM STORM SEWER MANHOLE
- MH UNKNOWN MANHOLE
- TEL TELEPHONE MANHOLE
- WM WATER METER
- WV WATER VALVE
- PF PIN FLAG BLUE
- PG PIN FLAG GREEN
- PR PIN FLAG RED
- PY PIN FLAG YELLOW
- DISK 3.25"-INCH ALUMINUM DISK  
STAMPED "PACHECO KOCH"-"LBF" SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- FENCE
- OH OVERHEAD UTILITY LINE
- HR HAND RAIL
- GR GUARD RAIL
- UE UNDERGROUND ELECTRIC LINE
- UT UNDERGROUND TELEPHONE LINE
- UC UNDERGROUND CABLE LINE
- UG UNDERGROUND GAS LINE
- SD STORM DRAIN LINE
- WL WATER LINE
- SS SANITARY SEWER LINE
- EXIST EXIST CONTOUR
- 613 VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY TEXAS
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS
- D.C.C.M.R. DALLAS COUNTY COMMISSIONERS' COURT MINUTE RECORDS

**PRELIMINARY PLAT**  
**LAKWEST BASEBALL FIELD**  
**LOTS 1, 2 AND 3, BLOCK ZZ/7135**

PART OF  
LOT 1, BLOCK AA/7135  
DALLAS HOUSING AUTHORITY  
CENTRAL OFFICE BUILDING ADDITION,  
PART OF  
WEISENBERGER'S GARDEN OF EDEN,  
ADDITIONS TO THE CITY OF DALLAS, TEXAS  
AND PART OF THE ABANDONED PORTIONS  
OF PESHERA ROAD AND GOLDMAN ROAD  
AND BEING OUT OF THE  
L.G. COMBS SURVEY, ABSTRACT NO. 289  
DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S156-163  
ENGINEERING PLAN NUMBER: 311T-

SHEET 1 OF 3

**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-1008000

DRAWN BY ACD	CHECKED BY MCC	SCALE 1"=40'	DATE APRIL 2016	JOB NUMBER 2067-16.120
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