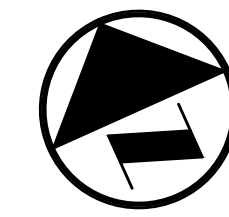
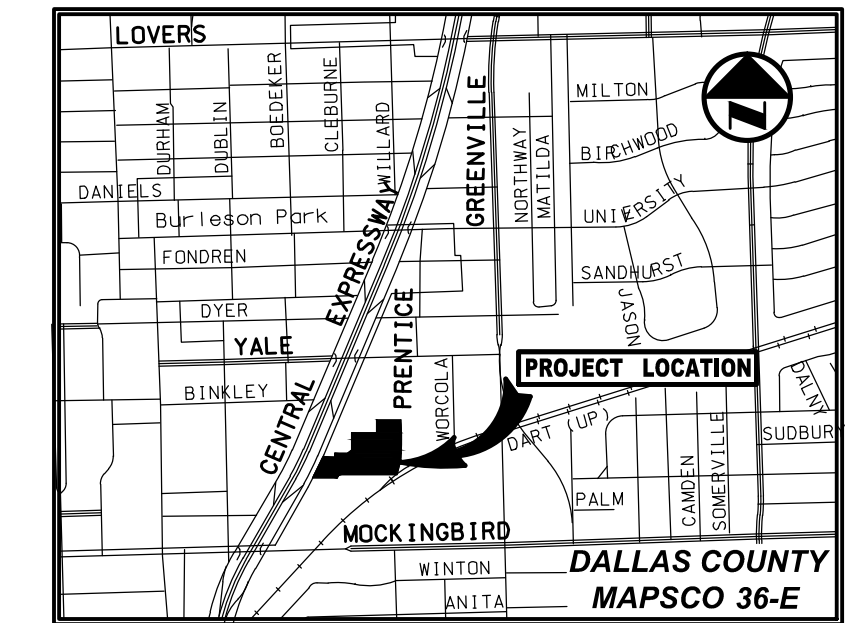
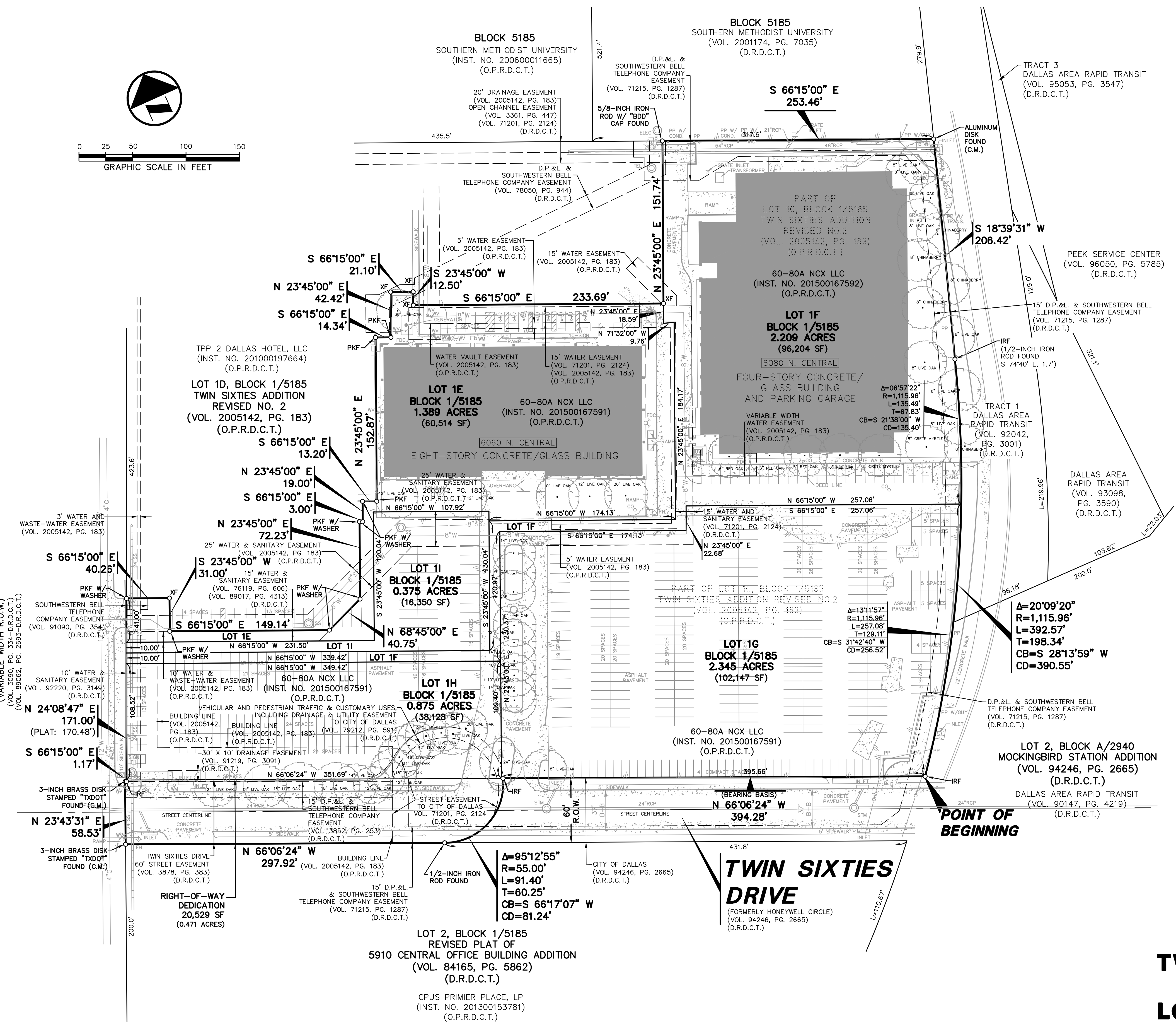


LEGEND

- B⁺ BOLLARD
- CBL UG CABLE MARKER
- CD CLEANOUT
- ELEC⁺ ELECTRIC MANHOLE
- EM⁺ ELECTRIC METER
- FDC⁺ FIRE DEPT. CONN.
- FH⁺ FIRE HYDRANT
- GA GUY ANCHOR
- ICV⁺ IRRIGATION CONTROL VALVE
- LS⁺ LIGHT STANDARD
- PP POWER POLE
- PP W/ GUY ANCHOR
- SS SAN. SEWER MANHOLE
- STM STORM SEWER MANHOLE
- TEL TELEPHONE MANHOLE
- WM⁺ WATER METER
- WATER VAULT
- TELEPHONE VAULT
- WATER VALVE
- 4" METAL POST
- 4" PVC PIPE
- 1/2-INCH IRON ROD
- W/PACHICO KOCH⁺ CAP FOUND
- 4" CUT IN CONCRETE FOUND
- POINT FOR CORNER, UNLESS OTHERWISE NOTED
- PKF PK NAIL FOUND
- CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- FENCE
- OVERHEAD UTILITY LINE
- BUILDING OVERHANG
- OLD LOT LINE



NORTH CENTRAL EXPRESSWAY - U.S. HIGHWAY NO. 75



VICINITY MAP
(NOT TO SCALE)

NOTES:

1. Bearing for this survey is based on a bearing of North 66 degrees, 06 minutes, 24 seconds West, for the north right-of-way line of Twin Sixties Drive according to the plat of Twin Sixties Addition Revised No. 2 an addition to the City of Dallas according to the plat recorded in Volume 2005142, Page 183 of the Deed Records of Dallas County, Texas.
2. Lot to lot drainage will not be allowed without engineering section approval.
3. All of the Deed references shown hereon are filed in the Official Public Records, Probate Court Records, Map Records or Deed Records of Dallas County, Texas, unless otherwise noted.
4. The purpose of this plat is to create five (5) lots from existing 1 lot situated in Block 1/5185.
5. All existing structures are to remain.

AREA TABLE		
PARCEL	SF	ACRES
LOT 1E	60,514	1.389
LOT 1F	96,204	2.209
LOT 1G	102,147	2.345
LOT 1H	38,128	0.875
LOT 1I	16,350	0.375
R.O.W. DEDICATION	20,529	0.471
TOTAL AREA	333,872	7.664

SHEET 1 OF 2
PRELIMINARY PLAT
TWIN SIXTIES ADDITION
REVISED NO. 3
LOTS 1E, 1F, 1G, 1H & 1I
BLOCK 1/5185

LOCATED IN THE CITY OF DALLAS, TEXAS
BEING A REPLAT OF LOT 1C, BLOCK 1/5185,
TWIN SIXTIES ADDITION REVISED NO. 2
AND BEING OUT OF THE
JOEL SYKES SURVEY, ABSTRACT NO. 1338,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-164

SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
6100 WESTERN PLACE DRIVE, SUITE 1001
FORT WORTH, TEXAS 76107
PH: 817-412-7155
CONTACT: MICHAEL LEWIS

OWNER:
60-80A NCX LLC
C/O TRITEN REAL ESTATE PARTNERS, LLC
3657 BRIARPARK
HOUSTON, TEXAS 77042
PH: 832-372-9660
CONTACT: DAVID NELSON

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY DCP/MWW	CHECKED BY MLL	SCALE 1"=50'	DATE APRIL 2016	JOB NUMBER 2878-16.044
---------------------	-------------------	-----------------	--------------------	---------------------------

MWER: 04/08/2016 - 10:47AM
M:\DWG-28\2878-16\044\DWG\SURVEY C3D 2015\2878-16.044\PP\REVISED 3--23--16.DWG

LOT 1E, 1F, 1G, 1H & 1I, BLOCK 1/5185, TWIN SIXTIES ADDITION REVISED NO. 3 - PRELIMINARY PLAT