



LOT 8A, BLOCK A/8728
PRESTON - 190 ADDITION
(DOC. NO. 2001-0019821)
O.P.R.C.C.T.

CLEARVIEW INVESTMENTS, LTD
(DOC. NO. 92-0024125)
O.P.R.C.C.T.

ZONE "AE"
(SEE NOTE 3)

ZONE "X"
(SEE NOTE 3)

ZONE "AE"
(SEE NOTE 2)

ZONE "X"
(SEE NOTE 2)

LOT 1, BLOCK A/8728
IEA CORPORATE
OFFICE ADDITION

1.220 ACRES
(53,158 SF)

PART OF LOT 10,
BLOCK G/8728
PRESTON VILLA ADDITION
(VOL. 2, PG. 63)
M.R.C.C.T.

ATTICUS REAL ESTATE SERVICES, INC.
(DOC. NO. 2000-0136337)
O.P.R.C.C.T.

LOT 10, BLOCK G/8728
PRESTON VILLA ADDITION
(VOL. 2, PG. 63)
M.R.C.C.T.

M. HUMPHREYS FAMILY
LIMITED PARTNERSHIP
(DOC. NO. 2002-0081830)
O.P.R.C.C.T.

**WINDMILL
LANE**
(FORMERLY WATER VIEW LANE)
(VOL. 2, PG. 63)
M.R.C.C.T.

LOT 9, BLOCK G/8728
PRESTON VILLA ADDITION
(VOL. 2, PG. 63)
M.R.C.C.T.

NEMAT R. ATTAR, TRUSTEE
(DOC. NO. 95-0030383)
O.P.R.C.C.T.

PART OF
LOT 16, BLOCK F/8728
PRESTON VILLA ADDITION
(VOL. 2, PG. 63)
M.R.C.C.T.

CLEARVIEW INVESTMENTS, LTD
(DOC. NO. 92-0024125)
O.P.R.C.C.T.

LOT 17, BLOCK F/8728
PRESTON VILLA ADDITION
(VOL. 2, PG. 63)
M.R.C.C.T.

5SAHMED, LP
(DOC. NO. 20151009001287800)
O.P.R.C.C.T.

**POINT OF
BEGINNING**

1-INCH IRON
PIPE FOUND (C.M.)
STATE PLANE
COORDINATES (GRID)
N 7,054,469.85
E 2,493,026.53

**MAPLESHADE
LANE**
(FORMERLY BRANDYWINE LANE)
(VOL. 2, PG. 63)
M.R.C.C.T.

LOT 80, BLOCK F/8728
PRESTON VILLA ADDITION
(VOL. 2, PG. 63)
M.R.C.C.T.

JOHN B. MAY AND WIFE, DIAN MAY
(VOL. 1707, PG. 300)
D.R.C.C.T.

LOT 8, BLOCK H/8728
PRESTON VILLA ADDITION
(VOL. 2, PG. 63)
M.R.C.C.T.

BENNETT D. LEWIS
AND WIFE, THERESA LEWIS
(VOL. 1936, PG. 555)
D.R.C.C.T.

LEGEND

□	CLEANOUT	1/2"-INCH IRON ROD W/ALUMINUM DISK STAMPED "PACHECO KOCH - 1 C O ADDITION" SET
○	FIRE HYDRANT	ADS
○	IRRIGATION CONTROL VALVE	(C.M.) CONTROLLING MONUMENT
○	SAN. SEWER MANHOLE	O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
○	WATER METER	M.R.C.C.T. MAP RECORDS OF COLLIN COUNTY, TEXAS
○	WATER MANHOLE	O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
○	WATER VALVE	D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
---	PROPERTY LINE	
---	EASEMENT LINE	
---	SETBACK LINE	
---	PROPOSED EASEMENT	
---	CENTERLINE	
---	STORM DRAIN LINE	
---	WATER LINE	
---	SANITARY SEWER LINE	
---	EXIST. CONTOUR	

- 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 reported have been scaled by applying the TxDOT surface adjustment factor of 1.000152710.
 - Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map No. 48085C0370J, Community-Panel No. 480171 0370 J, Effective Date: June 2, 2009 and revised by Letter of Map Revision, Case No.: 15-06-3975P, issue date: December 4, 2015, Effective Date: April 15, 2016. All of the subject property is shown to be located in Zone "AE" and Zone "X" on said map revision. The location of the said floodzones is based on said map revision, is approximate and is not located on the ground. Relevant zones are defined on said map revision as follows:
Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
 - The location of proposed 100-year floodplain based on revised Letter of Map Revision, prepared by Pacheco Koch LLC, submitted to Trinity Watershed Department for Approval and dated May 17, 2016.
 - No building exist on the surveyed tract.
 - Lot to lot drainage will not be allowed without engineering section approval.
 - The purpose of this plat is to create one lot from two platted lots.
 - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinates values, no scale and no projection.

SEE SHEET 2 OF 2 FOR TREE TABLE

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RYMED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 5/19/16.

PRELIMINARY PLAT
**IEA CORPORATE
OFFICE ADDITION**
LOT 1, BLOCK A/8728
A REPLAT OF LOTS 17 & 18, BLOCK F/8728
PRESTON VILLA ADDITION
AN ADDITION TO THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553,
COLLIN COUNTY, TEXAS
CITY PLAN FILE NO. S156-202

SHEET 1 OF 2

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
DRAWN BY SEB		TX REG. ENGINEERING FIRM F-14438 TX REG. SURVEYING FIRM LS-10193805	
CHECKED BY JPH	SCALE 1"=20'	DATE 04/19/2016	JOB NUMBER 3807-16.160

SURVEYOR:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
CONTACT: PAUL HUBERT
PH: (972) 235-3031

OWNER:
5SAHMED, LP
18333 PRESTON ROAD, SUITE 205
DALLAS, TEXAS 75252
CONTACT: SHAKEEL AHMED
PH: (214) 884-4253

SP/WLL/PLS 5/19/2016 4:32 PM
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PRELIMINARY PLAT - IEA CORPORATE OFFICE ADDITION, LOT 1, BLOCK A/8728