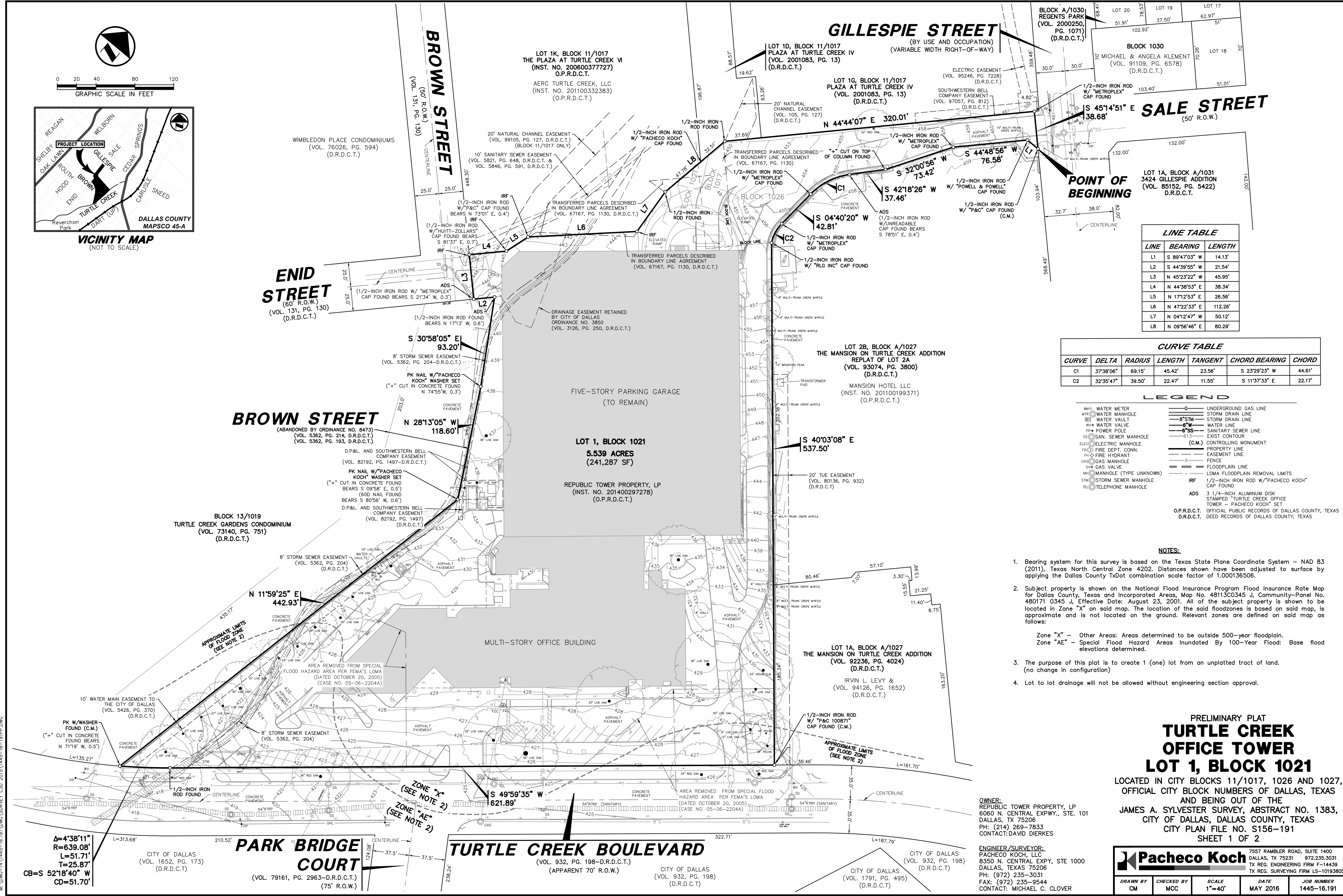


VICINITY MAP (NOT TO SCALE)

DWG: 1445-16-191P.DWG DATE: 05/19/2016 11:37AM



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 89°47'03" W	14.13'
L2	S 44°39'55" W	21.54'
L3	N 45°23'22" W	45.95'
L4	N 44°38'53" E	38.34'
L5	N 17°12'53" E	26.56'
L6	N 47°22'33" E	112.26'
L7	N 04°12'47" W	50.12'
L8	N 09°56'46" E	80.29'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	37°38'06"	69.15'	45.42'	23.56'	S 23°29'23" W	44.61'
C2	32°35'47"	39.50'	22.47'	11.55'	S 11°37'33" E	22.17'

**LEGEND**

WM	WATER METER	—G—	UNDERGROUND GAS LINE
WTR	WATER MANHOLE	—SD—	STORM DRAIN LINE
WV	WATER VAULT	—S—	STORM DRAIN LINE
WV	WATER VALVE	—W—	WATER LINE
PP	POWER POLE	—SS—	SANITARY SEWER LINE
SS	SAN. SEWER MANHOLE	—613—	EXIST. CONTOUR
ELEC	ELECTRIC MANHOLE	(C.M.)	CONTROLLING MONUMENT
FDC	FIRE DEPT. CONN.	—	PROPERTY LINE
FH	FIRE HYDRANT	—	EASEMENT LINE
GAS	GAS MANHOLE	—X—	FENCE
GV	GAS VALVE	—	FLOODPLAIN LINE
MH	MANHOLE (TYPE UNKNOWN)	—	LOMA FLOODPLAIN REMOVAL LIMITS
STM	STORM SEWER MANHOLE	—IRF—	1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP FOUND
TEL	TELEPHONE MANHOLE	—ADS—	3 1/4-INCH ALUMINUM DISK STAMPED "TURTLE CREEK OFFICE TOWER - PACHECO KOCH" SET
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS			
D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS			

- NOTES:**
- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDtd combination scale factor of 1.000136506.
  - Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0345 J, Community-Panel No. 480171 0345 J, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said map. The location of the said flood zones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:  
Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.  
Zone "AE" - Special Flood Hazard Areas Inundated by 100-Year Flood: Base flood elevations determined.
  - The purpose of this plat is to create 1 (one) lot from an unplatted tract of land. (no change in configuration)
  - Lot to lot drainage will not be allowed without engineering section approval.

PRELIMINARY PLAT  
**TURTLE CREEK OFFICE TOWER**  
**LOT 1, BLOCK 1021**  
 LOCATED IN CITY BLOCKS 11/1017, 1026 AND 1027,  
 OFFICIAL CITY BLOCK NUMBERS OF DALLAS, TEXAS  
 AND BEING OUT OF THE  
 JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S156-191  
 SHEET 1 OF 2

OWNER:  
 REPUBLIC TOWER PROPERTY, LP  
 6060 N. CENTRAL EXPWY., STE. 101  
 DALLAS, TX 75206  
 PH: (214) 289-7833  
 CONTACT: DAVID DIERKES

ENGINEER/SURVEYOR:  
 PACHECO KOCH, LLC  
 8350 N. CENTRAL EXPY, STE 1000  
 DALLAS, TEXAS 75206  
 PH: (972) 235-3031  
 FAX: (972) 235-9544  
 CONTACT: MICHAEL C. CLOVER

**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	CHECKED BY	SCALE	DATE	JOB NUMBER
CM	MCC	1"=40'	MAY 2016	1445-16-191

TURTLE CREEK OFFICE TOWER - PRELIMINARY PLAT