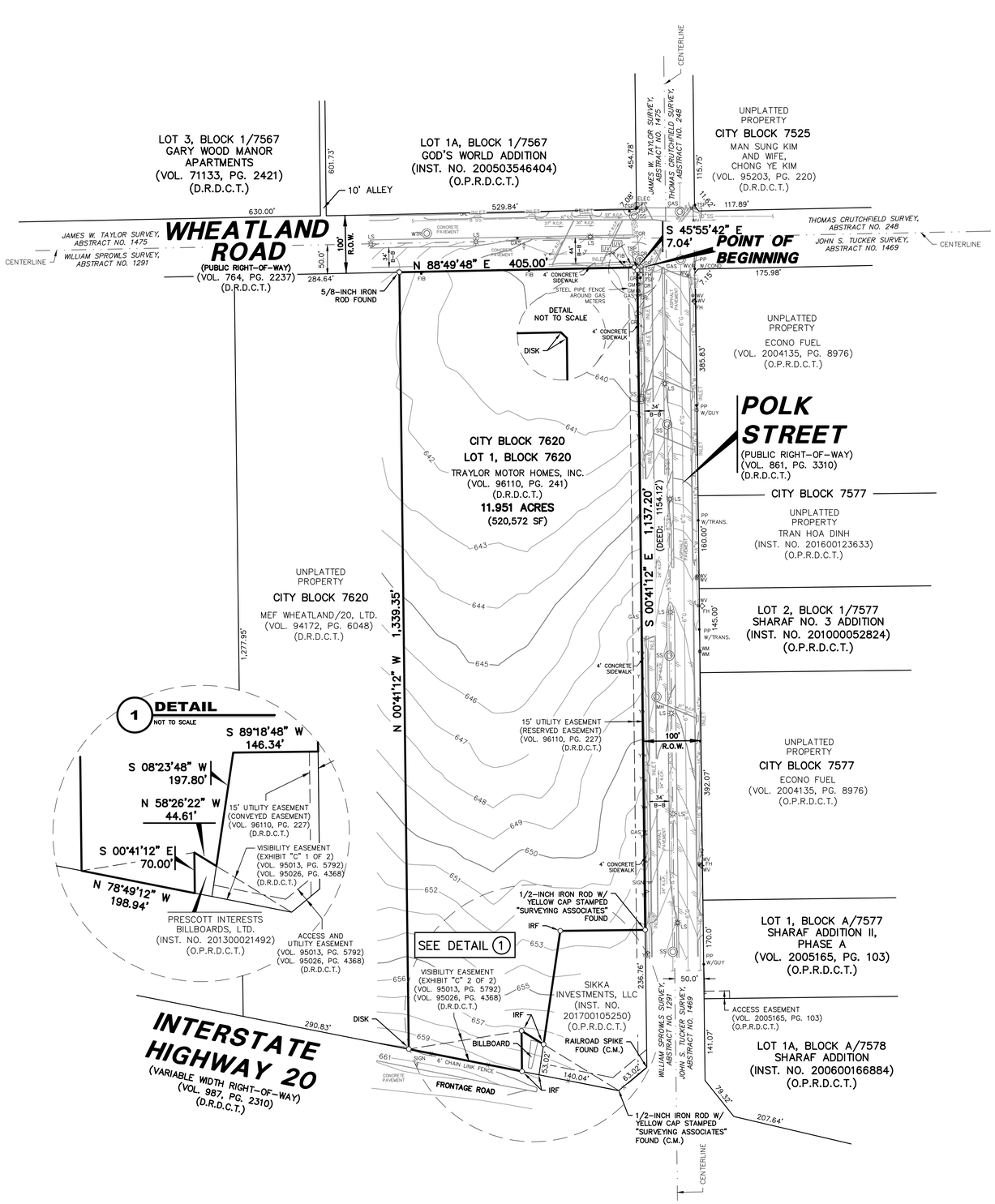
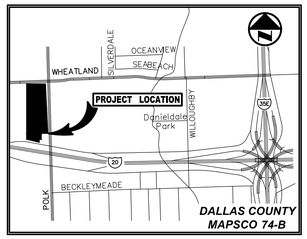
0 50 100 200 300

GRAPHIC SCALE IN FEET
1" = 100'

## GENERAL NOTES

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
2. All 5/8–inch iron rods with "PACHECO KOCH" caps, depicted hereon as found, were set by previous survey.
3. The survey abstract line shown hereon are approximate and are not located on the ground.
4. Lot to Lot Drainage will not be permitted without Engineering Section approval.
5. The purpose of this plat is to create 1 lot from an 11.951 acre unplatted tract of land.
6. Coordinates depicted hereon are based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central (4202), on Grid values, no scale, no projection.
7. There are no structures within the boundaries of the property to be platted.




**VICINITY MAP**
(NOT TO SCALE)

## LEGEND

| | |
|---|---|
| ELEC ELECTRIC MANHOLE | TSC TRAFFIC SIGNAL CONTROL |
| FH FIRE HYDRANT | TSP TRAFFIC SIGNAL POLE |
| FIB UG FIB. OPTIC MARKER | STM STORM SEWER MANHOLE |
| FIB FIB. OPTIC MANHOLE | VAULT (TYPE UNKNOWN) |
| GAS UG GAS MARKER | WTR WATER MANHOLE |
| GAS GAS MANHOLE | WV WATER VALVE |
| GM GAS METER | PAINT MARK YELLOW |
| GV GAS VALVE | IRF 1/2–INCH IRON ROD FOUND |
| GUY ANCHOR | (C.M.) CONTROLLING MONUMENT |
| LS LIGHT STANDARD | PROPERTY LINE |
| MH MANHOLE (TYPE UNKNOWN) | EXISTING EASEMENT LINE |
| PP POWER POLE | SURVEY ABSTRACT LINE |
| PP W/ GUY ANCHOR | FENCE |
| SIGN TRAFFIC SIGN | OVERHEAD UTILITY LINE |
| SS SAN. SEWER MANHOLE | STORM DRAIN LINE |
| D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS | WATER LINE |
| | SANITARY SEWER LINE |
| O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS | UNDERGROUND GAS LINE |
| | CENTER LINE |
| INST. NO. INSTRUMENT NUMBER | VOL. VOLUME |
| DISK 3 1/4–INCH ALUMINUM DISK STAMPED "PACHECO KOCH DCS" CAP SET | PG. PAGE |
| | R.O.W. RIGHT–OF–WAY |

**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 5/14/18.

PRELIMINARY PLAT

# DALLAS COUNTY SOUTH LOT 1, BLOCK 7620

LOCATED IN CITY BLOCK 7620,
OFFICIAL NUMBERS OF THE CITY OF DALLAS
AND BEING OUT OF THE
WILLIAM SPROWLS SURVEY, ABSTRACT NO. 1291,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178–202
ENGINEERING PLAN NO. 311T–_____

SHEET 1 OF 2


SURVEYOR / ENGINEER
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235–3031
CONTACT: MICHAEL C. CLOVER

OWNER
PRITCHARD DEVELOPMENT SERVICES, INC.
2121 N. AKARD STREET, STE. 100
DALLAS, TEXAS 75201
CONTACT: JIM PRITCHARD

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F–469
TX REG. SURVEYING FIRM LS–10008000


| DRAWN BY | CHECKED BY | SCALE | DATE | JOB NUMBER |
|---|---|---|---|---|
| KAJ | MCC | 1"=100' | MAY 2018 | 3010–18.124 |

PRELIMINARY PLAT - DALLAS COUNTY SOUTH

MCLOVER
5/14/2018 8:49 AM
M:\DWG-30\3010-18.124\DWG\SURVEY C3D 2015\3010-18.124PP.DWG