

POINT NO.	DESCRIPTION
1832	15" MESQUITE
1834	24" MESQUITE
1835	7" HACKBERRY
1836	7" HACKBERRY
1886	7" MESQUITE
1891	10" MESQUITE
1893	9" HACKBERRY
1895	9" MESQUITE
1896	9" MESQUITE
1898	17" MULTI-TRUNK MESQUITE
1899	17" MULTI-TRUNK MESQUITE
1904	15" MULTI-TRUNK MESQUITE
1907	19" MULTI-TRUNK MESQUITE
1910	22" MULTI-TRUNK MESQUITE
1912	22" MULTI-TRUNK MESQUITE
1913	20" MULTI-TRUNK MESQUITE
1917	15" MULTI-TRUNK MESQUITE
1918	7" HACKBERRY
1920	7" HACKBERRY
1921	18" MULTI-TRUNK MESQUITE
1923	8" MESQUITE
1925	11" LOCUST
1927	8" HACKBERRY
1928	10" MESQUITE
1929	7" HACKBERRY
1931	8" MESQUITE
1932	10" MULTI-TRUNK MESQUITE
1935	8" HACKBERRY
1937	7" MESQUITE
1939	7" CEDAR ELM
1940	7" CEDAR ELM
1942	8" CEDAR ELM
1948	26" MESQUITE
1953	9" HACKBERRY
1955	7" ASH
1957	10" CEDAR ELM

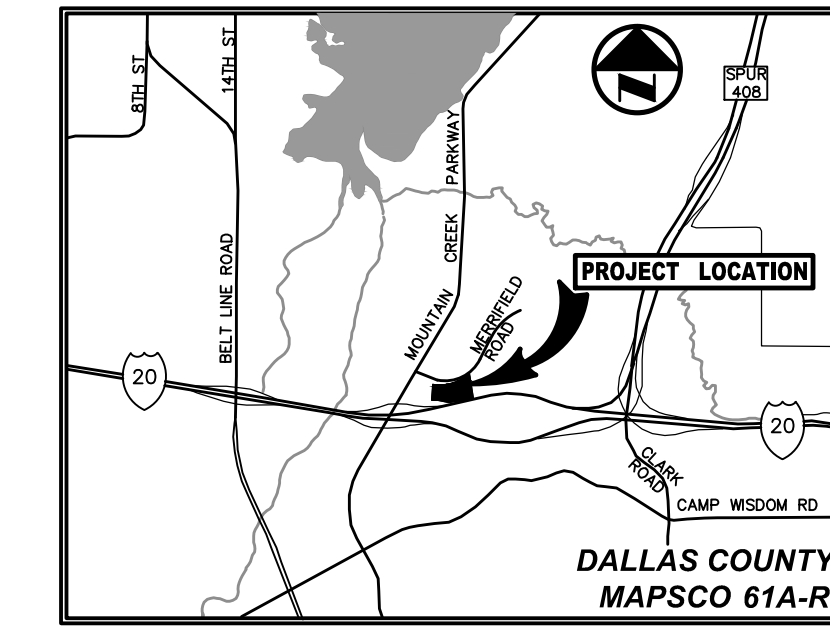
POINT NO.	DESCRIPTION
1959	7" ASH
1961	14" MULTI-TRUNK HACKBERRY
1977	10" HACKBERRY
1981	11" HACKBERRY
1989	7" HACKBERRY
1991	27" MESQUITE
2119	10" LIVE OAK
2120	10" LIVE OAK
2121	9" LIVE OAK
2122	10" LIVE OAK
2123	8" LIVE OAK
2124	9" LIVE OAK
2125	9" LIVE OAK
2126	10" LIVE OAK
2127	8" LIVE OAK
2128	8" LIVE OAK
2129	8" LIVE OAK
2130	9" LIVE OAK
2131	9" LIVE OAK
2132	9" LIVE OAK
2133	9" LIVE OAK
2134	9" LIVE OAK
2135	9" LIVE OAK
2136	9" LIVE OAK
2137	9" LIVE OAK
2138	9" LIVE OAK
2139	7" LIVE OAK
2140	3" LIVE OAK
2141	3" LIVE OAK
2142	3" LIVE OAK
2143	3" LIVE OAK
2145	16" MESQUITE
2146	28" MESQUITE
2147	24" MESQUITE
2148	38" MULTI-TRUNK MESQUITE

GENERAL NOTES

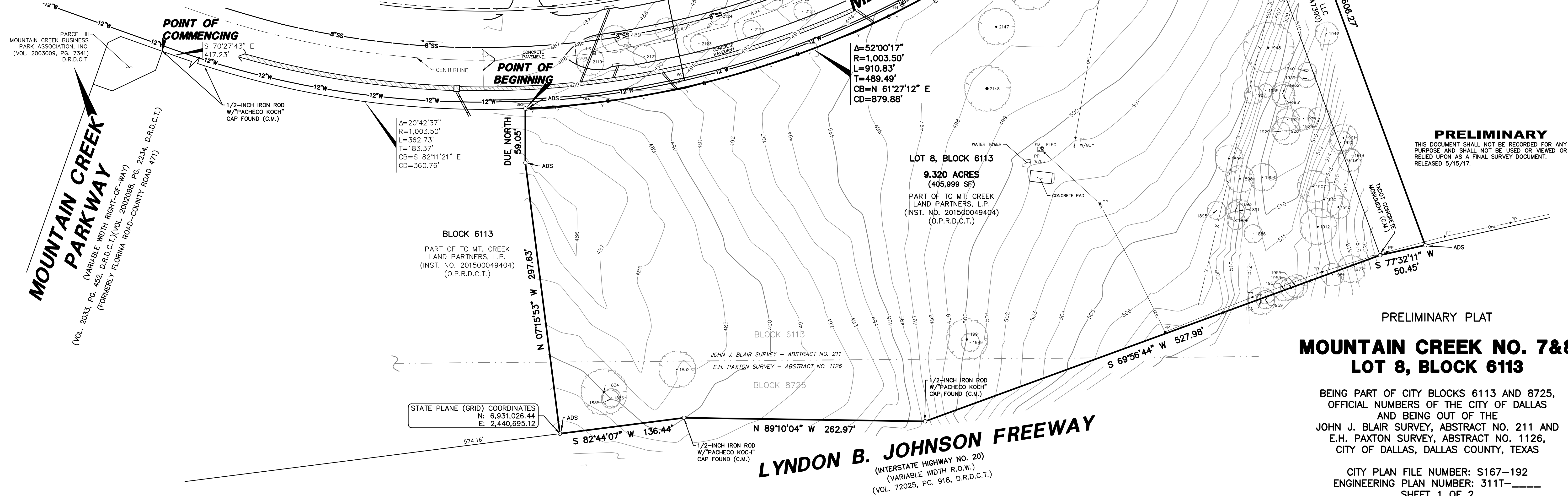
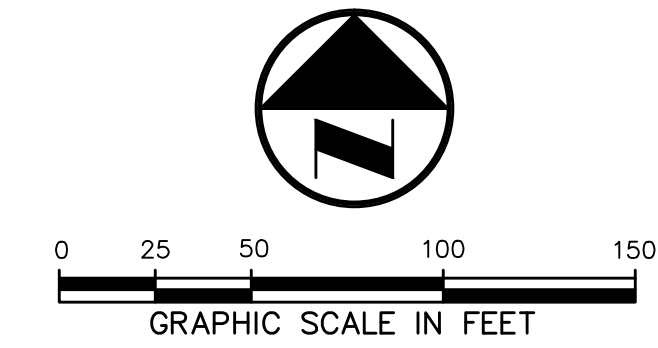
- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- All 1/2-inch iron rods with "PACHECO KOCH" caps, depicted hereon as found, were set by previous survey.
- The purpose of this plat is to create one lot from unplatted property for new development.
- The survey abstract line shown hereon are approximate and are not located on the ground.
- Lot to Lot Drainage will not be permitted without Engineering Section approval.
- All structures within the plat will be removed for new development.
- Coordinates shown hereon are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011), on grid values, no scale and no projection.
- TxDOT approval may be required for any driveway modification or new access point(s) from Interstate Highway 20.

LEGEND

- | | | | |
|--------------|---|--------|----------------------------|
| ELEC | ELECTRIC BOX | VS | VAULT (TYPE UNKNOWN) |
| EM | ELECTRIC METER | WV | WATER VALVE |
| FH | FIRE HYDRANT | WM | WATER MARK YELLOW |
| GA | GUY ANCHOR | IR | 1/2-INCH IRON ROD |
| LS | LIGHT STANDARD | W/P | W/PACHECO KOCH CAP FOUND |
| PP | POWER POLE | (C.M.) | CONTROLLING MONUMENT |
| PP W/ | GUY ANCHOR | --- | PROPERTY LINE |
| SS | TRAFFIC SIGN | --- | EASEMENT LINE |
| SS | SAN. SEWER MANHOLE | --- | OVERHEAD UTILITY LINE |
| D.R.D.C.T. | DEED RECORDS OF DALLAS COUNTY, TEXAS | --- | UNDERGROUND ELECTRIC LINE |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS | --- | UNDERGROUND TELEPHONE LINE |
| INST. NO. | INSTRUMENT NUMBER | --- | UNDERGROUND CABLE LINE |
| VOL. | VOLUME | --- | UNDERGROUND GAS LINE |
| PG. | PAGE | --- | STORM DRAIN LINE |
| R.O.W. | RIGHT-OF-WAY | --- | WATER LINE |
| ADS | 5/8-INCH IRON W/ 3.25" ALUMINUM DISK STAMPED "PACHECO KOCH - MC-78" CAP SET | --- | SANITARY SEWER LINE |
| | | --- | EXIST. CONTOUR |
| | | --- | ABSTRACT LINE |
| | | --- | CENTERLINE |



STATE PLANE (GRID) COORDINATES
N: 6,931,801.10
E: 2,441,430.30



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 5/15/17.

PRELIMINARY PLAT
MOUNTAIN CREEK NO. 7 & 8
LOT 8, BLOCK 6113

BEING PART OF CITY BLOCKS 6113 AND 8725, OFFICIAL NUMBERS OF THE CITY OF DALLAS AND BEING OUT OF THE JOHN J. BLAIR SURVEY, ABSTRACT NO. 211 AND E.H. PAXTON SURVEY, ABSTRACT NO. 1126, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S167-192
ENGINEERING PLAN NUMBER: 3111-
SHEET 1 OF 2

M:\DWG\21-2102-17112.DWG SURVEY CS3D 2015\2102-17112PP.DWG

PRELIMINARY PLAT - MOUNTAIN CREEK NO. 7&8, LOT 8, BLOCK 6113

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

OWNER
COURTLAND GROUP, LLC
300 N. AKARD STREET, SUITE 3108
DALLAS, TEXAS 75201
PH: (214) 370-6100
CONTACT: JON C. NAPPER

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 ACD	CHECKED BY MCC
SCALE 1"=50'	DATE MAY 2017
JOB NUMBER 2102-17.112	