

THE PARKS AT WESTMORELAND
SENIOR HOUSING, L.P.
(VOL. 2000138, PG. 3657)
(D.R.D.C.T.)

STATE PLANE
COORDINATES (GRID)
(N) X,XXX,XXX.XX
(E) X,XXX,XXX.XX

RAYMOND GARFIELD, JR.
(VOL. 99205, PG. 1832)
(D.P.R.D.C.T.)

STATE PLANE
COORDINATES (GRID)
(N) X,XXX,XXX.XX
(E) X,XXX,XXX.XX

BLOCK 7553

PART OF
US REAL ESTATE LIMITED PARTNERSHIP
(INST. NO. 201200177423)
(O.P.R.D.C.T.)

PART OF LOT 21,
BLOCK A/7553

LOT 21, BLOCK A/7553

LOT 20, BLOCK A/7553

LOT 1, BLOCK A
SOUTHFIELD 100
(INST. NO. 201500024541)
(O.P.R.D.C.T.)

PART OF
US REAL ESTATE LIMITED PARTNERSHIP
(INST. NO. 201200177423)
(O.P.R.D.C.T.)

LONE STAR GAS COMPANY
(VOL. 3607, PG. 73)
(D.R.D.C.T.)

OLD HICKORY
TRAIL
VARIABLE WIDTH RIGHT-OF-WAY
(VOL. 86189, PG. 4610, D.R.D.C.T.)
(INST. NO. 201500011815, O.P.R.D.C.T.)
AND BY USE AND OCCUPAION

TEXAS UTILITIES
ELECTRIC COMPANY
(VOL. 88203, PG. 2809)
(D.R.D.C.T.)

BLOCK E/7557
STONERIDGE BUSINESS PARK
PHASE TWO ADDITION
(VOL. 86189, PG. 4610)
(D.R.D.C.T.)

S 00°24'20" W
1404.98'

POINT OF
BEGINNING

AUTOBAHN
DRIVE
(VOL. 86189, PG. 4610)
(D.R.D.C.T.)

BLOCK E/7557
STONERIDGE BUSINESS PARK
PHASE TWO ADDITION
(VOL. 86189, PG. 4610)
(D.R.D.C.T.)

POINT OF
COMMENCING

PRELIMINARY PLAT

**SOUTHFIELD 200
LOTS 20 & 21,
BLOCK A/7553**

BEING PART OF CITY BLOCK 7553
OFFICIAL NUMBERS OF THE CITY OF DALLAS
AND BEING OUT OF THE
ISAAC WILEY SURVEY, ABSTRACT NO. 1545,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER: S145-217
ENGINEERING PLAN NUMBER: 3111T-

SHEET 1 OF 2

Pacheco Koch 8350 N. CENTRAL EXPWY, SUITE 1000
DALLAS, TX 75206 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY GMP	CHECKED BY MCC	SCALE 1"=100'	DATE JUNE 2015	JOB NUMBER 3114-14.380
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SEE SHEET 2 OF 2 FOR OWNER'S
DEDICATION, OWNER'S CERTIFICATION,
AND SURVEYOR'S STATEMENT

	ACRES	SQUARE FEET
LOT 20, BLOCK A/7553	38.491	1,676,675
LOT 21, BLOCK A/7553	12.476	543,438
TOTAL	50.967	2,220,113

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 6/15/15.

SURVEYOR / ENGINEER

PACHECO KOCH, LLC
8350 N. CENTRAL EXPWY, SUITE 1000
DALLAS, TEXAS 75206
PH: (972) 235-3031
CONTACT: MICHAEL CLOVER

OWNER

US REAL ESTATE LIMITED PARTNERSHIP
9830 COLONNADE BLVD, SUITE 600
SAN ANTONIO, TEXAS 75206
PH: (210) 641-8492
CONTACT: KIRK KING

LEGEND

- ELEC □ ELECTRIC BOX
- EMO □ ELECTRIC METER
- FH ◊ FIRE HYDRANT
- GAS ◊ UG GAS MARKER
- PH • POWER POLE
- PP ◊ PP W/ LIGHT
- SS ○ SAN. SEWER MANHOLE
- WMO ○ WATER METER
- WV ○ WATER VALVE
- 3 1/4" ALUMINUM DISK
- STAMPED "PACHECO KOCH"
(UNLESS OTHERWISE NOTED)
- IRS 1/2-INCH IRON ROD
W/"PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS
OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS
COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- PROPERTY LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- - - FENCE
- - - OVERHEAD UTILITY LINE
- - - STORM DRAIN LINE
- - - WATER LINE
- - - 6" SS SANITARY SEWER LINE
- - - 6" EXIST CONTOUR

NOTES

- The coordinates shown hereon and the bearing system for this survey are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, no scale and no projection.
- All 1/2-inch iron rods with "PACHECO KOCH" caps, depicted hereon as found, were set by previous surveys.
- The purpose of this plat is to create two lots 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.

