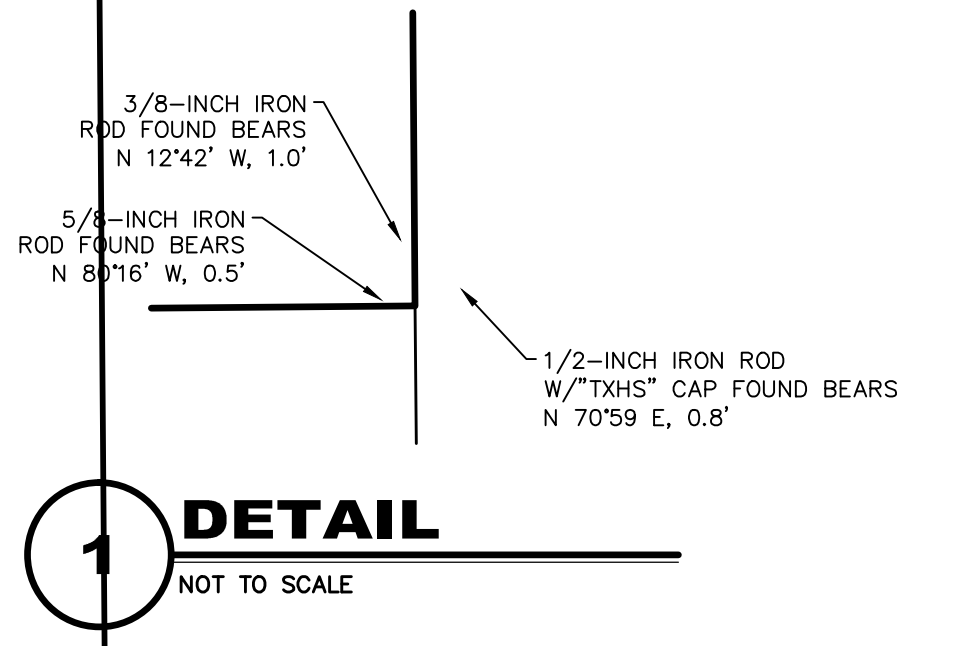
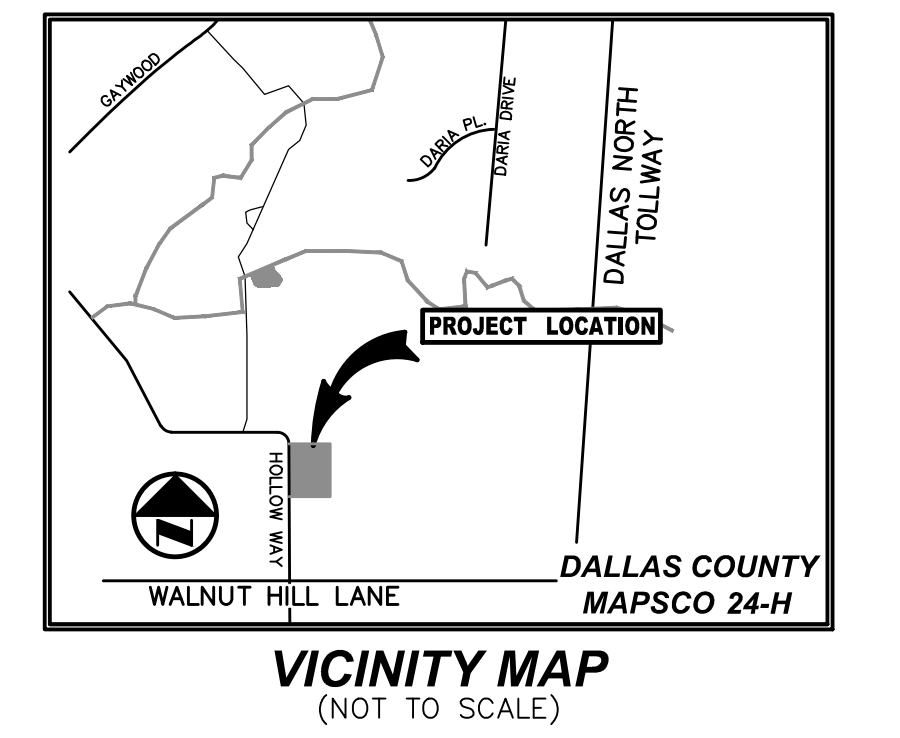
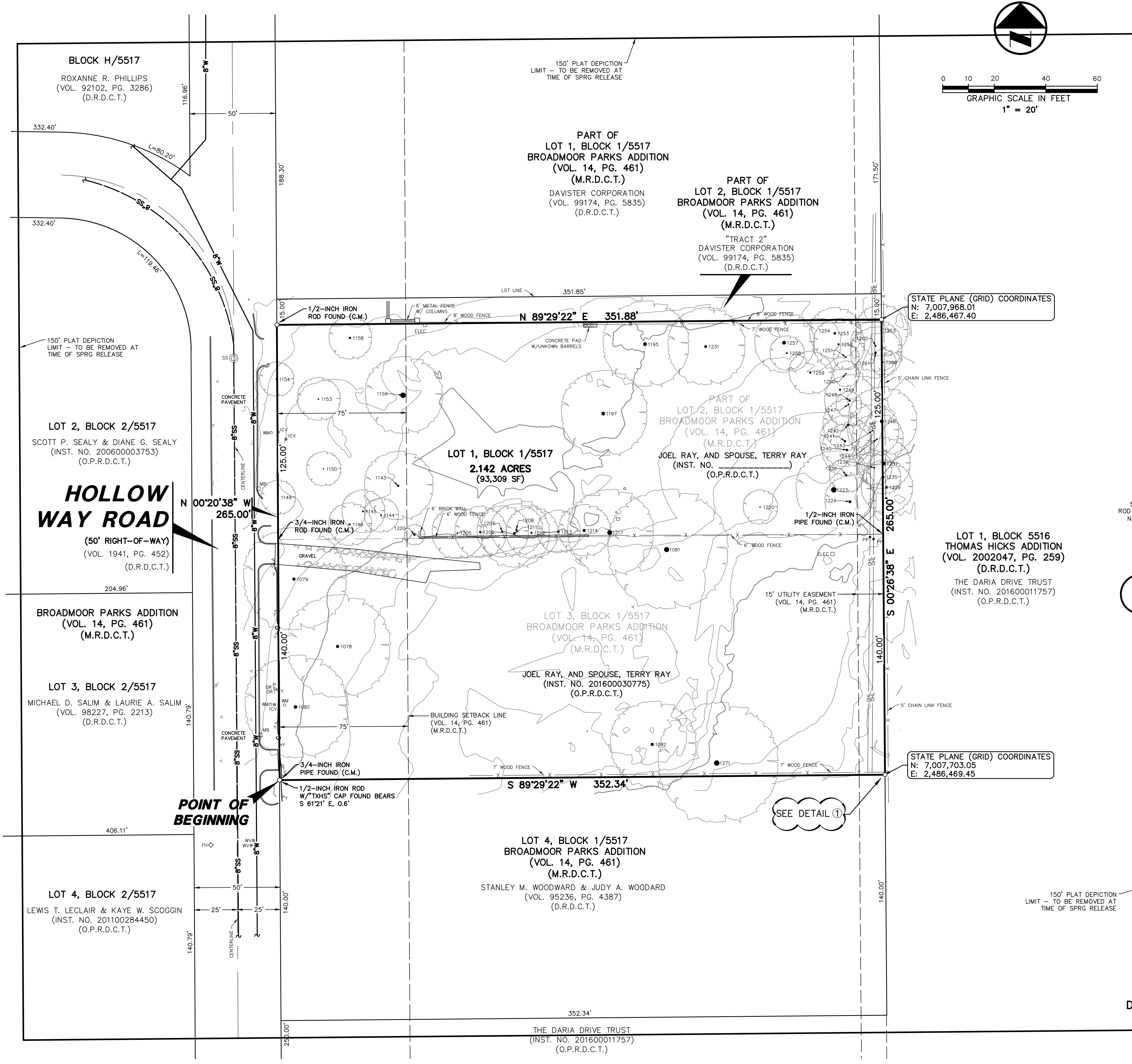


POINT NO.	DESCRIPTION
1078	20" OAK
1079	20" CEDAR ELM
1080	22" CEDAR ELM
1081	34" LIVE OAK
1082	20" LIVE OAK
1143	14" MULTI-TRUNK LIVE OAK
1144	9" CREPE MYRTLE
1145	10" CREPE MYRTLE
1146	10" CREPE MYRTLE
1149	9" BRADFORD PEAR
1150	7" LIVE OAK
1153	8" LIVE OAK
1154	9" BRADFORD PEAR
1158	14" MAGNOLIA
1159	36" MULTI-TRUNK LIVE OAK
1195	24" PECAN
1197	24" LIVE OAK
1200	1530" SWEET GUM
1205	7" HACKBERRY
1206	12" OAK
1207	12" CEDAR ELM
1208	12" HACKBERRY
1211	16" HACKBERRY
1212	12" MULTI-TRUNK HOLLY
1213	14" MULTI-TRUNK CREPE MYRTLE
1214	20" MULTI-TRUNK HOLLY
1217	32" ELM
1220	7" BRADFORD PEAR
1223	36" MULTI-TRUNK BOIS D'ARC
1224	18" MULTI-TRUNK HOLLY
1229	14" BOIS D' ARC
1231	18" PECAN
1235	15" BOIS D' ARC
1236	7" HACKBERRY
1237	24" BOIS D' ARC
1238	12" MULTI-TRUNK HOLLY
1240	14" MULTI-TRUNK HOLLY
1241	14" MULTI-TRUNK HOLLY
1242	14" MULTI-TRUNK HOLLY
1243	8" HACKBERRY
1244	9" HACKBERRY
1246	24" BOIS D' ARC
1247	10" MULTI-TRUNK HOLLY
1248	14" MULTI-TRUNK HOLLY
1249	14" MULTI-TRUNK
1250	8" MULTI-TRUNK HOLLY
1251	8" MULTI-TRUNK HOLLY
1252	12" MULTI-TRUNK HOLLY
1253	16" MULTI-TRUNK BOIS D'ARC
1254	14" MULTI-TRUNK
1257	24" MULTI-TRUNK BOIS D'ARC
1258	10" BOIS D' ARC
1259	12" MULTI-TRUNK HACKBERRY
1260	7" HACKBERRY
1261	12" HACKBERRY
1262	9" HACKBERRY
1263	12" BOIS D' ARC
1271	36" MULTI-TRUNK LIVE OAK

LEGEND	
ELEC	ELECTRIC BOX
FH	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
MB	MAILBOX
PP	POWER POLE
SM	SAN. SEWER MANHOLE
WM	WATER METER
WV	WATER VALVE
TY	PIN FLAG YELLOW
TO	PIN FLAG ORANGE
BO	PAINT MARK BLUE
(C.M.)	CONTROLLING MONUMENT
---	PROPERTY LINE
---	EASEMENT LINE
---	SETBACK LINE
---	LOT LINE
---	FENCE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND GAS LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	EXIST. CONTOUR
---	CENTERLINE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE



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 8/4/16.

PRELIMINARY PLAT

**EL RAY
LOT 1, BLOCK 1/5517**

BEING PART OF BLOCK 15517 AND BEING OUT OF THE DAVE R.S.C. GALLAWAY SURVEY, ABSTRACT NO. 523 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S156-261
ENGINEERING PLAN NUMBER: 311T-___

SHEET 1 OF 2

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"=20'	DATE AUGUST 2016
		JOB NUMBER 1980-16.335	

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

OWNERS:
JOEL RAY, AND SPOUSE, TERRY RAY
6459 ORCHID LANE
DALLAS, TX 75229
PH: 972-248-1400
CONTACT: PAUL PASTORE

ADELZ: 16.335.PM
M:\WORK-19\1980-16.335\DWG\SURVEY_C3D_2016\1980-16.335PP.DWG

PRELIMINARY PLAT - LOT 1, BLOCK 5517, EL RAY

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

DESCRIPTION, of a 2.142 acre tract of land situated in the Dave R.S.C. Gallaway Survey, Abstract No. 523, Dallas County, Texas; said tract being part of Lot 2 and all of Lot 3, Block 1/5517, Broadmoor Parks Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 14, Page 461 of the Map Records of Dallas County, Texas; said tract also being all of those certain tracts of land described in General Warranty Deeds to Joel Ray, and spouse, Terry Ray recorded in Instrument No. 201600030775 and Instrument No. _____, both of the Official Public Records of Dallas County, Texas; said 2.142 acre tract being more particularly described as follows:

BEGINNING, at a 3/4-inch iron pipe found for corner in the east right-of-way line of Hollow Way (a 50-foot wide right-of-way); said point being the northwest corner of Lot 4 of said Block 1/5517 of Broadmoor Parks Addition and the southwest corner of said Lot 3;

THENCE, North 00 degrees, 20 minutes, 38 seconds West, along the said east line of Hollow Way and the west line of said Lot 3, at a distance of 140.00 feet passing a 3/4-inch iron rod found at the northwest corner of said Lot 3 and the southwest corner of said Lot 2, then continuing along the west line of said Lot 2 in all a total distance of 265.00 feet to 1/2-inch iron rod found for corner; said point being the southwest corner of that certain tract of land described as "Tract 2" in Warranty Deed with Vendor's Lien to Davister Corporation recorded in Volume 99174, Page 5835 of the Deed Records of Dallas County, Texas;

THENCE, North 89 degrees, 29 minutes, 22 seconds East, departing the said east line of Hollow Way and the said west line of Lot 2 and traversing through said Lot 2 along the south line of said Davister Corporation tract, a distance of 351.88 feet to a point for corner, no monument set due to multiple fences resulting in no physical access (State Plane (Grid) Coordinates N=7,007,968.01, E=2,486,467.40); said point being in the east line of said Lot 2 and a west line of Lot 1, Block 5516, Thomas Hicks Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2002047, Page 259 of said Deed Records and at the southeast corner of said "Tract 2";

THENCE, South 00 degrees, 26 minutes, 38 seconds East, along the said west line of Lot 1, Block 5516 and the said east line of Lot 2, at a distance of 125.00 feet passing a 1/2-inch iron pipe found at the southeast corner of said Lot 2 and the northeast corner of said Lot 3, then continuing along the east line of said Lot 3 in all a total distance of 265.00 feet to a point for corner, no monument set due to multiple fences resulting in no physical access (State Plane (Grid) Coordinates N=7,007,703.05, E=2,486,469.45); said point being the southeast corner of said Lot 3 and the northeast corner of said Lot 4;

THENCE, South 89 degrees, 29 minutes, 22 seconds West, departing the said west line of Lot 1, Block 5516 and along the south line of said Lot 3 and the north line of said Lot 4, a distance of 352.34 feet to the POINT OF BEGINNING;

CONTAINING, 93,309 square feet or 2.142 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Michael C. Clover, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2016.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR MEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 8/4/16.

Michael C. Clover
Texas Registered Professional Land Surveyor
No. 5225

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Clover, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Joel Ray, and spouse, Terry Ray, do hereby adopt this plat, designating the herein above described property as EL RAY, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owners. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS my hand at Dallas, Texas, this the _____ day of _____, 2016.

By:
Joel Ray
Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, Joel Ray, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the owner and is authorized to execute this instrument.

WITNESS my hand, at office, this _____ day of _____, 2016.

Notary Public
My Commission Expires: _____

WITNESS my hand at Dallas, Texas, this the _____ day of _____, 2016.

By:
Terry Ray
Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, Terry Ray, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the owner and is authorized to execute this instrument.

WITNESS my hand, at office, this _____ day of _____, 2016.

Notary Public
My Commission Expires: _____

NOTES

- 1. 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.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0190K, Community-Panel No. 480171 0190 K, MAP REVISED: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones 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 the 0.2% annual chance floodplain.
3. Lot-to-lot drainage will not be permitted without engineering section approval.
4. The purpose of this replat is to combine a platted lot and a portion of a platted lot into a single building site.
5. 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.

PRELIMINARY PLAT

EL RAY
LOT 1, BLOCK 1/5517

BEING PART OF BLOCK 15517
AND BEING OUT OF THE
DAVE R.S.C. GALLAWAY SURVEY, ABSTRACT NO. 523
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S156-261
ENGINEERING PLAN NUMBER: 311T-_____

SHEET 2 OF 2

SURVEYOR / ENGINEER:
PACHECO KOCH LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75229
PH: 972-235-3031
CONTACT: MICHAEL C. CLOVER

OWNERS:
JOEL RAY, AND SPOUSE, TERRY RAY
6459 ORCHID LANE
DALLAS, TX 75229
PH: 972-248-1400
CONTACT: PAUL PASTORE

Pacheco Koch logo and contact information including address, phone numbers, and a table with columns: DRAWN BY (ACD), CHECKED BY (MCC), SCALE (NONE), DATE (AUGUST 2016), JOB NUMBER (1980-16.335).

08/04/2016 3:45PM
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PRELIMINARY PLAT - LOT 1, BLOCK 5517, EL RAY