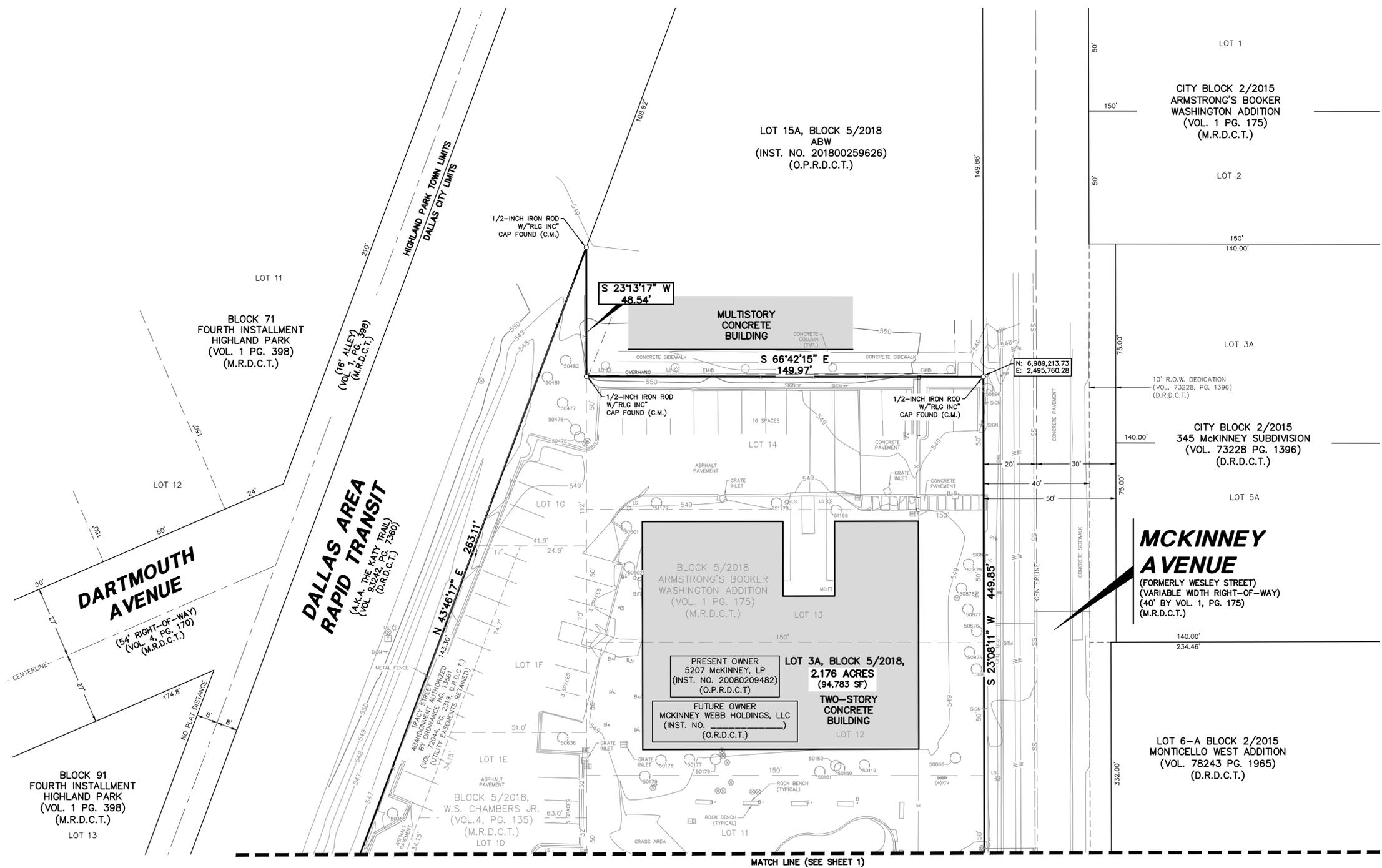


0 10 20 40 60
GRAPHIC SCALE IN FEET
1" = 20'

LEGEND

- | | | |
|-----------------------------|-----------|--|
| ACB A/C UNIT | — | PROPERTY LINE |
| B BOLLARD | - - - | EASEMENT LINE |
| CD CLEANOUT | - · - · - | APPROXIMATE ABSTRACT LINE |
| ELEC ELECTRIC BOX | X | FENCE |
| ELEC ELECTRIC MANHOLE | ⊙ | GUARD RAIL |
| EMD ELECTRIC METER | — | OVERHEAD UTILITY LINE |
| FH FIRE HYDRANT | — | UNDERGROUND ELECTRIC LINE |
| FDC FIRE DEPT. CONN. | — | UNDERGROUND CABLE LINE |
| GAS GAS METER | — | STORM DRAIN LINE |
| GUY GUY ANCHOR | — | UNDERGROUND GAS LINE |
| HH HAND HOLE (TYPE UNKNOWN) | — | WATER LINE |
| HH HAND HOLE TELEPHONE | — | SANITARY SEWER LINE |
| IR IRRIGATION CONTROL VALVE | — | EXIST. CONTOUR |
| LS LIGHT STANDARD | — | (C.M.) CONTROLLING MONUMENT |
| MB MAILBOX | — | 3.25-INCH ALUMINUM DISK |
| PP POWER POLE | — | STAMPED "PACHECO KOCH" |
| PP W/ GUY ANCHOR | — | MWT SET |
| PP W/ TRANSFORMER | — | MNF MAG NAIL FOUND |
| TRANS TRANSFORMER | — | R.O.W. RIGHT-OF-WAY |
| TRANS TRANSFORMER | — | M.R.D.C.T. MAP RECORDS DALLAS COUNTY TEXAS |
| TRANS TRANSFORMER | — | D.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS |
| TRANS TRANSFORMER | — | O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS |
| TRANS TRANSFORMER | — | O.R.D.C.T. OFFICIAL RECORDS DALLAS COUNTY TEXAS |



MATCH LINE (SEE SHEET 1)

POINT NO.	DESCRIPTION
40701	16" HOLLY 30' SPREAD
40709	14" HOLLY 25' SPREAD
40710	16" HOLLY 30' SPREAD
40764	18" HOLLY 30' SPREAD
40765	18" HOLLY 30' SPREAD
40953	28" OAK 45' SPREAD
40954	18" OAK 40' SPREAD
40961	30" PECAN 35' SPREAD
40992	28" PECAN 45' SPREAD
40996	10" CEDAR 25' SPREAD
41061	42" OAK 60' SPREAD
41614	9" HOLLY 12' SPREAD
41633	8" CREPE MYRTLE 12' SPREAD
41634	8" CREPE MYRTLE 12' SPREAD
41635	8" CREPE MYRTLE 12' SPREAD
41636	8" CREPE MYRTLE 12' SPREAD
41637	8" CREPE MYRTLE 12' SPREAD
41638	8" CREPE MYRTLE 12' SPREAD
41639	8" CREPE MYRTLE 12' SPREAD
41640	8" CREPE MYRTLE 12' SPREAD

POINT NO.	DESCRIPTION
41641	8" CREPE MYRTLE 12' SPREAD
41642	8" CREPE MYRTLE 12' SPREAD
41682	22" PECAN 50' SPREAD
41726	9" HOLLY 15' SPREAD
41817	MAGNOLIA 10 20
50066	36" MAPLE 20' SPREAD
50119	24" ELM 20' SPREAD
50159	6" ELM 10' SPREAD
50160	6" ELM 10' SPREAD
50161	6" ELM 10' SPREAD
50176	6" ELM 10' SPREAD
50177	6" ELM 10' SPREAD
50178	6" ELM 10' SPREAD
50179	21" PECAN 20' SPREAD
50199	10" LIVE OAK 10' SPREAD
50204	10" LIVE OAK 10' SPREAD
50215	20" LIVE OAK 25' SPREAD
50216	36" HOLLY MULTI 25' SPREAD
50217	24" LIVE OAK 20' SPREAD
50218	28" LIVE OAK 20' SPREAD

POINT NO.	DESCRIPTION
50335	HOLLY BUSH 3 X 3
50336	HOLLY BUSH 3X3
50337	HOLLY BUSH 3X3
50338	HOLLY BUSH 3X3
50339	HOLLY BUSH 3X3
50340	HOLLY BUSH 3X3
50341	HOLLY BUSH 3X3
50342	HOLLY BUSH 3X3
50343	HOLLY BUSH 3X3
50344	HOLLY BUSH 3X3
50345	HOLLY BUSH 3X3
50346	HOLLY BUSH 3X3
50347	HOLLY BUSH 3X3
50348	HOLLY BUSH 3X3
50349	HOLLY BUSH 3X3
50388	9" CREPE MYRTLE 15' SPREAD
50475	14" CREPE MYRTLE 30' SPREAD
50476	10" CREPE MYRTLE 12' SPREAD
50477	5" CREPE MYRTLE 10' SPREAD
50481	10" CREPE MYRTLE 10' SPREAD

POINT NO.	DESCRIPTION
50482	10" CREPE MYRTLE 10' SPREAD
50501	21" SWEET GUM 35' SPREAD
50502	21" SWEET GUM 35' SPREAD
50636	20" LIVE OAK 40' SPREAD
50874	15" ELM 15' SPREAD
50875	8" ELM 15' SPREAD
50876	12" ELM 15' SPREAD
50877	12" ELM 15' SPREAD
50878	12" ELM 15' SPREAD
50879	12" ELM 15' SPREAD
50896	10" CREPE MYRTLE 10' SPREAD
51168	6" JAPANESE MAPLE 12' SPREAD
51178	14" LIVE OAK 30' SPREAD
51179	ELM 14 25

GENERAL NOTES

- 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 reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.
- Coordinates shown hereon are based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202, on Grid values, no Scale and no Projection.
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- The purpose of this replat is to combine 17 existing lots and a street abandonment into 1 lot for new development.
- All existing improvements to be demolished and removed from the property.

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

DEVELOPER:
PACIFIC ELM PROPERTIES
1601 ELM STREET, SUITE 3100
DALLAS, TEXAS 75201
PH: (214) 502-0390
CONTACT: KATY SLADE

PRELIMINARY PLAT
MCKINNEY/WEBB TOWER
LOT 3A, BLOCK 5/2018

BEING A REPLAT OF
ALL OF LOTS 3, 6-14, INCLUSIVE, BLOCK 5/2018,
ARMSTRONG'S BOOKER WASHINGTON ADDITION;
ALL OF LOTS 1B, 2A, 1C, 1D, 1E, 1F AND 1G,
INCLUSIVE, BLOCK 5/2018,
W.S. CHAMBERS JR. REVISED PLAT OF LOTS 1 & 2
BLOCK 5-2018, BOOKER WASHINGTON ADD. AND ALL
OF THE ABANDONED PORTION OF TRACY STREET
BEING OUT OF THE
JOHN COLE SURVEY, ABSTRACT NO. 272 AND
THE J. W. SMITH SURVEY, ABSTRACT NO. 1334
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S223-010
ENGINEERING PLAN NUMBER: DP-_____

SHEET 2 OF 3

Pacheco Koch a Westwood company
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	MCC	1"=20'	OCT. 2022	3156-22.145

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

MCCLOVER 2:15 PM 10/11/2022 10:56:33 (WMS-3) 3156-22.145PP-1 MCKINNEY.DWG

PRELIMINARY PLAT - MCKINNEY/WEBB TOWER