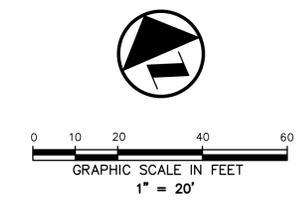
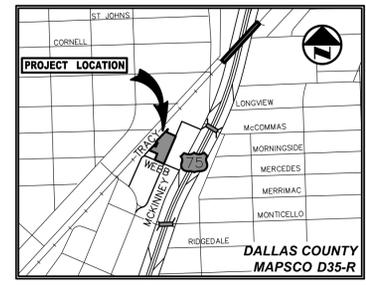


MATCH LINE (SEE SHEET 2)



LEGEND

ACB A/C UNIT	PROPERTY LINE
B BOLLARD	EASEMENT LINE
CD CLEANOUT	APPROXIMATE ABSTRACT LINE
ELEC ELECTRIC BOX	FENCE
ELEC ELECTRIC MANHOLE	GUARD RAIL
EMD ELECTRIC METER	OHL OVERHEAD UTILITY LINE
FH FIRE HYDRANT	UNDERGROUND GAS LINE
FDC FIRE DEPT. CONN.	UNDERGROUND ELECTRIC LINE
GMB GAS METER	UNDERGROUND CABLE LINE
GUY GUY ANCHOR	STORM DRAIN LINE
HA HAND HOLE (TYPE UNKNOWN)	UNDERGROUND GAS LINE
HE HAND HOLE ELECTRIC	WATER LINE
HT HAND HOLE TELEPHONE	6" SS SANITARY SEWER LINE
IR IRRIGATION CONTROL VALVE	613 EXIST CONTOUR
LS LIGHT STANDARD	(C.M.) CONTROLLING MONUMENT
MBL MAILBOX	3.25-INCH ALUMINUM DISK
PP POWER POLE	(VOL. 78243, PG. 1965)
PP W/ GUY ANCHOR	PK DISK STAMPED "PACHECO KOCH
PP W/ TRANSFORMER	MWT" SET
TR TRANSFORMER	XF "+"-CUT IN CONCRETE FOUND
TRAF TRAFFIC SIGN	MNF MAG NAIL FOUND
SS SAN. SEWER MANHOLE	R.O.W. RIGHT-OF-WAY
STM STORM SEWER MANHOLE	MAP RECORDS DALLAS COUNTY TEXAS
WM WATER METER	M.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS
WV WATER VAULT	D.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
WV WATER VALVE	O.R.D.C.T. OFFICIAL RECORDS DALLAS COUNTY TEXAS

BLOCK 91
FOURTH INSTALLMENT
HIGHLAND PARK
(VOL. 1 PG. 398)
(M.R.D.C.T.)

DALLAS AREA
RAPID TRANSIT
(A.K.A. THE KATY TRAIN)
(VOL. 9372, PG. 2360)
(D.R.D.C.T.)

TRACY STREET
(FORMERLY TAYLOR STREET)
(16' RIGHT-OF-WAY)
(VOL. 1, PG. 175)
(M.R.D.C.T.)

MCKINNEY AVENUE
(FORMERLY WESLEY STREET)
(VARIABLE WIDTH RIGHT-OF-WAY)
(40' BY VOL. 1, PG. 175)
(M.R.D.C.T.)

HIGHLAND PARK TOWN LIMITS
DALLAS CITY LIMITS

16' R.O.W.
(VOL. 1, PG. 398)
(M.R.D.C.T.)

JOHN COLE SURVEY - ABSTRACT NO. 272
J. W. SMITH SURVEY - ABSTRACT NO. 1334

TRACY STREET
(FORMERLY TAYLOR STREET)
(40' RIGHT-OF-WAY)
(VOL. 1 PG. 175)
(M.R.D.C.T.)

WEBB AVENUE
(FORMERLY WEBB STREET)
(40' RIGHT-OF-WAY)
(VOL. 1 PG. 175)
(M.R.D.C.T.)

POINT OF BEGINNING

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: S23-010
ENGINEERING PLAN NUMBER: DP-_____

SHEET 1 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

OWNER NOTE

TRACT	PRESENT	FUTURE
1	ROY WASHBURN (INST. NO. 201700350230) (O.P.R.D.C.T.)	MCKINNEY WEBB HOLDINGS, LLC (INST. NO. 2022_____) (O.R.D.C.T.)
2	ROY WASHBURN (INST. NO. 201700350230) (O.P.R.D.C.T.)	MCKINNEY WEBB HOLDINGS, LLC (INST. NO. 2022_____) (O.R.D.C.T.)

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

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

- 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.

MCCLOVER, 1:45 PM, 10/22/2022, 3:55PM-22.145PP_1, MCKINNEY.DWG

PRELIMINARY PLAT - MCKINNEY/WEBB TOWER