



**GENERAL NOTES:**

Lot-to-Lot drainage will not be allowed without city of Dallas Paving & Drainage Engineering section approval.

The purpose of this plat is to create one lot that's comprised of multiple tracts owned by Dallas Independent School District, a Municipal Corporation.

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0190 K dated July 7, 2014. Property is in zone X

Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Dallas, is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

Basis of Bearings: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 (TNYC 4202), NORTH AMERICAN DATUM 1983 (NAD83). DISTANCES SHOWN HAVE BEEN MODIFIED TO SURFACE BY APPLYING A SCALE FACTOR OF 1.000136506 TO THE STATE PLANE COORDINATES.

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- |                    |                            |                          |                   |
|--------------------|----------------------------|--------------------------|-------------------|
| benchmark          | sanitary sewer manhole     | electric meter           | guy wire          |
| property corner    | cleanout                   | electric pull box        | aerial power line |
| parking spaces     | sprinkler valve            | power pole               | retaining wall    |
| handicap parking   | storm water manhole        | light standard           | chainlink fence   |
| gas man hole cover | storm drain inlet          | tele/ cable pedestal     | wood fence        |
| vault              | water meter                | traffic signal pole      | property line     |
| gas meter          | fire department connection | sign                     | lot line          |
| bollard            | water valve                | flag pole                | building line     |
| wooden post        | fire hydrant               | fiber optic vault        | vegetation        |
|                    | transformer                | fiber optic cable marker | easement          |
- Inst. No. = Instrument Number
- O.P.R.D.C.T. = Official Public Records, Dallas, County, Texas
- D.R.D.C.T. = Deed Records, Dallas County, Texas
- M.R.D.C.T. = Map Records, Dallas County, Texas
- P.R.D.C.T. = Plat Records, Dallas County, Texas
- Sq. Ft. = Square Feet
- lrf = iron rod found for corner
- (C.M.) = Controlling Monument
- crlf = 5/8 inch iron rod found with yellow cap stamped "ARS Engineers" for corner

I, Dustin D. Davison, 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 from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas State Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

"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."

Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

NOTARY PUBLIC in and for the State of Texas

#### OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Dallas Independent School District does hereby adopt this plat, designating the hereon described property as **WALNUT HILL ELEMENTARY ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 line easements is the responsibility of the property owner. 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 \_\_\_\_\_, 2020.

DALLAS INDEPENDENT SCHOOL DISTRICT

By: \_\_\_\_\_

Owner

STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared \_\_\_\_\_ known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

NOTARY PUBLIC in and for the State of Texas

#### OWNER'S CERTIFICATE

COUNTY OF DALLAS )  
STATE OF TEXAS )

WHEREAS, DALLAS INDEPENDENT SCHOOL DISTRICT, is the owner of a 6.908 acre tract of land in City Block 6149 and the Benjamin Merrill Survey, Abstract No. 933, in the City of Dallas, Dallas County, Texas and being part of that certain 4 acre tract of land conveyed to the Trustees of Common School District No. 79 as evidenced by deed recorded in Volume 683, Page 206 of the Deed Records of Dallas County, Texas and being part of that certain 5 acre tract of land conveyed to the Trustees of Common School District No. 79 as evidenced by deed recorded in Volume 1923, Page 629 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with yellow plastic cap stamped "ARS" set at the intersection of the south line of Killion Road, a variable width right-of-way, and the west line of Midway Road, a 90-foot right-of-way;

THENCE South 00°40'47" East along the west line of Midway Road a distance of 506.77 feet to a 5/8-inch iron rod with yellow plastic cap stamped "ARS" set in the south line of said 5 acre tract and the north line of a 9.656 acre tract of land conveyed to the City of Dallas as evidenced by deed recorded in Volume 3607, Page 422 of the Deed Records of Dallas County, Texas;

THENCE South 89°51'43" West departing the west line of Midway Road a distance of 602.10 feet to an "X" cut in concrete set at the base of a chain link fence post in the east line of Fieldfare Drive, a 50-foot right-of-way, for southwest corner of said 5 acre tract and the northwest corner of said City of Dallas tract;

THENCE North 01°04'54" West along the east line of Fieldfare Drive a distance of 457.50 feet to a 5/8-inch iron rod with yellow plastic cap stamped "ARS" set at the intersection of the east line of Fieldfare Drive and the south line of Killion Road;

THENCE along the south line of Killion Road as follows:

North 43°46'13" East a distance of 14.18 feet to a 5/8-inch iron rod with yellow plastic cap stamped "ARS" set for the beginning of a non-tangent curve to the left;

Along said curve having a central angle of 09°49'50", a radius of 1100.00 feet, an arc length of 188.73 feet, and a chord of North 83°27'25" East a distance of 188.50 feet to a 5/8-inch iron rod with yellow plastic cap stamped "ARS" set for a point of tangency;

North 78°32'30" East a distance of 25.00 feet to a 5/8-inch iron with yellow plastic cap stamped "ARS" set for a point of curvature to the right;

Along said curve having a central angle of 10°28'19", a radius of 1050.00 feet, an arc length of 191.91 feet, and a chord of North 83°46'40" East a distance of 191.64 feet to a 5/8-inch iron rod with yellow plastic cap stamped "ARS" set for a point of tangency;

North 89°00'49" East a distance of 182.54 feet to a "V" cut in concrete set on a sidewalk for corner;

South 45°49'59" East a distance of 14.10 feet to the POINT OF BEGINNING;

CONTAINING within the metes recited 6.908 acres of land, more or less.

## PRELIMINARY PLAT WALNUT HILL ELEMENTARY ADDITION PROPOSED LOT 1, BLOCK 1/6149 Being all of City of Dallas Block No. 6149 PART OF THE BENJAMIN MERRIL SURVEY, ABSTRACT NO. 933, City of Dallas, Dallas County, Texas

DEVELOPER/OWNER  
D.I.S.D.  
Construction Services (Bond Program)  
3801 Herschel Ave  
Dallas, Texas 75219

SURVEYOR  
ARS Engineers, Inc.  
12801 N. Central Expy., Suite 1250  
Dallas, Texas 75243  
Ph: (214) 739-3152 Fax: (214) 739-3169  
Surveying Firm #101319-00  
Engineering Firm #F-819  
Contact: Dustin D. Davison  
Sheet: 1 of 1

SCALE 1" = 50'  
December, 2020

CITY PLAN FILE NO. S201-553