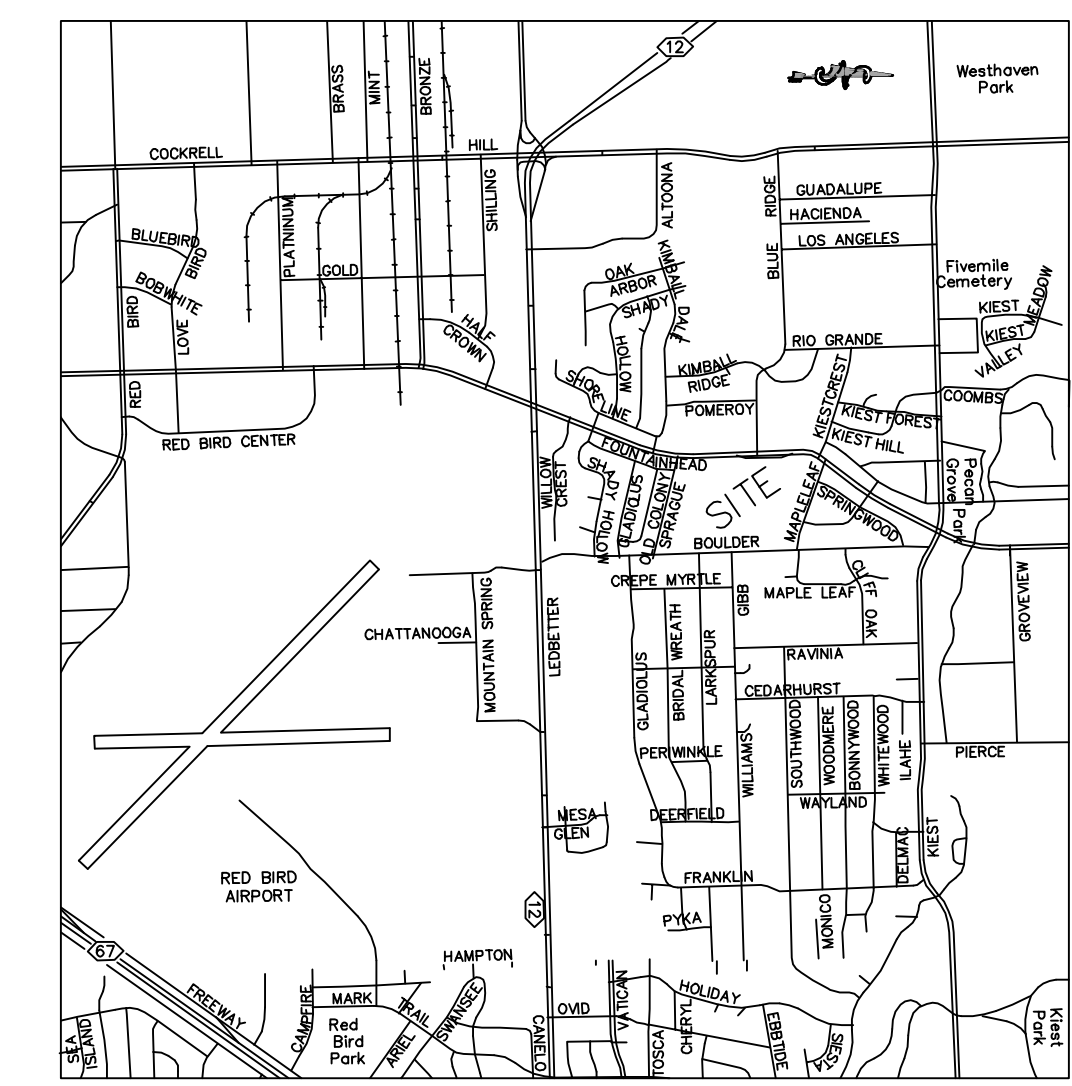


1/2" IRS W/TX REG NO 100189-00 CAP SET  
GRID COORDINATES  
NORTH EAST PROPERTY CORNER  
TEXAS STATE PLANE COORDINATE SYSTEM  
NORTH CENTRAL ZONE  
NORTH AMERICAN DATUM OF 1983 ON  
GRID COORDINATE VALUES  
NO SCALE AND NO PROJECTION  
N = 6,940,110.41  
E = 2,467,323.19

$\Delta = 20^{\circ}58'41''$   
 $R = 490.43'$   
 $T = 90.80'$   
 $L = 179.56'$   
 $CB = N 09^{\circ}26'43'' E$   
 $CL = 178.56'$

**LEGEND**  
IRF IRON ROD FOUND  
IPF IRON PIPE FOUND  
IRS IRON ROD SET



**ABBREVIATION LEGEND**

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
R.O.G.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
CM	CONTROLLING MOVEMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED TX REG NO 100189-00
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED TX REG NO 100189-00
⊙	GAS MANHOLE
⊕	WASTEWATER MANHOLE
⊙	LIGHT STANDARD
—WW—	UNDERGROUND WASTEWATER LINE
—G—	UNDERGROUND GAS LINE
—W—	UNDERGROUND WATER LINE

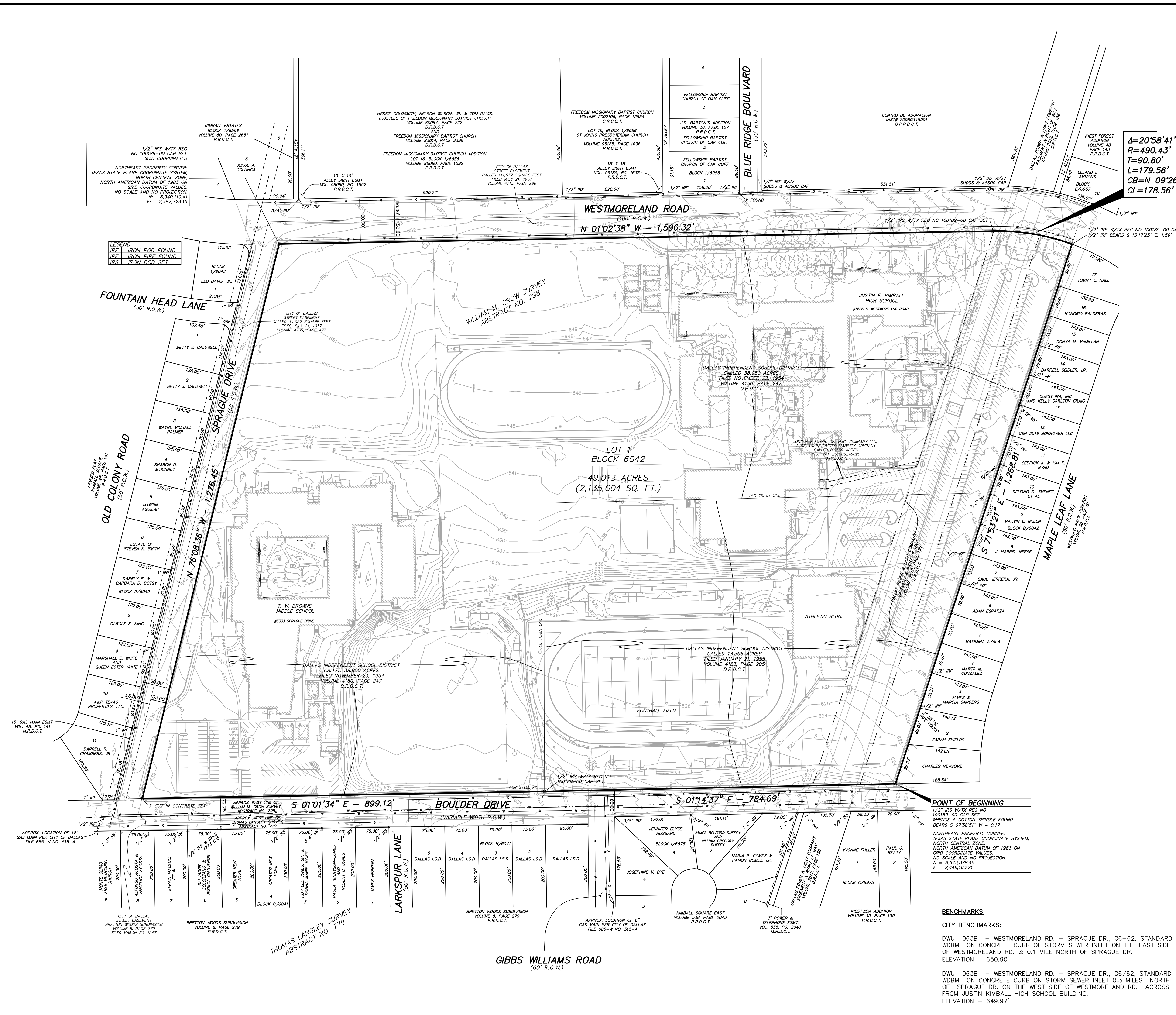
- GENERAL NOTES:**
- BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, BASED ON OBSERVATIONS OF STATIONS DUMP-G1012 AND DSJA-G1012 UTILIZING WESTERN DATA SYSTEMS TEXAS COOPERATIVE NETWORK RTK GPS. ALL DISTANCES ARE SURFACE DISTANCES. SURFACE ADJUSTMENT SCALE FACTOR: 1.000136506
  - THE COORDINATES SHOWN HEREON (LABELED GRID COORDINATES) ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - THE PURPOSE OF THIS PLAT IS TO COMBINE TWO TRACTS INTO ONE LOT.
  - LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
  - THE SUBJECT TRACT LIES WITHIN ZONE "X" (NON-SHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, PANEL 390 OF 725, MAP NUMBER 48113C0460K, MAP REVISED: JULY 7, 2014 AND MAP NUMBER 48113C0480K, MAP REVISED: JULY 7, 2014
  - STRUCTURES TO REMAIN.

**PRELIMINARY PLAT**  
**SPRAGUE FIELD ADDITION**  
LOT 1 BLOCK 6042  
49.013 ACRES OF 2,135,004 SQUARE FEET  
WILLIAM M. CROW SURVEY, ABSTRACT NO. 298  
IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S189-118

**OWNER:**  
DALLAS I.S.D.  
9400 N. CENTRAL EXPRESSWAY  
DALLAS, TEXAS 75251

**ENGINEER/SURVEYOR:**  
NATHAN D. MAIER CONSULTING ENGINEERS, INC.  
12377 MERIT, SUITE 700  
DALLAS, TEXAS 75251  
(214) 739-4741  
TBPCE FIRM REGISTRATION NO. F-356  
TBPES FIRM REGISTRATION NO. 100189-00  
NDMCE JOB NO. 18-07-041

FEBRUARY, 2019  
SHEET 1 OF 2



**POINT OF BEGINNING**  
1/2" IRS W/TX REG NO 100189-00 CAP SET  
WENCHIA A COTTON SPINDLE FOUND  
BEARS S 67°38'51" W - 0.17'

NORTH EAST PROPERTY CORNER  
TEXAS STATE PLANE COORDINATE SYSTEM  
NORTH CENTRAL ZONE  
NORTH AMERICAN DATUM OF 1983 ON  
GRID COORDINATE VALUES  
NO SCALE AND NO PROJECTION  
N = 6,943,378.45  
E = 2,448,163.21

**BENCHMARKS**  
CITY BENCHMARKS:  
DWU 063B - WESTMORELAND RD. - SPRAGUE DR., 06-62, STANDARD  
WDBM ON CONCRETE CURB ON STORM SEWER INLET ON THE EAST SIDE  
OF WESTMORELAND RD. & 0.1 MILE NORTH OF SPRAGUE DR.  
ELEVATION = 650.90'  
DWU 063B - WESTMORELAND RD. - SPRAGUE DR., 06/62, STANDARD  
WDBM ON CONCRETE CURB ON STORM SEWER INLET 0.3 MILES NORTH  
OF SPRAGUE DR. ON THE WEST SIDE OF WESTMORELAND RD. ACROSS  
FROM JUSTIN KIMBALL HIGH SCHOOL BUILDING.  
ELEVATION = 649.97'

**GIBBS WILLIAMS ROAD**  
(60' R.O.W.)

THOMAS LANLEY SURVEY  
ABSTRACT NO. 779

BRETTON WOODS SUBDIVISION  
VOLUME 8, PAGE 279  
P.R.D.C.T.

CITY OF DALLAS  
STREET EASEMENT  
BRETTON WOODS SUBDIVISION  
VOLUME 8, PAGE 279  
FILED MARCH 30, 1947

OWNER'S CERTIFICATE

COUNTY OF DALLAS §
STATE OF TEXAS §

BEING A TRACT OF LAND SITUATED IN THE WILLIAM M. CROW SURVEY, ABSTRACT NUMBER 298, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A CALLED 38.950 ACRE TRACT OF LAND CONVEYED TO THE DALLAS INDEPENDENT SCHOOL DISTRICT (DISD), ACCORDING TO DEED RECORDED IN VOLUME 4150, PAGE 247, FILED NOVEMBER 23, 1954, DEED RECORDS OF DALLAS COUNTY, TEXAS (DRDCT), AND ALL OF A CALLED 13.305 ACRE TRACT OF LAND CONVEYED TO THE DISD, ACCORDING TO THE DEED RECORDED IN VOLUME 4183, PAGE 205, FILED JANUARY 21, 1955, OF THE DRDCT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED TX REG 100189-00, IN THE WEST RIGHT-OF-WAY (ROW) LINE OF BOULDER DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT ALSO BEING AT THE COMMON NORTHEAST CORNER OF SAID DISD 13.305 ACRE TRACT AND THE SOUTHEAST CORNER OF LOT 1, BLOCK B/6042, OF WESTWOOD PARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 30, PAGE 81, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS (PRDCT), AND FROM WHICH A COTTON SPINDLE FOUND, BEARS SOUTH 67 DEGREES 38 MINUTES 51 SECONDS WEST, 0.17 FEET;

THENCE SOUTH 01 DEGREES 14 MINUTES 37 SECONDS EAST, ALONG THE COMMON EAST LINE OF SAID 13.305 ACRE DISD TRACT AND THE EXISTING WEST ROW LINE SAID BOULDER DRIVE, AND DEPARTING SAID WESTWOOD PARK ADDITION, A DISTANCE OF 784.69 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED TX REG 100189-00, AT AN ANGLE POINT IN SAID LINE;

THENCE SOUTH 01 DEGREES 01 MINUTES 34 SECONDS EAST, CONTINUING PARTWAY ALONG THE COMMON EAST LINE OF THE SAID 13.305 ACRE DISD TRACT, AND PARTWAY WITH THE COMMON EAST LINE OF THE REMAINDER OF SAID 38.950 ACRE DISD TRACT AND THE EXISTING WEST ROW LINE OF SAID BOULDER DRIVE, A DISTANCE OF 899.12 FEET TO AN "X" CUT IN CONCRETE SET IN THE NORTH ROW LINE OF SPRAGUE DRIVE (A CALLED 60 FOOT RIGHT-OF-WAY);

THENCE NORTH 76 DEGREES 08 MINUTES 36 SECONDS WEST, ALONG THE COMMON SOUTH LINE OF THE REMAINDER OF SAID 38.950 ACRE DISD TRACT AND THE EXISTING NORTH ROW LINE OF SAID SPRAGUE DRIVE, AND DEPARTING THE EXISTING WEST ROW LINE OF SAID BOULDER DRIVE, A DISTANCE OF 1,276.45 FEET TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED TX REG 100189-00, IN THE COMMON WEST LINE OF THE REMAINDER OF SAID 38.950 ACRE DISD TRACT AND THE EXISTING WEST ROW LINE OF WESTMORELAND ROAD (A CALLED 100 FOOT RIGHT-OF-WAY);

THENCE NORTH 01 DEGREES 02 MINUTES 38 SECONDS WEST, ALONG THE COMMON WEST LINE OF THE REMAINDER OF SAID 38.950 ACRE DISD TRACT AND THE EXISTING WEST ROW LINE OF WESTMORELAND ROAD, A DISTANCE OF 1,596.32 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED TX REG NO 100198-00, AT THE BEGINNING OF A CURVE RIGHT;

THENCE IN A NORTHEASTERLY DIRECTION, CONTINUING ALONG SAID COMMON LINE, AND WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 20 DEGREES 58 MINUTES 41 SECONDS, A RADIUS OF 490.43 FEET, A TANGENT LENGTH OF 90.80 FEET AND A CHORD WHICH BEARS NORTH 09 DEGREES 26 MINUTES 43 SECONDS EAST, A DISTANCE OF 178.56 FEET, AN ARC LENGTH OF 179.56 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED TX REG NO 100189-00 AT THE END OF SAID CURVE, FOR THE COMMON NORTHWEST CORNER OF THE REMAINDER OF SAID 38.950 ACRE DISD TRACT AND THE SOUTHWEST CORNER OF LOT 17, BLOCK B/6042 OF SAID WESTWOOD PARK ADDITION, AND FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS SOUTH 13 DEGREES 17 MINUTES 25 SECONDS EAST, A DISTANCE OF 1.59 FEET;

THENCE SOUTH 71 DEGREES 53 MINUTES 21 SECONDS EAST, WITH THE COMMON NORTH LINE OF THE REMAINDER OF SAID 38.950 ACRE DISD TRACT AND THE SOUTH LINE OF SAID WESTWOOD ADDITION, A DISTANCE OF 1,268.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 49.013 ACRES (OR 2,135,004 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DALLAS INDEPENDENT SCHOOL DISTRICT, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SPRAGUE FIELD ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER THE 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 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.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: \_\_\_\_\_

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 ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S STATEMENT

I, LONNY GILLESPIE, 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 \_\_\_\_\_, 2019
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
LONNY GILLESPIE
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5261

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 LONNY GILLESPIE 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: \_\_\_\_\_

PRELIMINARY PLAT
SPRAGUE FIELD ADDITION
LOT 1 BLOCK 6042
49.013 ACRES OF 2,135,004 SQUARE FEET
WILLIAM M. CROW SURVEY, ABSTRACT NO. 298
IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-118
OWNER: DALLAS I.S.D. 9400 N. CENTRAL EXPRESSWAY DALLAS, TEXAS 75231
ENGINEER/SURVEYOR: NATHAN D. MAIER CONSULTING ENGINEERS, INC. 12377 MERIT, SUITE 700 DALLAS, TEXAS 75291 (214) 739-4741
TBPE FIRM REGISTRATION NO. F-356
TBPLS FIRM REGISTRATION NO. 100189-00
NDMCE JOB NO. 18-07-041
FEBRUARY, 2019
SHEET 2 OF 2