

## 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 5/9/19.

PACHECO KOCH CONSULTING ENGINEERS, INC.  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: KYLE HARRIS

DALLAS INDEPENDENT SCHOOL DISTRICT  
3700 ROSS AVENUE  
DALLAS, TEXAS 75204  
PH: (972) 925-7200  
CONTACT: TJ HOPKINS

A REPLAT OF LOTS 1-9  
AND PART OF LOTS 10-14,  
BLOCK 3/6228 BRUTON HEIGHTS ADDITION  
LOCATED IN THE CITY OF DALLAS, TEXAS  
AND BEING OUT OF THE  
RICHARD BRUTON SURVEY, ABSTRACT NO. 79,  
DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO.: S189-214

7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-1000800

<i>DRAWN BY</i> DHM	<i>CHECKED BY</i> LMG/KCH	<i>SCALE</i> 1"=40'	<i>DATE</i> MAY 2019	<i>JOB NUMBER</i> 2999-19.083
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1. 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.
2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Section Approval.
3. The purpose of this plat is to create one lot from multiple lots for redevelopment purposes.
4. All Structures will be removed.

LEGEND					
A	A/C UNIT	PP	POWER POLE	IRF	1/2"-INCH IRON ROD WITH "PACHECO KOOT" CAP FOUND
B	BASKETBALL GOAL	PU	METAL UTILITY POLE	FIP	1/2"-IRON PIPE FOUND
B	BOLLARD	W	W/ LIGHT	(C.M.)	CONTROLLING MONUMENT
C	CLEANOUT	W	W/ GUY ANCHOR	XF	"x" CUT IN CONCRETE FOUND
E	ELECTRIC BOX	PP(1)	PP / W/ CROSS ARM (LENGTH IN FEET)		
E	ELECTRIC METER	R	ROOF DRAIN		PROPERTY LINE
F	FIRE DEPT. CONN.	S	SEWER		EASEMENT LINE
F	FIRE HYDRANT	S	SEWER MANHOLE		CENTERLINE
F	UG FIB. OPT. MARKER	T	TELEPHONE		FENCE
F	FLAO POLE	T	TELEPHONE SIGNAL		OVERHEAD UTILITY LINE
G	GAS MANHOLE	T	TELEPHONE SIGNAL CONTROL		UNDERGROUND CABLE LINE
G	GAS METER	T	TELEPHONE SIGNAL POLE		UNDERGROUND CABLE LINE
G	GAS VALVE	T	TELEPHONE VAULT		UNDERGROUND CABLE LINE
G	GUY ANCHOR	T	TELEPHONE VAULT		UNDERGROUND CABLE LINE
H	HAND (TYPE UNKNOWN)	STM	STORM SEWER MANHOLE		UNDERGROUND GAS LINE
I	IRRIGATION CONTROL VALVE	T	TELEPHONE MANHOLE		STORM DRAIN LINE
L	12-12 LIGHT STANDARD	W	WATER	6" W	WATER LINE
M	MAILBOX	W	WATER	6" S	SANITARY SEWER LINE
		W	WATER VALVE	613	EXIST CONTOUR

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY

PRELIMINARY PLAT - NATHANIEL HAWTHORNE ELEMENTARY SCHOOL, LOT 1, BLOCK A/6228

GONZALEZ  
5/22/2019 1:39 PM  
4:\DWG-29\2999-19 083\DWG\SURVEY C3D 2018\2999-19 083DP DWG

LOOKTALEZ 11:46 PM  
17/07/2019 13:09:19.DWG  
18/07/2019 13:09:19.DWG

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, Dallas Independent School District is the owner of a 8.902 acre tract of land situated in the Richard Bruton Survey, Abstract No. 79, Dallas County, Texas; said tract being all of Lots 1–9 and part of Lots 10–14, Block 3/6228, Bruton Heights Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 11, Page 45 of the Map Records of Dallas County, Texas; said tract also being all of those tracts of land described in Warranty Deeds to the Dallas Independent School District recorded in Volume 4171, Page 372, and Volume 297, Page 1150, and all of that tract of land described as Tract No. 2 in an Easement for Street Purposes to the City of Dallas recorded in Volume 3525, Page 593 of the Deed Records of Dallas County, Texas; said 8.902 acre tract being more particularly described as follows:

BEGINNING, at a 1/2–inch iron rod with "Pacheco Koch" cap found at the west end of a right–of–way corner clip at the intersection of the original west right–of–way line of Prichard Lane (a 60–foot wide right–of–way) and the south right–of–way line of Umphress Road (a 60–foot wide right–of–way); said point also being the east line of a Street Easement to the City of Dallas recorded in Volume 67253, Page 388 of said Deed Records;

THENCE, South 00 degrees, 53 minutes, 16 seconds East, along the said original west line of Prichard Lane, a distance of 367.77 feet to a "+" cut in concrete found for corner; said point being the southeast corner of Block 3/6228 of said Bruton Heights addition;

THENCE, South 89 degrees, 25 minutes, 14 seconds West, departing the said original west line of Prichard Lane and along the south line of said Bruton Heights, a distance of 741.47 feet to a 1/2–inch iron rod with "Pacheco Koch" cap found for corner at the southwest corner of that certain tract of land described as Parcel 2 in Warranty Deed to Street Easement recorded in Volume 3525, Page 593 of the said Deed Records; said point also being the east corner of that certain tract of land descibed as Tract No. 2 in Warranty Deed to Street Easement recorded in Volume 3526, Page 191 of the said Deed Records; said point being the beginning of a non–tangent curve to the right;

THENCE, along the west line of said Parcel 2 and the east line of said Tract 2, the following three (3) calls:

In a northwesterly direction, along said curve, having a central angle of 62 degrees, 31 minutes, 38 seconds, a radius of 247.02 feet, a chord bearing and distance of North 59 degrees, 20 minutes, 50 seconds West, 256.40 feet, an arc distance of 269.58 feet to a 1/2–inch iron rod with "Pacheco Koch" cap found at the end of said curve;

North 28 degrees, 04 minutes, 09 seconds West, a distance of 106.41 feet to a 1/2–inch iron rod with "Pacheco Koch" cap found; said point being the beginning of a tangent curve to the right;

In a northwesterly direction, along said curve, having a central angle of 09 degrees, 18 minutes, 30 seconds, a radius of 933.80 feet, a chord bearing and distance of North 23 degrees, 24 minutes, 54 seconds West, 151.54 feet, an arc distance of 151.71 feet to a 1/2–inch iron rod with "Pacheco Koch" cap found at the beginning of a non–tangent curve to the right; said point being in the said south line of Umphress Road;

THENCE, along the said south line of Umphress Road, the following three (3) calls:

In an easterly direction, along said curve, having a central angle of 18 degrees, 05 minutes, 21 seconds, a radius of 606.80 feet, a chord bearing and distance of North 80 degrees, 15 minutes, 42 seconds East, 190.78 feet, an arc distance of 191.58 feet to a 1/2–inch iron rod with "Pacheco Koch" cap found at the end of said curve;

North 89 degrees, 25 minutes, 14 seconds East, a distance of 848.15 feet to a 1/2–inch iron rod with "Pacheco Koch" cap found at the beginning of a non–tangent curve to the right;

In a southeasterly direction, along said curve, having a central angle of 89 degrees, 32 minutes, 55 seconds, a radius of 30.00 feet, a chord bearing and distance of South 46 degrees, 06 minutes, 49 seconds East, 42.26 feet, an arc distance of 46.89 feet to the POINT OF BEGINNING;

CONTAINING: 387,767 total square feet or 8.902 total acres of land more or less.

SURVEYOR'S STATEMENT

THAT I, Kyle Coleman Harris, 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 Preliminary Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2019

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RELEASED 5/9/19.  
\_\_\_\_\_  
Kyle Coleman Harris  
Registered Professional Land Surveyor,  
No. 6266  
kharris@pkce.com

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 Justin W. Waldrip, 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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for the State of Texas

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 above described property as **Nathaniel Hawthorne Elementary School**, an addition to the City of Dallas, Dallas County, Texas, and does 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 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 \_\_\_\_\_, 2019.

By: Dallas Independent School District

\_\_\_\_\_  
Tim Stucely  
Executive Director, Construction Services

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Tim Strucely 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for the State of Texas

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SHEET 2 OF 2  
PRELIMINARY PLAT  
**NATHANIEL HAWTHORNE  
ELEMENTARY SCHOOL  
LOT 1, BLOCK A/6228**


BEING A REPLAT OF LOTS 1–9  
AND PART OF LOTS 10–14,  
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