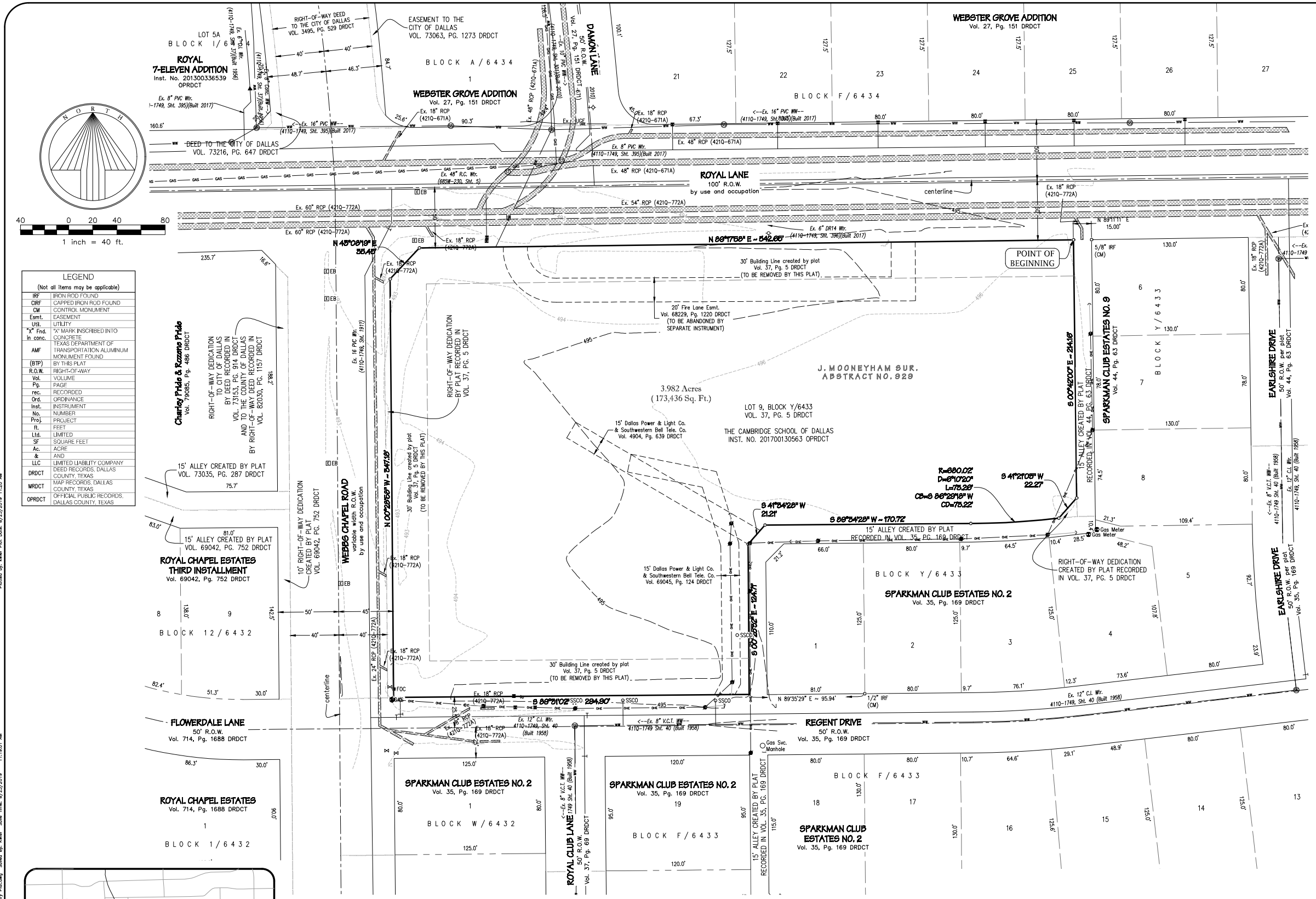
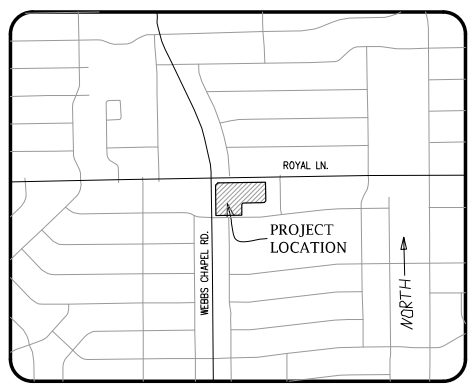


LEGEND

(Not all items may be applicable)

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
"X" Fnd. In conc.	"X" MARK INSCRIBED INTO CONCRETE
AMF	TEXAS DEPARTMENT OF TRANSPORTATION ALUMINUM MONUMENT FOUND
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Vol.	VOLUME
Pg.	PAGE
rec.	RECORDED
Ord.	ORDINANCE
Inst.	INSTRUMENT
No.	NUMBER
Proj.	PROJECT
ft.	FEET
Ltd.	LIMITED
SF	SQUARE FEET
Ac.	ACRE
&	AND
LLC	LIMITED LIABILITY COMPANY
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



LOCATION MAP
1" = 1000'

GENERAL NOTES:

1. Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
3. Lot to lot drainage will not be allowed without proper City of Dallas Engineering Department approval.
4. No buildings on site.
5. Purpose of this plat is to create a building site and remove building lines.

SURVEYOR'S CERTIFICATE

I, Darren K. Brown, a Registered Professional Land Surveyor, license 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 General Rules and Regulations of the Texas Board of Professional Land Surveyors, 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

DARREN K. BROWN
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5252

STATE OF TEXAS
REGISTERED
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR

darren.brown@spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the ___ day of _____, 2019.

_____
Notary Public, State of Texas

METES AND BOUNDS DESCRIPTION

WHEREAS the Cambridge School of Dallas is the owner of a tract of land situated in the J. Mooneyham Survey, Abstract No. 929, City of Dallas Block Number Y/6433, City of Dallas, Dallas County, Texas, being all of Lot 9, Block Y/6433 of the Subdivision of Part of Block No 6433, an addition to the City of Dallas recorded in Volume 37, Page 5, Deed Records, Dallas County, Texas (DRDCT), as conveyed to the Cambridge School of Dallas by a special warranty deed with vendor's lien recorded in Instrument Number 20170013056 3 of the Official Public Records, Dallas County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set at the intersection of the south line of Royal Lane, a variable width right-of-way, with the west line of an alley created by the final plat of Sparkman Club Estates No. 9, an addition recorded in Volume 44, Page 63 DRDCT, and by the final plat of Sparkman Club Estates No. 2, an addition recorded in Volume 35, Page 169 DRDCT, and from which a 5/8" iron rod found for the northwest corner of Lot 6, Block Y/6433, of said Sparkman Club Estates No. 9, bears N 89°11'11" E, 15.00 feet;

THENCE along the common line of said alley, the following:

S 00°42'00" E, 214.16 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 41°21'03" W, 22.27 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A non–tangent curve to the right having a central angle of 06°10'20", a radius of 680.02 feet, a chord of S 86°29'18" W – 73.22 feet, an arc length of 73.26 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 89°34'28" W, 170.72 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 41°34'28" W, 21.21 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And S 00°25'32" E, 124.71 feet to a point at the intersection of the west line of said alley with the north line of Regent Drive, a called 50–foot right–of–way created by said plat of Sparkman Club Estates No. 2, from which a 1/2" iron rod found for the southeast corner of Lot 1, Block Y/6433, bears N 89°35'29" E, 95.94 feet;

THENCE S 89°31'02" W, 294.90 feet along the north line of Regent Drive to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set at the intersection of Regent Drive with the east line of Webbs Chapel Road, a variable width right–of–way, for the southeast corner of a right–of–way dedication thereof created by said plat of Lot 9, Block Y/6433;

THENCE N 00°28'58" W, 347.18 feet along the east line of Webbs Chapel Road and said right–of–way dedication thereof, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the south end of a corner clip being the intersection of Webbs Chapel Road with the south line of Royal Lane;

THENCE N 43°08'19" E, 35.45 feet along said corner clip to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 89°17'58" E, 542.65 feet along the south line of Royal Lane to the POINT OF BEGINNING with the subject tract containing 173,436 square feet or 3.982 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That The Cambridge School of Dallas, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as CAMBRIDGE SCHOOL ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does 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 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 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 rights 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 rights 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.

The Cambridge School of Dallas

By: _____
Name, Title

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Chuck Hixson, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2019.

_____
Notary Public, State of Texas

PRELIMINARY PLAT

CAMBRIDGE SCHOOL ADDITION

LOT 9, BLOCK Y/6433
J. MOONEYHAM SURVEY, ABSTRACT NO. 929
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TOTAL AREA - 3.982 ACRES
CITY PLAN FILE NO. S189-301
ENGINEER FILE NO. 311T-____

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

OWNER / APPLICANT
The Cambridge School of Dallas
3877 Walnut Hill Lane
Dallas, TX 75229
Telephone: (214) 357-2995
Contact: Dr. Paul Wolfe

Printed by: Kelter Plot Date: 8/23/2019 11:20 AM
Drawing: G:\2019 JOBS\19-023 Cambridge School of Dallas\19-023 Preliminary Plat.dwg Saved By: Kelter Save Time: 8/23/2019 11:19:51 AM