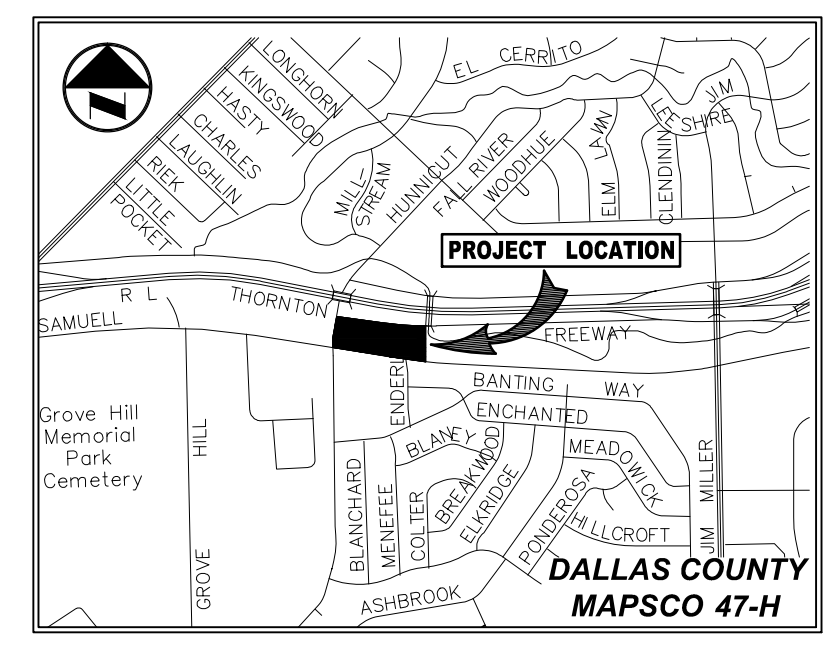
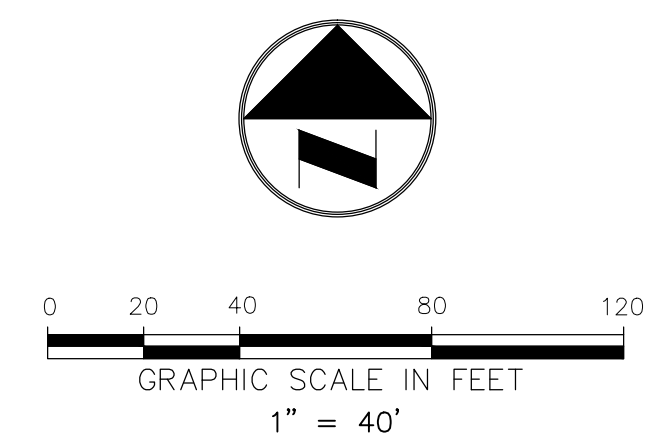


HUNNICUT ROAD
(VOL. 1866 PG. 493)
(57' R.O.W.)

I-30 FRONTAGE ROAD
(VOL. 5014, PG. 44)
(R. L. THORNTON, FREEWAY)
(330' R.O.W.)



VICINITY MAP
(NOT TO SCALE)

AMERICAN WAREHOUSE COMPANY
(VOL. 75017 PG. 1413)

LOT 1

LOT 2

DALLAS COUNTY SCHOOLS
(INST. NO. 201200168141)

LOT 6, BLOCK B/8472
SAMUEL STERLING ADDITION
(INST. NO. 200900059170)
DALLAS COUNTY SCHOOLS
(INST. NO. 201000252160)

LOT 6R
BLOCK B/8472
8.289 ACRES
(361,057 SF)

LOT 2, BLOCK B/8472
BETHESDA CHURCH ADDITION
(VOL. 2004015, PG. 4)
DALLAS CHILDREN'S ADVOCACY CENTER
(INST. NO. 20080079429)

SAMUEL BOULEVARD
(VOL. 1949, PG. 194)
(120' R.O.W.)

LOT 1
MILLICAN & WILLIS APARTMENT ADDITION,
VOLUME 71043, PAGE 2019,
D.R.D.C.T.

ENDERLY PLACE
(50' R.O.W.)

LOT 1
BUCKNER TERRACE - FIRST
INSTALLMENT, THIRD SECTION,
VOLUME 514, PAGE 1995, D.R.D.C.T.

NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT surface adjustment factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas; Map No. 48113C0345 J, Community-Panel No. 480171 0345 J, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
- Lot to lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to create one lot from one platted lot and one unplatted tract.
- 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.

LEGEND

• BOLLARD	— PROPERTY LINE
FH ◊ FIRE HYDRANT	- - - EASEMENT LINE
GM GAS METER	-X- FENCE
LS* LIGHT STANDARD	-OHL- OVERHEAD UTILITY LINE
PP POWER POLE	-T- UNDERGROUND TELEPHONE LINE
SIGN TRAFFIC SIGN	-F- UNDERGROUND FIBER OPTIC LINE
W/M UG WATER MARKER	-G- UNDERGROUND GAS LINE
WM WATER METER	-S- STORM DRAIN LINE
WV WATER VAULT	-W- WATER LINE
WV* WATER VALVE	-8"SS- SANITARY SEWER LINE
(C.M.) CONTROLLING MONUMENT	-486- EXISTING CONTOUR
TEL TELEPHONE MANHOLE	VOL. VOLUME
HH HAND HOLE ELECTRIC	PG. PAGE
DISK ALUMINUM DISK WITH "TEXAS HIGHWAY DEPARTMENT"	R.O.W. RIGHT-OF-WAY
5/8-INCH IRON ROD WITH "PACHECO KOCH" CAP SET	

SEE SHEET 2 FOR TREE TABLE

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 9/23/16.

SURVEYOR:

PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
CONTACT: PAUL HUBERT
PH: (972) 235-3031

OWNER:

DALLAS COUNTY SCHOOLS
612 N. ZANG BOULEVARD
DALLAS, TEXAS 75203
CONTACT: SUSAN J. FALRO
PH: (214) 944-4502

PRELIMINARY PLAT

DALLAS COUNTY SCHOOL TRAINING CENTER LOT 6R, BLOCK B/8472

CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
D.A. MURDOCK SURVEY, ABSTRACT NO. 998,
DALLAS COUNTY, TEXAS
CITY FILE NO. S156-301
SHEET 1 OF 2

Pacheco Koch	7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193809			
DRAWN BY LMG	CHECKED BY JPH	SCALE 1"=40'	DATE SEPT. 2016	JOB NUMBER 2875-16.372

LCONRALEZ
 9/23/2016 11:10 AM
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DALLAS COUNTY SCHOOL TRAINING CENTER PRELIMINARY PLAT

OWNER'S CERTIFICATE

State of Texas

County of Dallas

WHEREAS, Dallas County Schools is the owner of that 8.289 acre tract of land situated in the D. A. Murdock Survey, Abstract No. 998, Dallas County Texas; said tract being part of City of Dallas Blocks 8038 and 8472, being all of that tract described in Special Warranty Deed to Dallas County Schools recorded in Instrument No. 201000252160, of the Official Public Records of Dallas County Texas, being all of Lot 6, Block B/8472, Samuel Sterling Addition, an Addition to the City of Dallas as recorded in Instrument No. 200900059170, of the said Official Public Records; and all of that certain tract of land described in General Warranty Deed to Dallas County Schools as recorded in Instrument No. 201200168141, of said Official Records, said 8.289 acres being more particularly described as follows:

BEGINNING at an aluminum disk with "TEXAS HIGHWAY DEPARTMENT" stamped found on the south right-of-way line for Interstate Highway 30 (330-foot right-of-way), being the northwest corner of said Lot 6, and the northeast corner of Tract 514, Tract 1, described in Special Warranty Deed to Prescott Interests Billboards, Ltd. As recorded in Instrument No. 201300021492;

THENCE, in an easterly direction with the northerly line of said Lot 6, and the southerly right-of-way line for Interstate Highway 30, and along the arc of a curve to the left, having a central angle of 09 degrees, 17 minutes, 34 seconds, a radius of 3834.71 feet, a chord bearing and distance of South 84 degrees, 24 minutes, 33 seconds East, 621.26 feet, an arc distance of 621.94 feet to an aluminum disk with "TEXAS HIGHWAY DEPARTMENT" stamped found for the northeast corner of said Lot 6 and the northwest corner of Lot 2, Block B/8472, Bethesda Church Addition, an Addition to the City of Dallas as recorded in Volume 2004015, Page 4, Deed Records Dallas County Texas;

THENCE, South 00 degrees, 51 minutes, 25 seconds East with the line common to said Lots, a distance of 374.50 Feet to a 5/8-inch iron rod with "Pacheco Koch" cap set for the common southerly corner of said Lots, being on the northerly right of way line for Samuell Boulevard (120-foot right of way);

THENCE, in a westerly direction with said right-of-way line and the south line of said Lot 6 as follows:

North 85 degrees, 20 minutes, 44 seconds West, a distance of 114.88 feet to a point for corner; said point being the beginning of a non-tangent curve to the right;

In a westerly direction along the arc of a curve to the right, having a central angle of 06 degrees, 51 minutes, 00 seconds, a radius of 5,669.58 feet, a chord bearing and distance of North 81 degrees, 55 minutes, 27 seconds West, 677.42 feet, an arc distance of 677.82 feet to a 5/8-inch iron rod with "Pacheco Koch" cap set;

North 78 degrees, 19 minutes, 48 seconds West, a distance of 143.03 feet to a point for corner said point being the southwest corner of said Lot 6 and being the southeast corner of the aforesaid Dallas County Schools tract;

THENCE, North 78 degrees, 47 minutes, 01 seconds West, a distance of 124.89 feet to a 5/8-inch iron rod with "Pacheco Koch" cap set; for the intersection of said south right-of-way and the easterly right-of-way line for Hunnicut Road (called 50-foot right-of-way);

THENCE, North 11 degrees, 33 minutes, 00 seconds East with said easterly right of way line and the west line of said 1.84 acre tract, a distance of 356.53 feet to a set iron rod with cap for the northwest corner of said 1.84 acre tract, being the intersection of said easterly right-of-way line and the southerly right-of-way line for Interstate Highway 30;

THENCE, South 78 degrees, 27 minutes, 00 seconds East with said southerly right-of-way line and the north line of said Dallas County Schools tract, a distance of 269.78 feet to a set iron rod with cap for the northeast corner of said 1.8/4 acre tract and the northwest corner of said Prescott Interests Billboards tract;

THENCE South 11 degrees, 36 minutes, 16 seconds West, a distance of 136.52 feet to 5/8-inch iron rod with "Pacheco Koch" cap found for the south corner of said Prescott Interests Billboards tract, and being on the westerly line of said Lot 6;

THENCE North 44 degrees, 58 minutes, 54 seconds East with the line common to said Lot 6 and the Prescott Interests Billboards tract, a distance of 163.59 to the POINT OF BEGINNING;

CONTAINING 8.289 acres (361,057 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Dallas County Schools, acting through Susan J. Falro its duly authorized agent, does hereby adopt this plat, designating the herein above described property as DALLAS COUNTY SCHOOL TRAINING CENTER, an addition to the City of Dallas, Dallas County, Texas, and do 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 _____, 2016.

By: Dallas County Schools

By: Susan J. Falro
Dallas County Schools

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 Susan J. Falro, 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 _____, 2016.

Notary Public in and for the State of Texas

Table with 2 columns: POINT NO., DESCRIPTION. Lists tree locations and types such as CEDAR ELM, OAK, MULBERRY, etc.

Table with 2 columns: POINT NO., DESCRIPTION. Lists tree locations and types such as HACKBERRY, PECAN, CHINABERRY, etc.

Table with 2 columns: POINT NO., DESCRIPTION. Lists tree locations and types such as MULTI-TRUNK CHINABERRY, ELM, WILLOW, etc.

SURVEYOR'S STATEMENT

STATE OF TEXAS

COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Paul Hubert, 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 _____, 2016.

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 9/23/16.

Paul Hubert

Texas Registered Professional Land Surveyor, No. 1942

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 Paul Hubert, 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 _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR:

PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
CONTACT: PAUL HUBERT
PH: (972) 235-3031

OWNER:

DALLAS COUNTY SCHOOLS
612 N. ZANG BOULEVARD
DALLAS, TEXAS 75203
CONTACT: SUSAN J. FALRO
PH: (214) 944-4502

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PRELIMINARY PLAT

DALLAS COUNTY SCHOOL TRAINING CENTER LOT 6R, BLOCK B/8472

CITY OF DALLAS, TEXAS AND BEING OUT OF THE D.A. MURDOCK SURVEY, ABSTRACT NO. 998, DALLAS COUNTY, TEXAS CITY FILE NO. S156-301 SHEET 2 OF 2

Pacheco Koch logo and contact information: 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805

Table with 5 columns: DRAWN BY, CHECKED BY, SCALE, DATE, JOB NUMBER. Values: LMG, JPH, 1"=40', SEPT. 2016, 2875-16.372

DALLAS COUNTY SCHOOL TRAINING CENTER - PRELIMINARY PLAT

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