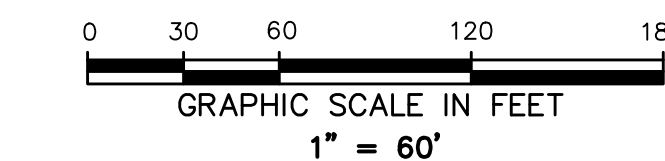
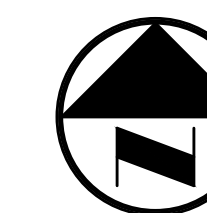


VICINITY MAP  
(NOT TO SCALE)



LEGEND

● PP	POWER POLE	⊙ SS MH	SANITARY SEWER MANHOLE
⊙ LP	LIGHT POLE	⊙ FH	FIRE HYDRANT
⊙ CD	CLEANOUT	⊙ LID	LID
⊙ WMH	WATER MANHOLE	⊙ WV	WATER VALVE
⊙ GUY	GUY WIRE	⊙ 48" R.C.P.	48" R.C.P.
⊙ SMH	STORM MANHOLE	⊙ Elec MH	ELECTRIC MANHOLE
⊙ OT/12	OAK TREE	⊙ WALL	WALL
⊙ CM/12	CREPE MYRTLE TREE	⊙ TSPB	TRAFFIC SIGNAL BOX
⊙ FV	FIRE DEPT WATER VALVE	⊙ WM	WATER METER
⊙ UT/12	UNKNOWN TREE	⊙ POST	POST
⊙ X/EM	ELECTRIC TRANSFORMER	⊙ TREE	TREE
⊙ COL	COLUMN	⊙ EB	ELECTRIC BOX
⊙ ICV	IRRIGATION CONTROL VALVE	⊙ 1/2" IRS	1/2" IRON ROD SET (YELLOW CAP STAMPED "SG")
⊙ AC	AIR CONDITIONING	⊙ (60" R.O.W.)	RIGHT OF WAY
⊙ PNT/12	PINE TREE	⊙ SD MH	STORM DRAIN MANHOLE
⊙ CT/12	CEDAR TREE	⊙ EM	ELECTRIC METER
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	⊙ GM	GAS METER
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	---	PROPERTY LINE
INST. NO.	INSTRUMENT NUMBER	---	EASEMENT LINE
VOL.	VOLUME	---	CENTERLINE
PG.	PAGE		
R.O.W.	RIGHT-OF-WAY		
	5/8"-INCH IRON DISK		
	3.25" ALUMINUM DISK		
	ADS STAMPED "PACHECO KOCH - MEHS"		
	CAP SET		

GENERAL NOTES

- 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 shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
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PRELIMINARY

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PRELIMINARY PLAT

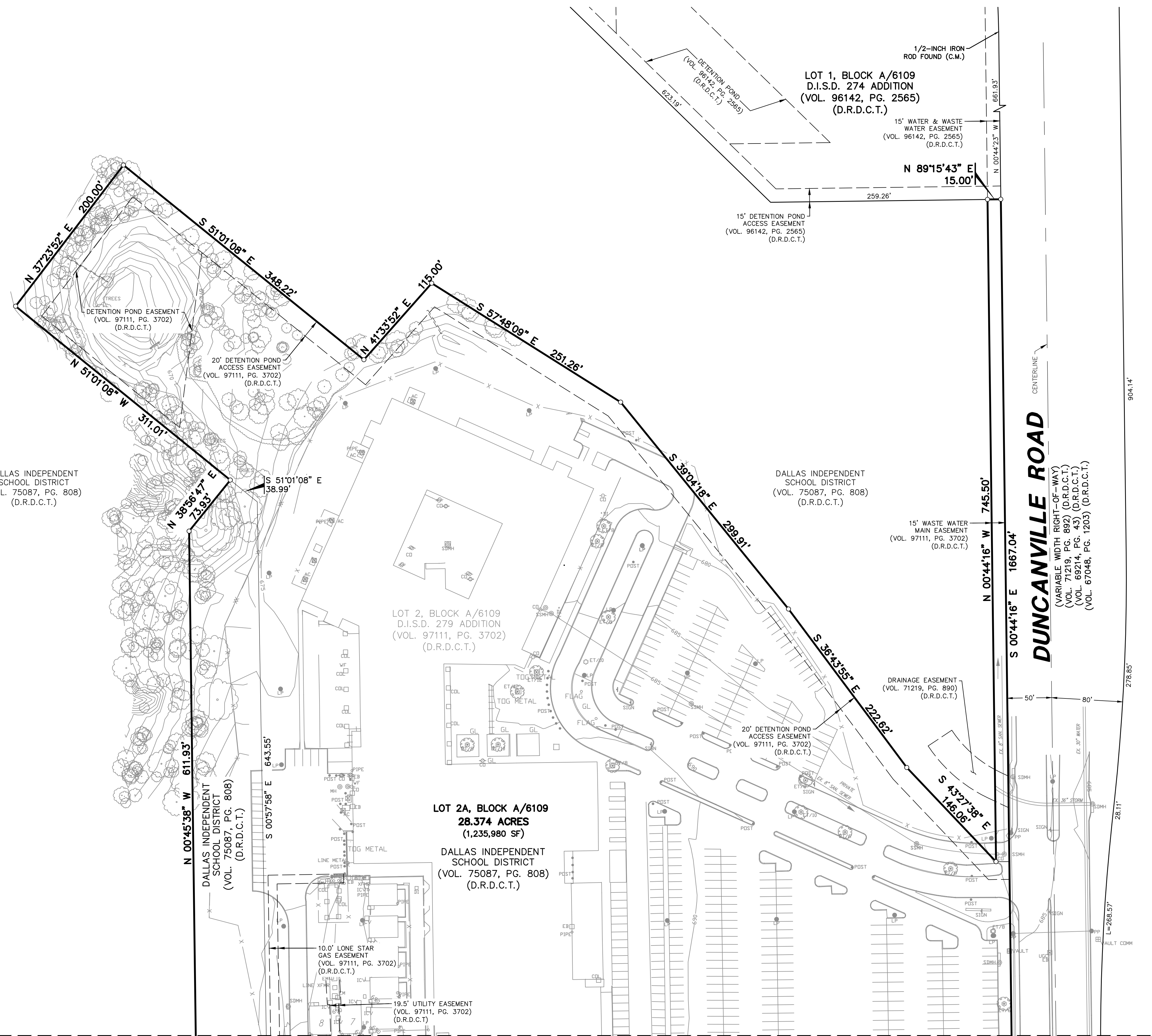
**MOISES E. MOLINA HIGH SCHOOL**

LOT 2A, BLOCK A/6109  
A REPLAT OF LOT 2, BLOCK A/6109  
D.I.S.D. 279 ADDITION  
H.G. WILSON SURVEY, ABSTRACT NO. 1533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO.: S178-180  
ENGINEERING PLAN NO.: 311T-  
SHEET 1 OF 3

<b>Pacheco Koch</b>		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-469	
		TX REG. SURVEYING FIRM LS-10089000	
DRAWN BY ACD	CHECKED BY JWW	SCALE 1"=60'	JOB NUMBER 4010-17.470
		DATE APRIL 2018	

SURVEYOR / ENGINEER  
PACHECO KOCH CONSULTING ENGINEERS  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: JUSTIN WALDRIP

OWNER  
DALLAS INDEPENDENT SCHOOL DISTRICT  
3700 ROSS AVENUE  
DALLAS, TEXAS 75204  
PH: (972) 925-3700  
CONTACT: TIM STRUCELY



DALLAS INDEPENDENT SCHOOL DISTRICT  
(VOL. 75087, PG. 808)  
(D.R.D.C.T.)

LOT 2, BLOCK A/6109  
D.I.S.D. 279 ADDITION  
(VOL. 97111, PG. 3702)  
(D.R.D.C.T.)

DALLAS INDEPENDENT SCHOOL DISTRICT  
(VOL. 75087, PG. 808)  
(D.R.D.C.T.)

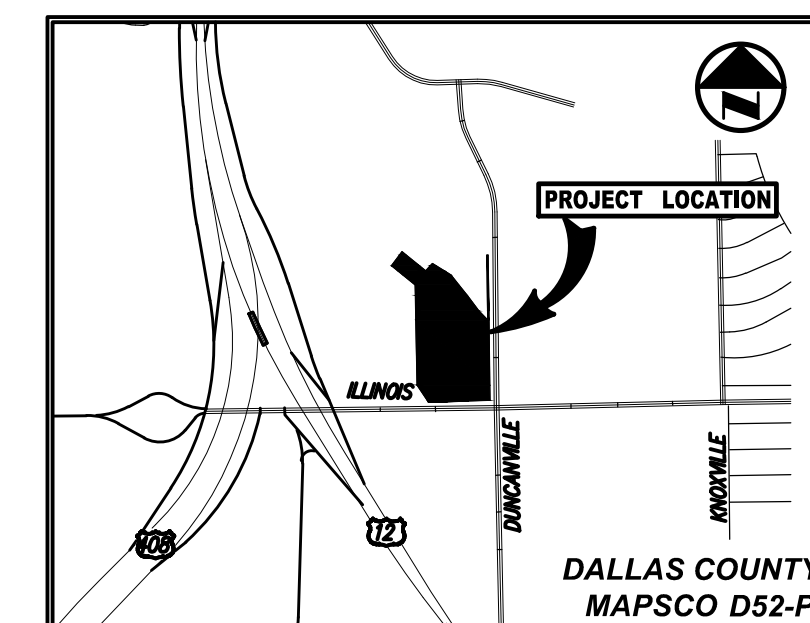
LOT 2A, BLOCK A/6109  
28.374 ACRES  
(1,235,980 SF)  
DALLAS INDEPENDENT SCHOOL DISTRICT  
(VOL. 75087, PG. 808)  
(D.R.D.C.T.)

BLOCK 6108  
DALLAS COUNTY COMMUNITY COLLEGE DISTRICT  
(VOL. 1, PG. 990)  
(M.R.D.C.T.)

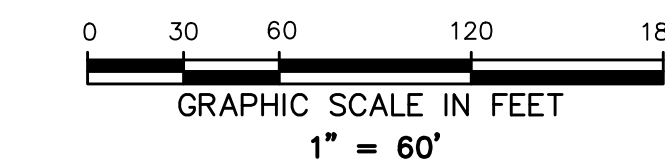
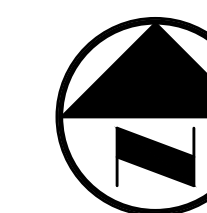
MATCH LINE SHEET 2

J:\MOLINA\4010-17.470\DWG\SURVEY\_CSD\_2015\4010-17.470PP.DWG

PRELIMINARY PLAT - MOISES E. MOLINA HIGH SCHOOL, LOT 2A, BLOCK A/6109



VICINITY MAP  
(NOT TO SCALE)



LEGEND

● PP	POWER POLE	⊙ SS MH	SANITARY SEWER MANHOLE
● LP	LIGHT POLE	● FH	FIRE HYDRANT
⊖ CO	CLEANOUT	● LID	LID
⊙ WMH	WATER MANHOLE	● WV	WATER VALVE
⊙ GUY	GUY WIRE	⊙ 48" R.C.P.	48" R.C.P.
⊙ SDMH	STORM MANHOLE	⊙ Elec MH	ELECTRIC MANHOLE
⊙ D1/12	OAK TREE	⊙ TSPB	WALL
⊙ CM1/12	CREPE MYRTLE TREE	⊙ TSPB	TRAFFIC SIGNAL BOX
⊙ FV	FIRE DEPT WATER VALVE	⊙ WM	WATER METER
⊙ U1/12	UNKNOWN TREE	⊙ POST	POST
⊙ XFMR	ELECTRIC TRANSFORMER	⊙ TREE	TREE
⊙ COL	COLUMN	⊙ EB	ELECTRIC BOX
⊙ ICV	IRRIGATION CONTROL VALVE	⊙ IR	1/2" IRON ROD SET (YELLOW CAP STAMPED "30")
⊙ AC	AIR CONDITIONING	● 1/2" IRS	STORM DRAIN MANHOLE
⊙ PNT/12	PINE TREE	⊙ SD MH	RIGHT OF WAY
⊙ CT/12	CEDAR TREE	⊙ 60" R.O.W.	ELECTRIC METER
		⊙ GM	GAS METER
		⊙ GM	GAS METER

D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

INST. NO. INSTRUMENT NUMBER

VOL. VOLUME

PG. PAGE

R.O.W. RIGHT-OF-WAY

5/8"-INCH IRON W/  
3.25" ALUMINUM DISK  
ADS  
STAMPED "PACHECO KOCH - MEHS"  
CAP SET

— PROPERTY LINE  
- - - EASEMENT LINE  
- - - CENTERLINE

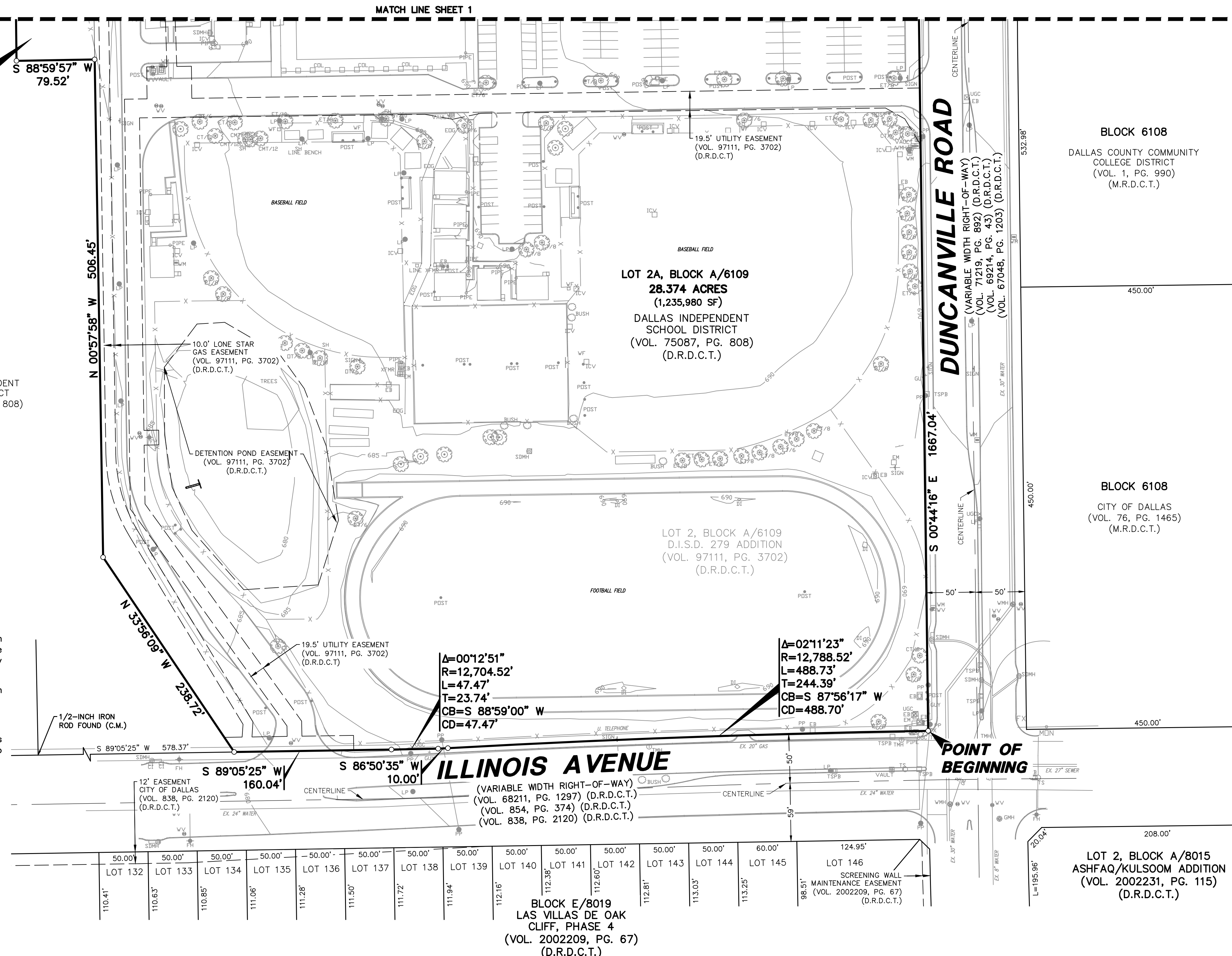
DALLAS INDEPENDENT SCHOOL DISTRICT  
(VOL. 75087, PG. 808)  
(D.R.D.C.T.)

S 88°59'57" W  
79.52'

DALLAS INDEPENDENT SCHOOL DISTRICT  
(VOL. 75087, PG. 808)  
(D.R.D.C.T.)

GENERAL NOTES

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PRELIMINARY

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PRELIMINARY PLAT  
**MOISES E. MOLINA HIGH SCHOOL**

LOT 2A, BLOCK A/6109  
A REPLAT OF LOT 2, BLOCK A/6109  
D.I.S.D. 279 ADDITION  
H.G. WILSON SURVEY, ABSTRACT NO. 1533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO.: S178-180  
ENGINEERING PLAN NO.: 311T-  
SHEET 2 OF 3

SURVEYOR / ENGINEER

PACHECO KOCH CONSULTING ENGINEERS  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: JUSTIN WALDRIP

OWNER

DALLAS INDEPENDENT SCHOOL DISTRICT  
3700 ROSS AVENUE  
DALLAS, TEXAS 75204  
PH: (972) 925-3700  
CONTACT: TIM STRUCELY

<b>Pacheco Koch</b>		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-469	
		TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY ACD	CHECKED BY JWW	SCALE 1"=60'	DATE APRIL 2018
		JOB NUMBER 4010-17.470	

J:\CHOLSON\4010-17.470\DWG\SURVEY\_CSD\_2015\4010-17.470PP.DWG

PRELIMINARY PLAT - MOISES E. MOLINA HIGH SCHOOL, LOT 2A, BLOCK A/6109

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Dallas Independent School District is the owner of a 28.374 acre tract of land situated in the H.G. Wilson Survey, Abstract No. 1533, Dallas County, Texas; said tract being all of Lot 2, Block A/6109, D.I.S.D. 279 Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 97111, Page 3702 of the Deed Records of Dallas County, Texas; said tract also being part of that tract of land described in Warranty Deed to Dallas Independent School District (D.I.S.D.) recorded in Volume 75087, Page 808 of said Deed Records; said 28.374 acre tract being more particularly described as follows:

BEGINNING, at a 3.25" aluminum disk stamped "MEHS" set for corner at the intersection of the west right-of-way line of Duncanville Road (a variable width right-of-way) and the north right-of-way line of Illinois Avenue (a variable width right-of-way); said point being the beginning of a curve to the left;

THENCE, along the said north line of Illinois Avenue and the south line of said Lot 2, Block A/6109, the following four (4) calls:

In an easterly direction and along said curve to the left, having a central angle of 02 degrees, 11 minutes, 23 seconds, a radius of 12,788.52 feet, a chord bearing and distance of South 87 degrees, 56 minutes, 17 seconds West, 488.70 feet, an arc distance of 488.73 feet to a 3.25" aluminum disk stamped "MEHS" set for corner at the end of said curve;

South 86 degrees, 50 minutes, 35 seconds West, a distance of 10.00 feet to a 3.25" aluminum disk stamped "MEHS" set for corner and being the beginning of a non-tangent curve to the right;

In an easterly direction and along said curve to the right, having a central angle of 00 degrees, 12 minutes, 51 seconds, a radius of 12,704.52 feet, a chord bearing and distance of South 88 degrees, 59 minutes, 00 seconds West, 47.47 feet, an arc distance of 47.47 feet to a 3.25" aluminum disk stamped "MEHS" set for corner at the end of said curve;

South 89 degrees, 05 minutes, 25 seconds West, a distance of 160.04 feet to a 3.25" aluminum disk stamped "MEHS" set for corner; from said point a 1/2-inch iron rod found for the southwest corner of said Dallas Independent School District tract bears South 89 degrees, 05 minutes, 25 seconds West, a distance of 578.37 feet;

THENCE, North 33 degrees, 56 minutes, 09 seconds West, departing the said north line of Illinois Avenue and along a west line of said Lot 2, Block A/6109, a distance of 238.72 feet to a 3.25" aluminum disk stamped "MEHS" set for corner;

THENCE, North 00 degrees, 57 minutes, 58 seconds West, continuing along the said west line of Lot 2, Block A/6109, a distance of 506.45 feet to a 3.25" aluminum disk stamped "MEHS" set for corner;

THENCE, departing the said west line of Lot 2, Block A/6109 and into said Dallas Independent School District tract, the following three (3) calls:

South 88 degrees, 59 minutes, 57 seconds West, a distance of 79.52 feet to a 3.25" aluminum disk stamped "MEHS" set for corner;

North 00 degrees, 45 minutes, 38 seconds West, a distance of 611.93 feet to a 3.25" aluminum disk stamped "MEHS" set for corner;

North 38 degrees, 56 minutes, 47 seconds East, a distance of 73.93 feet to a 3.25" aluminum disk stamped "MEHS" set for corner in the said west line of Lot 2, Block A/6109;

THENCE, along the west and north lines of said Lot 2, Block A/6109, the following nine (9) calls:

North 51 degrees, 01 minutes, 08 seconds West, a distance of 311.01 feet to a 3.25" aluminum disk stamped "MEHS" set for corner;

North 37 degrees, 23 minutes, 52 seconds East, a distance of 200.00 feet to a 3.25" aluminum disk stamped "MEHS" set for corner;

South 51 degrees, 01 minutes, 08 seconds East, a distance of 348.22 feet to a 3.25" aluminum disk stamped "MEHS" set for corner;

North 41 degrees, 33 minutes, 52 seconds East, a distance of 115.00 feet to a 3.25" aluminum disk stamped "MEHS" set for corner;

South 57 degrees, 48 minutes, 09 seconds East, a distance of 251.26 feet to a 3.25" aluminum disk stamped "MEHS" set for corner;

South 39 degrees, 04 minutes, 18 seconds East, a distance of 299.91 feet to a 3.25" aluminum disk stamped "MEHS" set for corner;

South 36 degrees, 43 minutes, 55 seconds East, a distance of 222.62 feet to a 3.25" aluminum disk stamped "MEHS" set for corner;

South 43 degrees, 27 minutes, 38 seconds East, a distance of 146.06 feet to a 3.25" aluminum disk stamped "MEHS" set for corner;

North 00 degrees, 44 minutes, 16 seconds West, a distance of 745.50 feet to a 3.25" aluminum disk stamped "MEHS" set for corner in the south line of Lot 1, Block A/6109 D.I.S.D. 274 Addition, an addition to the City of Dallas recorded in Volume 96142, Page 2565 of said Deed Records;

THENCE, North 89 degrees, 15 minutes, 43 seconds East, along the south line of said Lot 1, a distance of 15.00 feet to a 3.25" aluminum disk stamped "MEHS" set for corner in the said west line of Duncanville Avenue; from said point a 1/2-inch iron rod found in the east line of said Lot 1 bears North 00 degrees, 44 minutes, 24 seconds West, a distance of 661.93 feet;

THENCE, South 00 degrees, 44 minutes, 16 seconds East, continuing along the said west line of Duncanville Road, a distance of 1667.04 feet to the POINT OF BEGINNING;

CONTAINING: 1,235,980 square feet or 28.374 acres of land, more or less.

**SURVEYOR'S STATEMENT**

I, Justin W. Waldrip, 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 \_\_\_\_\_, 2018.

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR MEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
RELEASED 4/19/18.

Justin W. Waldrip  
Texas Registered Professional Land Surveyor,  
No. 6179

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 \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the Dallas Independent School District, acting through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **MOISES E. MOLINA HIGH SCHOOL**, 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 \_\_\_\_\_, 2018.

By: Dallas Independent School District

By: Tim Strucely  
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 personally appeared Tim Strucely, 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 \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT**

**MOISES E. MOLINA  
HIGH SCHOOL**

LOT 2A, BLOCK A/6109  
A REPLAT OF LOT 2, BLOCK A/6109  
D.I.S.D. 279 ADDITION  
H.G. WILSON SURVEY, ABSTRACT NO. 1533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO.: S178-180  
ENGINEERING PLAN NO.: 311T-\_\_\_\_  
SHEET 3 OF 3

**SURVEYOR / ENGINEER**

PACHECO KOCH CONSULTING ENGINEERS  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: JUSTIN WALDRIP

**OWNER**

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3700 ROSS AVENUE  
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TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY ACD	CHECKED BY JWW	SCALE 1"=60'	DATE APRIL 2018	JOB NUMBER 4010-17.470
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PRELIMINARY PLAT - MOISES E. MOLINA HIGH SCHOOL, LOT 2A, BLOCK A/6109

J:\NICHOLSON 24-16-17 AM  
K:\DWG-40\4010-17.470\DWG\SURVEY\_C3D\_2018\4010-17.470PP.DWG