

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RICHARDSON INDEPENDENT SCHOOL DISTRICT, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as FMJHS, an addition to the City of Dallas, Dallas County, Texas, and do 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 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 \_\_\_\_\_, 2021.

Owner: RICHARDSON INDEPENDENT SCHOOL DISTRICT

Signature: \_\_\_\_\_

Name: Karen Clardy  
Title: RISD Board of Trustees, President

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared KAREN CLARDY, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, BRIAN R. WADE, 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)(c) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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.

Brian R. Wade  
Texas Registered Professional  
Land Surveyor No. 6098

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN R. WADE, 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE  
STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, Richardson Independent School District, is the sole owner of a tract of land situated in the James M. Houx Survey, Abstract No. 579, being all of a called 18.00 acre tract of land described in a Warranty Deed with Vendors Lien to Richardson Independent School District, recorded in Volume 915, Page 2445, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 3-1/4" aluminum disk stamped "RLG INC" & "FMJHS" set on a 1/2" iron rod in the north right-of-way line of Whitehurst Drive (a 60' right-of-way) for the southwest corner of said 18.00 acre tract and the southeast corner of a 15' alley in Forest Meadows Addition No. 6, an addition to the City of Dallas recorded in Volume 77020, Page 1034, Deed Records, Dallas County, Texas, from said point a 1/2" iron rod found bears South 37°47'21" West, a distance of 76.36 feet, for the northwest corner of Lot 10 and the northeast corner of Lot 9 in Forest Meadows Addition No. 3, an addition to the City of Dallas recorded in Volume 71076 Page 2070, Deed Records, Dallas County, Texas, and a 1/2" iron rod found bears South 75°57'50" East, a distance of 240.38 feet, for the northeast corner of Lot 13 and the northwest corner of Lot 14 of said Forest Meadows Addition No. 3;

THENCE North 00°48'01" West, along the common line between said 15' alley and said 18.00 acre tract, a distance of 949.34 feet to a 3-1/4" aluminum disk stamped "RLG INC" & "FMJHS" set on a 1/2" iron rod for the northwest corner of said 18.00 acre tract at the intersection of the east line of said 15' alley in Forest Meadows Addition No. and the south line of a 15' alley in Forest Meadows Addition No. 5, an addition to the City of Dallas recorded in Volume 74228 Page 678, Deed Records, Dallas County, Texas;

THENCE North 89°11'59" East, along the common line between said 15' alley in Forest Meadows Addition No. 5 and said 18.00 acre tract, a distance of 530.08 feet to a 3-1/4" aluminum disk stamped "RLG INC" & "FMJHS" set on a 1/2" iron rod for the north corner of said 18.00 acre tract and the northwest corner of a 15' alley in Mill Hollow Estates, an addition to the City of Dallas recorded in Volume 84080 Page 3761, Deed Records, Dallas County, Texas, from which a 1/2" iron rod bears South 26°37'28" West, a distance of 0.65 feet, from said point a 1" iron pipe found bears North 59°53'06" West, a distance of 31.25 feet for the southeast corner of Lot 8 and the southwest corner of Lot 9 in said Forest Meadows Addition No. 5, and a 1" iron pipe found bears North 70°48'43" East, a distance of 50.75 feet for the southeast corner of Lot 9 and the southwest corner of Lot 10 in said Forest Meadows Addition No. 5;

THENCE along the common line between said 15' alley in Mill Hollow Estates and said 18.00 acre tract, the following bearings and distances:

South 00°41'01" East, a distance of 208.65 feet to 3-1/4" aluminum disk stamped "RLG INC" & "FMJHS" set for a corner of said 18.00 acre tract and a corner of said 15' alley in Mill Hollow Estates, from which a 0.5' X 0.5' concrete monument found bears South 67°41'37" East, a distance of 1.07 feet;

North 89°11'59" East, a distance of 417.38 feet to a point for a corner in the west right-of-way line of Abrams Road (a 80' right-of-way at this point) for the northeast corner of said 18.00 acre tract and the southeast corner of a 20' right of way dedication in said Mill Hollow Estates;

THENCE along the common line between said Abrams Road and said 18.00 acre tract, the following calls:

South 00°41'01" East, a distance of 37.16 feet to a point for the beginning of a curve to the right;

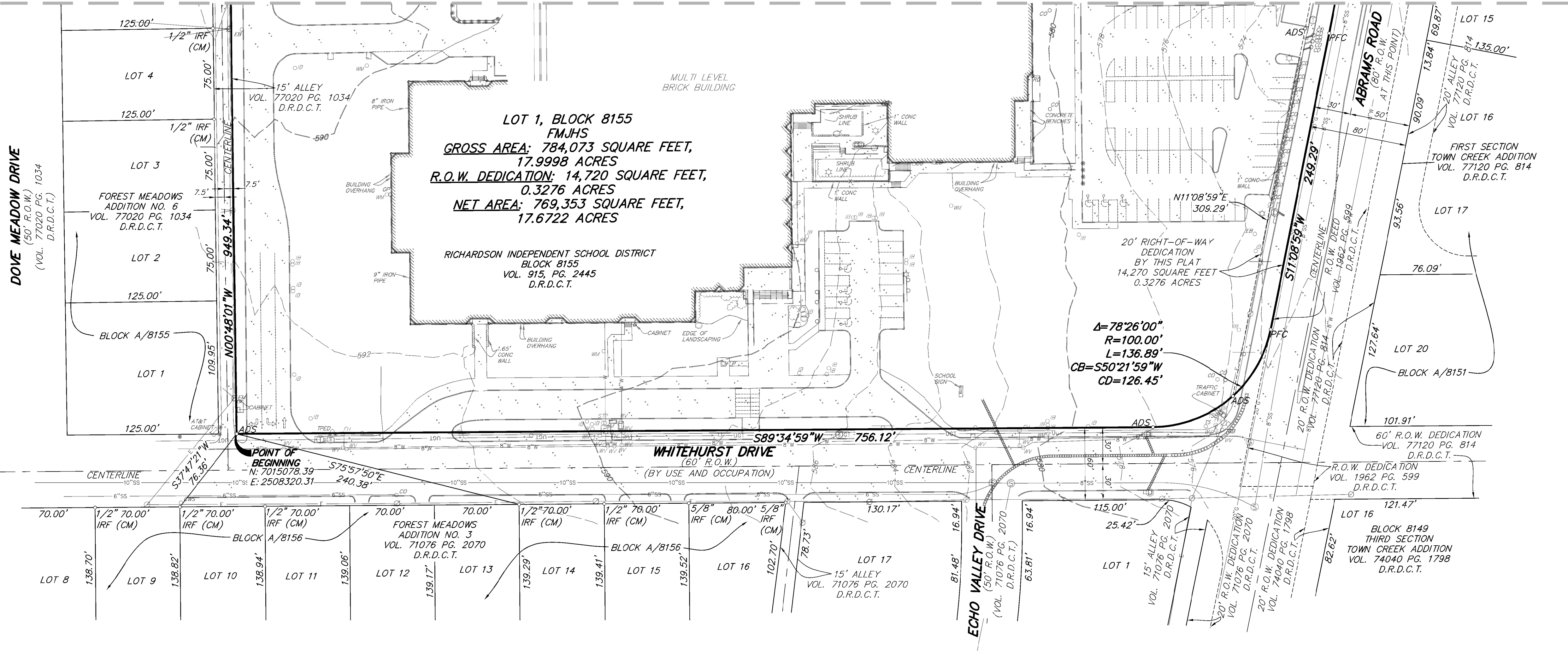
Along a curve to the right, whose chord bears South 05°13'59" West, a distance of 387.56 feet, having a radius of 1,879.86 feet, a central angle of 11°50'00", and an arc length of 388.25 feet to a point for the end of said curve;

South 11°08'59" West, a distance of 249.29 feet to a point for corner and the beginning of a curve to the right;

Along a curve to the right, whose chord bears South 50°21'59" West, a distance of 126.45 feet, having a radius of 100.00 feet, a central angle of 78°26'00", and an arc length of 136.89 feet to a 3-1/4" aluminum disk stamped "RLG INC" & "FMJHS" set in the north right-of-way of said Whitehurst Drive;

THENCE South 89°34'59" West, along the common line between said Whitehurst Drive and said 18.00 acre tract, a distance of 756.12 feet to the POINT OF BEGINNING containing 784,073 square feet or 17.9998 acres more or less.

MATCH SHEET 2



LEGEND

-----	PROPERTY LINE	-----	OVERHEAD POWER
-----	EASEMENT LINE	-----	GAS LINE
-----	BUILDING	-----	SEWER LINE
-----	CONCRETE	-----	WATER LINE
-----	FENCE LINE	-----	EXISTING CONTOUR LINE
-----	LIGHT STANDARD	-----	EXISTING SPOT ELEVATION
-----	LIGHT DOLLARD	-----	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
-----	BOLLARD	-----	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
-----	WATER METER	-----	IRF
-----	FIRE HYDRANT	-----	WHS / WHF
-----	STAND PIPE	-----	ONE / ONF
-----	CLEAN OUT	-----	PK NAIL SET / FOUND
-----	IRRIGATION BOX	-----	PK NAIL SET / FOUND
-----	TELEPHONE PEDESTAL	-----	CON
-----	POWER POLE	-----	CONTROLLING MONUMENT
-----	POWER POLE WITH U/G CONDUIT	-----	3-1/4" ALUMINUM DISK STAMPED
-----	GUY WIRE	-----	ADJ
-----	SOIL	-----	"RLG INC" & "FMJHS" SET
-----	SANITARY SEWER MANHOLE	-----	CONFR
-----	STORM SEWER MANHOLE	-----	CONFR
-----	GAS MANHOLE	-----	MAP RECORDS, DALLAS COUNTY, TX
-----	TELEPHONE MANHOLE	-----	DEED RECORDS, DALLAS COUNTY, TX
-----	ELECTRIC MANHOLE	-----	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
-----	FIBER OPTIC MANHOLE	-----	INSTRUMENT NUMBER
-----	COMMUNICATIONS MANHOLE	-----	VOL. PG.
-----	ELECTRIC BOX	-----	ARCA DRAW & SIZE IN INCHES
-----	ELECTRIC METER	-----	IRF
-----	TRAFFIC SIGNAL	-----	ROD
-----	TRAFFIC SIGNAL BOX	-----	CLUB DRAM
-----	STAND PIPE	-----	PULL BOX
-----	ELECTRIC CONDUIT	-----	PULL BOX ELECTRIC
-----	GAS PIPE	-----	PULL BOX TELEPHONE
-----		-----	PULL BOX FIBER OPTIC
-----		-----	HOSE BBL
-----		-----	CRUISE W/PLE
-----		-----	TREE
-----		-----	R.O.W.
-----		-----	RIGHT-OF-WAY

PRELIMINARY PLAT  
OF  
FMJHS  
LOT 1, BLOCK 8155

JAMES M. HOUS SURVEY, ABSTRACT NO. 579  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S201-655  
ENGINEERING NO. 311T-\_\_\_\_\_

SCALE: 1" = 50'

DATE: 4/8/2021

OWNER:

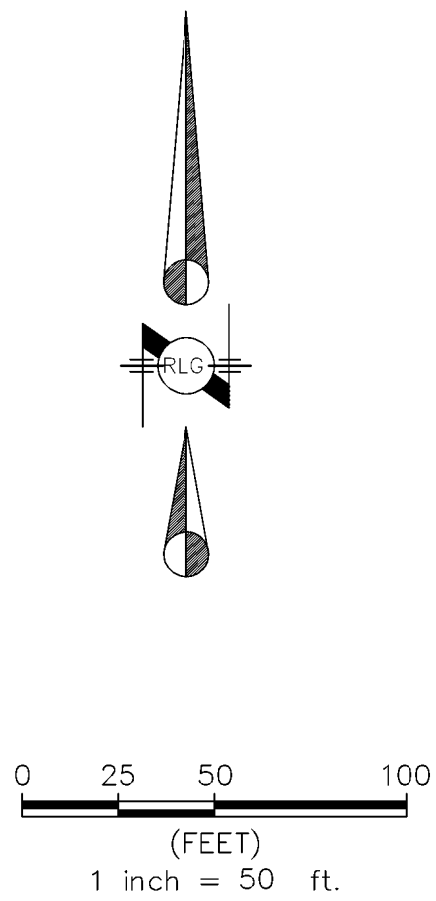
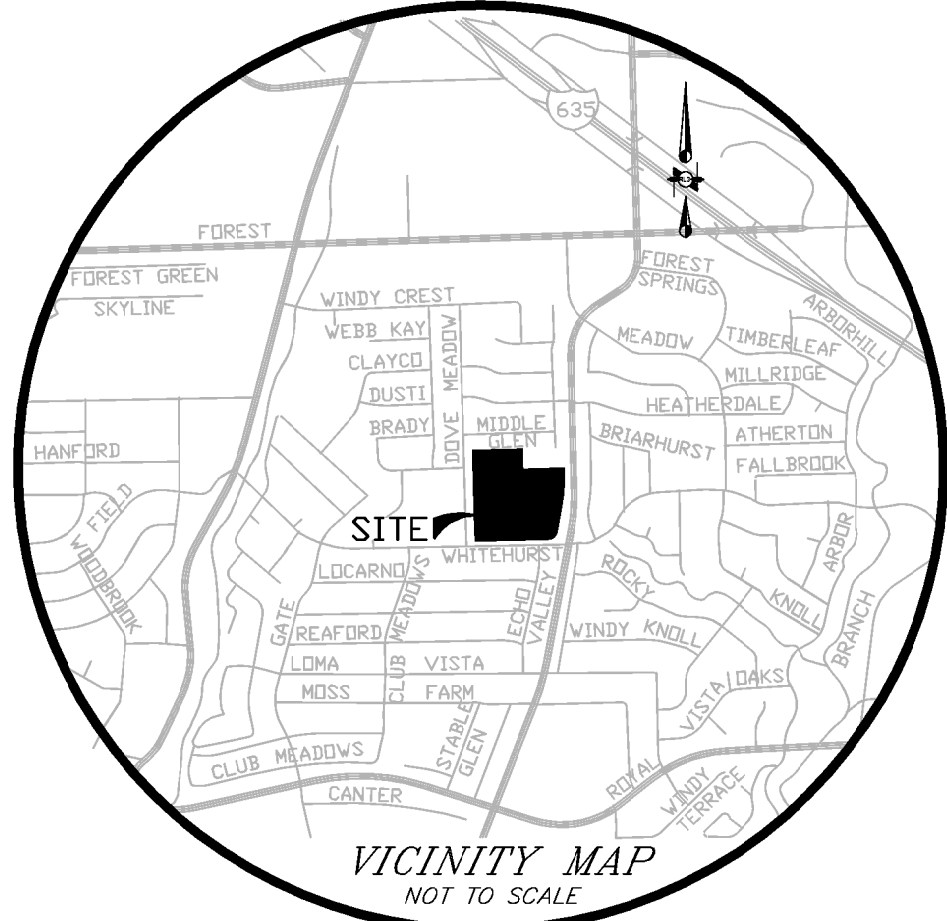
RICHARDSON INDEPENDENT  
SCHOOL DISTRICT  
400 S. GREENVILLE AVENUE  
RICHARDSON, TEXAS 75081-4198  
972-301-3333  
C/O JAMES WATSON

SURVEYOR:

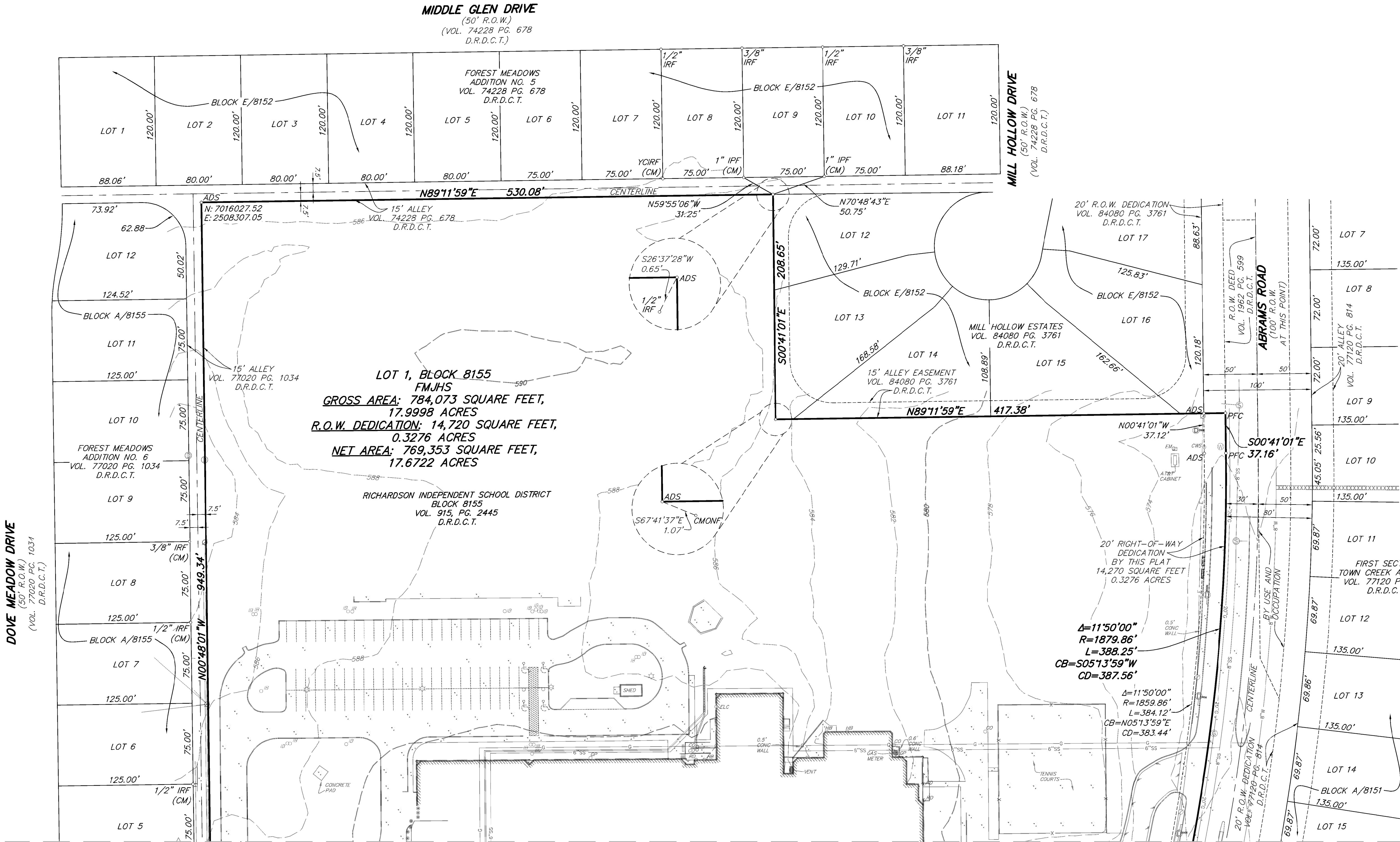
RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rlg@rlginc.com  
TX PE REG. #1-493  
TBPLSL REG #100341-00

RECORDED	INST#	JOB NO.	2111.015	E-FILE	2111.015PP	DWG NO.	27,562W





DOVE MEADOW DRIVE  
(50' R.O.W.)  
VOL. 77020 PG. 1034  
D.R.D.C.T.



LEGEND

.....	PROPERTY LINE	—E—E—	OVERHEAD POWER
.....	EASEMENT LINE	—8"0"—8"0"	GAS LINE
	BUILDING	—8"SS"—8"SS	SEWER LINE
XXXXXX	ASPHALT	XXXXXX	STORM SEWER LINE
—X—X—X—	CONCRETE	—8"W"—8"W	WATER LINE
—X—X—X—	FENCE LINE	SSO	EXISTING CONTOUR LINE
SL	LIGHT STANDARD	SSO.S	EXISTING SPOT ELEVATION
BL	LIGHT BALLARD	YORS	1/2" IRON ROD WITH YELLOW PLASTIC
B	BOLLARD	YORF	CAP STAMPED "REL INCH" SET
W	WATER VALVE	YORF	1/2" IRON ROD WITH YELLOW PLASTIC
WM	WATER METER	YORF	CAP STAMPED "1" FOUND
PH	FIRE HYDRANT	RF	IRON ROD FOUND
SP	STAND PIPE	MS / NF	MAG NAIL SET / FOUND
CO	CLEAN OUT	QNF / QNF	CHISELED "X" SET / FOUND
IB	IRRIGATION BOX	PK	NAIL SET / FOUND
TD	TELEPHONE PEDestal	(CM)	CONTROLLING MONUMENT
PO	POWER POLE	ADS	"REL INCH" & "T.M.A.S." SET
PO	POWER POLE WITH U/G CONDUIT	OMNF	1-1/4" ALUMINUM DISK STAMPED
W	GUY WIRE	W	POINT FOR CORNER
SS	SEWER	M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TX
SS	SANITARY SEWER MANHOLE	D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TX
SS	STORM SEWER MANHOLE	G.P.R.D.C.T.	OFFICIAL, PUBLIC RECORDS, DALLAS COUNTY, TX
SS	GAS MANHOLE	INST. NO.	INSTRUMENT NUMBER
SS	TELEPHONE MANHOLE	VOL. PG.	VOLUME, PAGE
SS	ELECTRIC MANHOLE	DR	AREA DRAIN & SIZE IN INCHES
SS	FIBER OPTIC MANHOLE	RD	ROOF DRAIN
SS	COMMUNICATIONS MANHOLE	CD	CURB DRAIN
SS	ELECTRIC BOX	RF	RULL BOX
SS	ELECTRIC METER	RF	RULL BOX ELECTRIC
SS	TRAFFIC SIGNAL	RF	RULL BOX TELEPHONE
SS	TRAFFIC SIGNAL BOX	RF	RULL BOX FIBER OPTIC
SS	STAND PIPE	RF	HOSE END
SS	ELECTRIC CONDUIT	CM	CREPE MYRTLE
SS	GAS PIPE	RF	TREE
SS		RF	RIGHT-OF-WAY

GENERAL NOTES:

- Bearings are based on the Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) EPOCH 2010.00, based on Real-Time Kinematic Observations utilizing AllTerra Virtual Reference Network.
- Controlling Monuments: As Shown.
- Lot-to-lot drainage is not permitted without engineering approval.
- The purpose of this plat is platting unplatted land into one (1) lot.
- Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on a grid coordinate values, no scale and no projection.

PRELIMINARY PLAT  
OF  
FMJHS  
LOT 1, BLOCK 8155  
JAMES M. HOUS SURVEY, ABSTRACT NO. 579  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S201-655  
ENGINEERING NO. 311T-\_\_\_\_  
SCALE: 1" = 50'  
DATE: 4/8/2021

OWNER:			SURVEYOR:				
RICHARDSON INDEPENDENT SCHOOL DISTRICT 400 S. GREENVILLE AVENUE RICHARDSON, TEXAS 75081-4198 972-301-3333 C/O JAMES WATSON			RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX. 75243 214-739-8100 rlg@rlginc.com TX PE REC #F-498 TBPELS REG #100341-00				
RECORDED	INST#	JOB NO.	2111.015	E-FILE	2111.015PP	SHEET	2 OF 2
	-					DWG NO.	27,562W