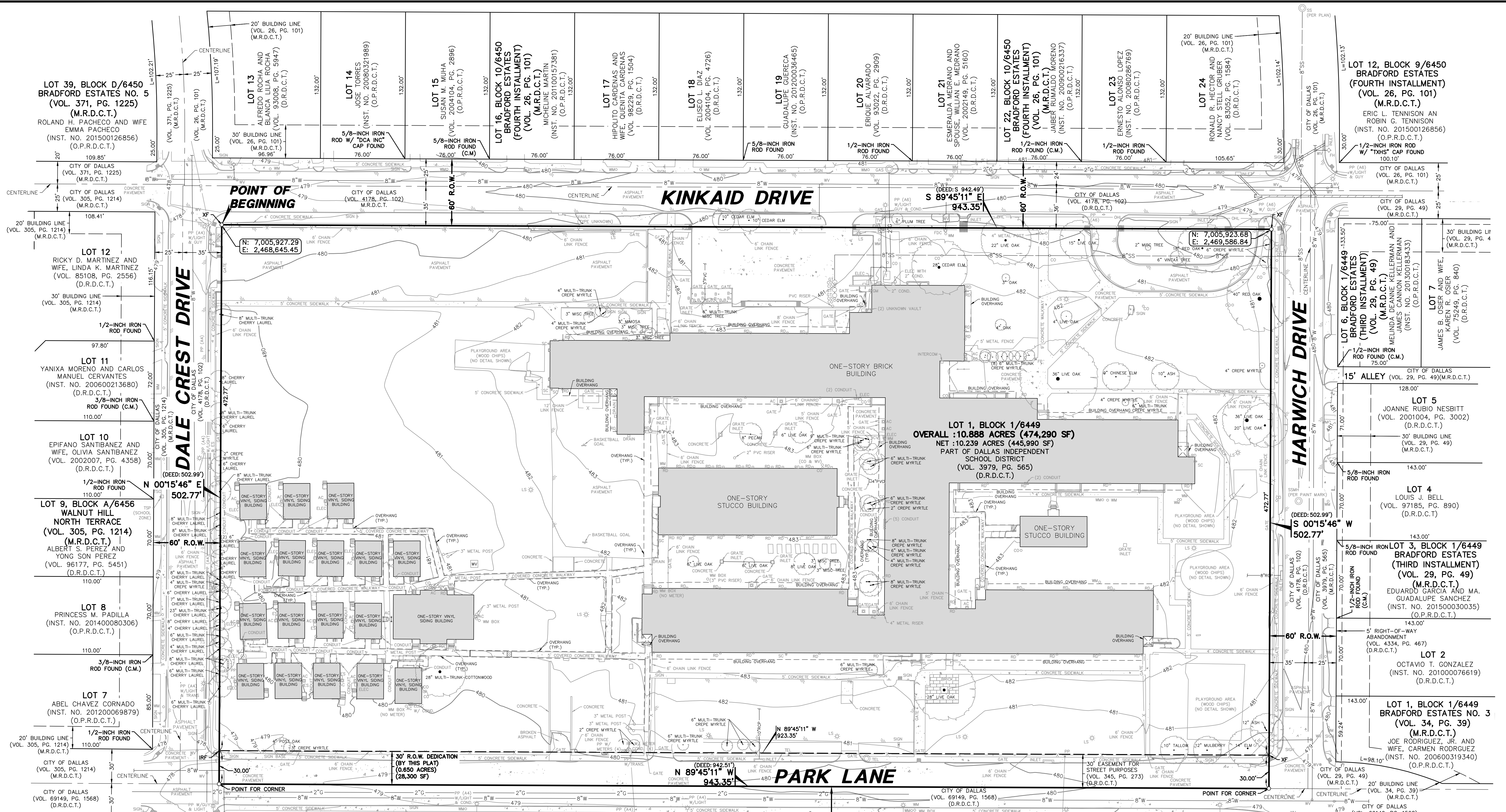


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OWNER:
DALLAS INDEPENDENT SCHOOL DISTRICT
3700 ROSS AVENUE
DALLAS, TEXAS 75204
CONTACT: ED LEVINE
PH: 972-925-7200

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

LOT 1, BLOCK C/6449 WALNUT SQUARE NO. 2
(VOL. 69149, PG. 1568)
(D.R.D.C.T.)
PARKDALE REDEVELOPMENT, LLC
(INST. NO. 201400234039)
(O.P.R.D.C.T.)

LEGEND

AC/UC UNIT	TEL	PROPERTY LINE
BASKETBALL GOAL	UG TELEPHONE MARKER	EASEMENT LINE
BOLLARD	TRAFFIC SIGNAL CONTROL	SETBACK LINE
CLEANOUT	TRAFFIC SIGNAL POLE	FENCE
ELECTRIC BOX	TELEPHONE VAULT	OVERHEAD UTILITY LINE
FIRE DEPT. CONN.	TELEPHONE MANHOLE	HAND RAIL
FIRE HYDRANT	VAULT (TYPE UNKNOWN)	GUARD RAIL
UG FIB. OPTIC MARKER	WATER METER	UNDERGROUND ELECTRIC LINE
FLAG POLE	WATER VALVE	UNDERGROUND GAS LINE
UG GAS MARKER	WATER VAULT	STORM DRAIN LINE
UG GREASE TRAP	PAINT MARK BLUE	WATER LINE
GAS TEST STATION	PAINT MARK GREEN	SANITARY SEWER LINE
GUY ANCHOR	IRF	EXIST. CONTOUR
HAND HOLE TELEPHONE	1/2-INCH IRON ROD	
IRRIGATION CONTROL VALVE	"PACHECO KOCH" CAP FOUND	
LIGHT STANDARD	(C.M.) CONTROLLING MONUMENT	
PP	"+" CUT IN CONCRETE FOUND	
PP (A)	VOL. VOLUME	
PP (W)	PG. PAGE	
PP (G)	INST. INSTRUMENT	
PP (C)	D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS	
PP (S)	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	
PP (M)	M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS	
PP (R)		
PP (T)		
PP (U)		
PP (V)		
PP (X)		
PP (Y)		
PP (Z)		

LOT 1, BLOCK D/6449 WALNUT SQUARE NO. 2
(VOL. 69149, PG. 1568)
(D.R.D.C.T.)
SANTA MONICA PROPERTIES, LLC
(INST. NO. 200600387224)
(O.P.R.D.C.T.)

LOT 1, BLOCK 1/6449
OVERALL : 10.888 ACRES (474,290 SF)
NET : 10.239 ACRES (445,990 SF)
PART OF DALLAS INDEPENDENT SCHOOL DISTRICT
(VOL. 3979, PG. 565)
(D.R.D.C.T.)

LOT 1, BLOCK 1/6449 BRADFORD ESTATES NO. 3
(VOL. 34, PG. 39)
(M.R.D.C.T.)
JOE RODRIGUEZ, JR. AND WIFE, CARMEN RODRIGUEZ
(INST. NO. 20060039340)
(O.P.R.D.C.T.)

LOT 2
OCTAVIO T. GONZALEZ
(INST. NO. 201000076619)
(D.R.D.C.T.)

LOT 4
LOUIS J. BELL
(VOL. 97185, PG. 890)
(D.R.D.C.T.)

LOT 5
JOANNE RUBIO NESBITT
(VOL. 2001004, PG. 3002)
(D.R.D.C.T.)

LOT 7
JAMES B. OSER AND WIFE, KAREN R. OSER
(VOL. 75249, PG. 840)
(D.R.D.C.T.)

LOT 11
YANIXA MORENO AND CARLOS MANUEL CERVANTES
(INST. NO. 200600213680)
(D.R.D.C.T.)

LOT 12
RICKY D. MARTINEZ AND WIFE, LINDA K. MARTINEZ
(VOL. 85108, PG. 2556)
(D.R.D.C.T.)

LOT 13
ALFREDO ROCHA AND BLANCA LILIA ROCHA
(VOL. 93008, PG. 5947)
(D.R.D.C.T.)

LOT 14
JOSE TORRES
(INST. NO. 20080321889)
(O.P.R.D.C.T.)

LOT 15
SUSAN M. MUHA
(VOL. 2004104, PG. 2896)
(O.P.R.D.C.T.)

LOT 16
BRADFORD ESTATES (FOURTH INSTALLMENT)
(VOL. 26, PG. 101)
(M.R.D.C.T.)
MICHELLE MARTIN
(INST. NO. 20100157381)
(O.P.R.D.C.T.)

LOT 17
HIPOLITO CARDENAS AND WIFE, QUENITA CARDENAS
(VOL. 98229, PG. 1504)
(D.R.D.C.T.)

LOT 18
ELISEO L. DIAZ
(VOL. 2004104, PG. 4726)
(D.R.D.C.T.)

LOT 19
GUADALUPE GUERCA
(INST. NO. 201200036465)
(O.P.R.D.C.T.)

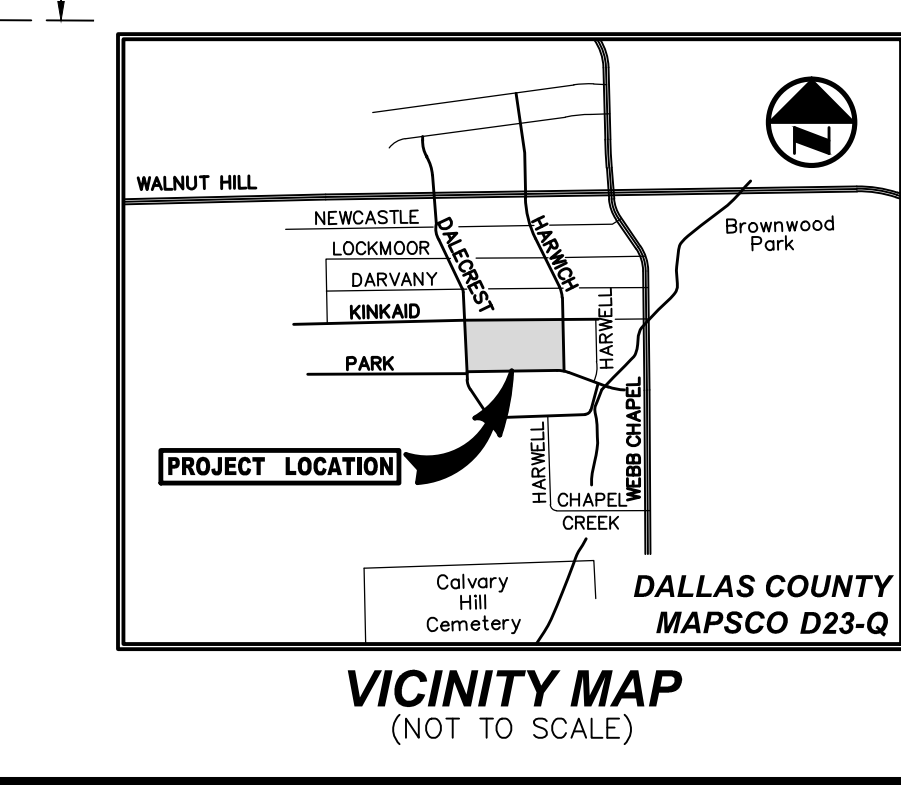
LOT 20
ERIQUE ALVARADO
(VOL. 93022, PG. 2909)
(D.R.D.C.T.)

LOT 21
ESMERALDA MEDRANO AND SPOUSE, WILLIAM E. MEDRANO
(VOL. 2002185, PG. 5160)
(D.R.D.C.T.)

LOT 22
BRADFORD ESTATES (FOURTH INSTALLMENT)
(VOL. 26, PG. 101)
(M.R.D.C.T.)
JABER RUMALDO MORENO
(INST. NO. 200900216337)
(O.P.R.D.C.T.)

LOT 23
ERNESTO ALONSO LOPEZ
(INST. NO. 20080286769)
(O.P.R.D.C.T.)

LOT 24
RONALD R. HECTOR AND WIFE, NANCY STELL GRUBER
(VOL. 93052, PG. 1584)
(D.R.D.C.T.)



PRELIMINARY PLAT
DAVID G. BURNET ELEMENTARY SCHOOL
LOT 1, BLOCK 1/6449
BEING PART OF CITY BLOCK 6449 AND BEING OUT OF THE JAMES S. SHELBY SURVEY, ABSTRACT NO. 1354, CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S167-189
SHEET 1 OF 2

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1008900

DRAWN BY CTP/JAN	CHECKED BY JWW	SCALE 1"=40'	DATE MAY 2017	JOB NUMBER 2207-15.237
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SEE SHEET 2 OF 2 FOR OWNER'S DEDICATION AND NOTES

PRELIMINARY PLAT - DAVID G. BURNET ELEMENTARY SCHOOL

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Dallas Independent School District is the owner of a 10.888 acre tract of land situated in the James S. Shelby Survey, Abstract No. 1354, Dallas County, Texas and being a part of block 6449, Official Block Numbers of the City of Dallas, Texas; said tract being part of that tract of land described in Warranty Deed to Dallas Independent School District (DISD) recorded in Volume 3979, Page 565 of the Deed Records of Dallas County, Texas; said 10.888 acre tract being more particularly described as follows:

BEGINNING, at a "+" cut in concrete found at the intersection of the south right-of-way line of Kinkaid Drive (a 60-foot right-of-way) and the east right-of-way line of Dale Crest Drive (a 60-foot right-of-way); said point being a reentrant corner of that tract of land described in Warranty Deed with Vendor's Lien to the City of Dallas recorded in Volume 4178, Page 102 of said Deed Records;

THENCE, South 89 degrees, 45 minutes, 11 seconds East, along the said south line of Kinkaid Drive, a distance of 943.35 feet to a "+" cut in concrete found at the intersection of the said south line of Kinkaid Drive and the west right-of-way line of Harwich Drive (a 60-foot right-of-way); said point being a reentrant corner of the said City of Dallas tract;

THENCE, South 00 degrees, 15 minutes, 47 seconds West, along the said west line of Harwich Drive and the easternmost west line of the said City of Dallas tract, at a distance of 472.77 feet passing a "+" cut in concrete found set in the northeast corner of a 30-foot Easement for Street Purposes recorded in Volume 345, Page 273 of said Deed Records, continuing in all a total distance of 502.77 feet to a point for corner at the intersection of the said west line of Harwich Drive and the north right-of-way line of Park Lane (a 30-foot right-of-way); said point being the southeast corner of said Easement for Street Purposes tract and the easternmost southwest corner of the said City of Dallas tract;

THENCE, North 89 degrees, 45 minutes, 11 seconds West, along the said north line of Park Lane and the south line of said Easement for Street Purposes tract, a distance of 943.35 feet to a point for corner at the intersection of the said north line of Park Lane and the said east line of Dale Crest Drive; said point being the southwest corner of said Easement for Street Purposes and the westernmost southeast corner of the said City of Dallas tract;

THENCE, North 00 degrees, 15 minutes, 47 seconds East, along the said east line of Dale Crest Drive and the westernmost east line of the said City of Dallas tract, at a distance of 30 feet passing a 1/2-inch iron rod with "PACHECO KOCH" cap found for the northwest corner of said Easement for Street Purposes, continuing in all a total distance of 502.77 feet to the POINT OF BEGINNING;

CONTAINING: 474,290 square feet or 10.888 acres of land, more or less.

SURVEYOR'S STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 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 _____, 2015.

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 5/15/17.

Justin W. Waldrip
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 _____, 2015.

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, Ed Levine, does hereby adopt this plat, designating the herein described property as **DAVID G. BURNET ELEMENTARY 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, 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, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2015.

By: Dallas Independent School District

Ed Levine
Title: 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 Ed Levine 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 _____, 2015.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1. 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 shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
- 2. Lot to lot drainage will not be allowed without engineering section approval.
- 3. The purpose of this plat is to create one lot from an unplatted tract of land.
- 4. All existing buildings to remain on site.
- 5. Coordinates shown hereon area based on the State Plane Coordinate System, Texas north Central Zone (4202), North American Datum 1983, no scale and no projection.

PRELIMINARY PLAT
**DAVID G. BURNET
ELEMENTARY SCHOOL**
LOT 1, BLOCK 1/6449
BEING PART OF CITY BLOCK 6449
AND BEING OUT OF THE
JAMES S. SHELBY SURVEY, ABSTRACT NO. 1354,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S167-189
SHEET 2 OF 2

SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75204
PH: 972-235-3031
CONTACT: JUSTIN W. WALDRIP

OWNER:
DALLAS INDEPENDENT SCHOOL DISTRICT
3700 ROSS AVENUE
DALLAS, TEXAS 75204
CONTACT: ED LEVINE
PH: 972-925-7200

Pacheco Koch 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 CTP/JAN	CHECKED BY JWW	SCALE NONE	DATE MAY 2017	JOB NUMBER 2207-15.237
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PRELIMINARY PLAT - DAVID G. BURNET ELEMENTARY SCHOOL

J:\NICHOLSON
K:\DWG-22\2207-15.237\DWG\SURVEY_C3D_2015\2207-15.237PPF.DWG