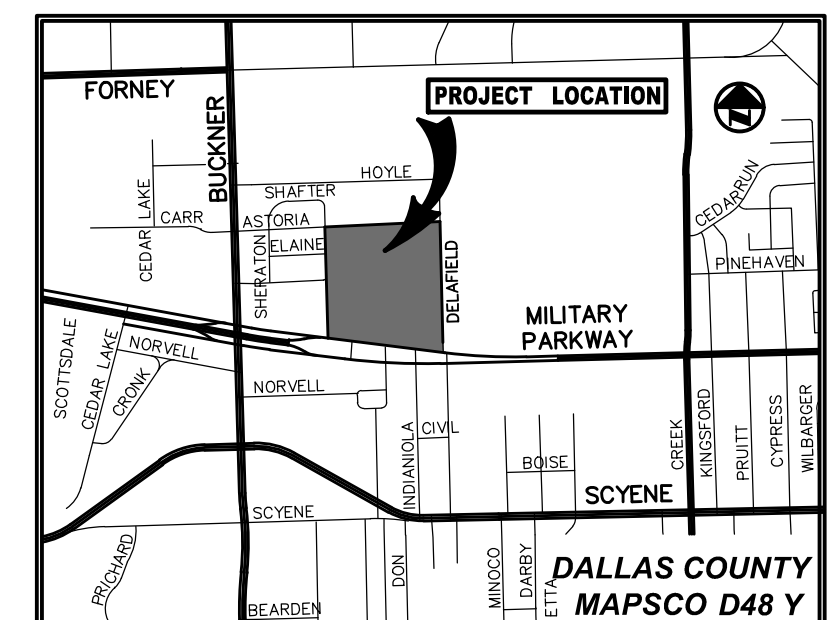
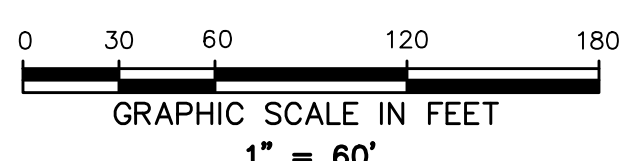
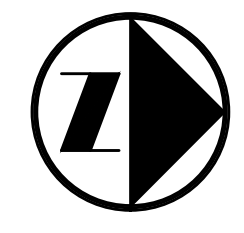


**PLEASANT DRIVE**

**MILITARY PARKWAY**  
(200' RIGHT-OF-WAY)  
(VOL. 3429, PG. 70)  
(D.R.D.C.T.)

**WARRINGTON DRIVE**  
(50' RIGHT-OF-WAY)

**LOT 1, BLOCK 1/6207 FORESTER COMPLEX**  
DALLAS INDEPENDENT SCHOOL DISTRICT  
(VOL. 5324, PG. 172)  
(D.R.D.C.T.)  
**40.000 ACRES**  
(1,742,420 SF)



**VICINITY MAP**  
(NOT TO SCALE)

**LEGEND**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>6" CHAIN LINK FENCE</li> <li>OVERHEAD ELECTRIC</li> <li>WASTEWATER MH</li> <li>TELEPHONE MH</li> <li>STORM MH</li> <li>GAS MH</li> <li>ELECTRIC BOX</li> <li>GAS VALVE</li> <li>18" CONC. COLUMN</li> <li>LIGHT POLE BASE</li> <li>TREE</li> <li>ADS 3-INCH ALUMINUM DISK STAMPED "PACHECO KOCH - F.C." SET (M.R.D.C.T.)</li> <li>MAP RECORDS OF DALLAS COUNTY TEXAS (D.R.D.C.T.)</li> <li>DEED RECORDS OF DALLAS COUNTY TEXAS (O.P.R.D.C.T.)</li> <li>OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS (O.P.R.D.C.T.)</li> <li>PROPERTY LINE</li> </ul> | <ul style="list-style-type: none"> <li>POWER POLE ANCHOR</li> <li>SIGN</li> <li>LIGHT POLE</li> <li>WATER METER</li> <li>FIRE HYDRANT</li> <li>WATER VALVE</li> <li>GAS METER</li> <li>CLEANOUT</li> <li>SPRINKLER VALVE</li> <li>TRASH CAN</li> <li>BOLLARD</li> <li>BENCH</li> <li>HOSE BIB</li> </ul> |
|---|--|

**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 XDOT 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 are based on the State Plane Coordinate System, Texas north Central Zone (4202), North American Datum 1983, no scale and no projection.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Dallas Independent School District, acting by and through its duly authorized agent, Tim Strucely, does hereby adopt this plat, designating the herein described property as **FORESTER COMPLEX**, 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 roadway 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. Solid 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 solid 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

Tim Strucely  
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 Tim Strucely 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 \_\_\_\_\_, 2018.

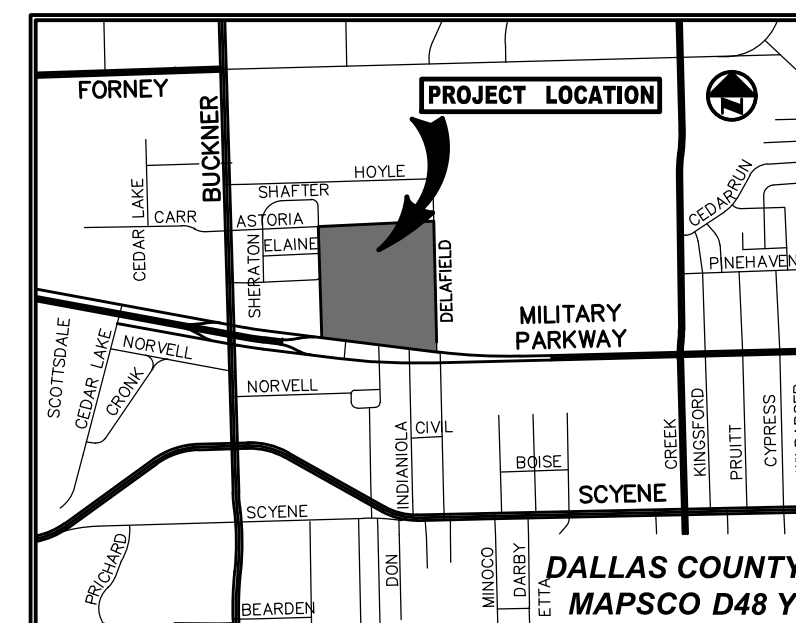
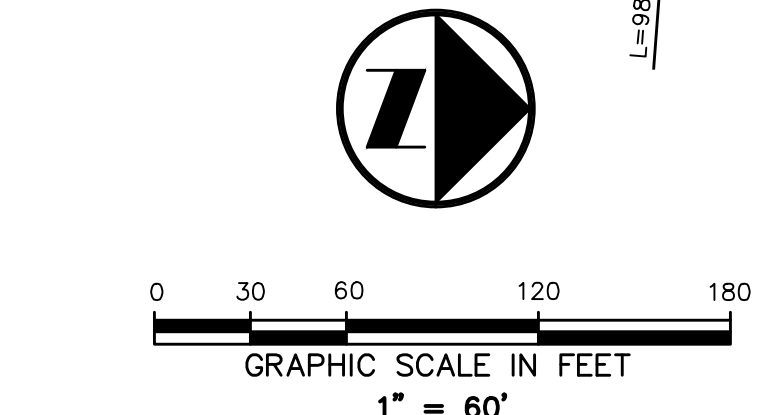
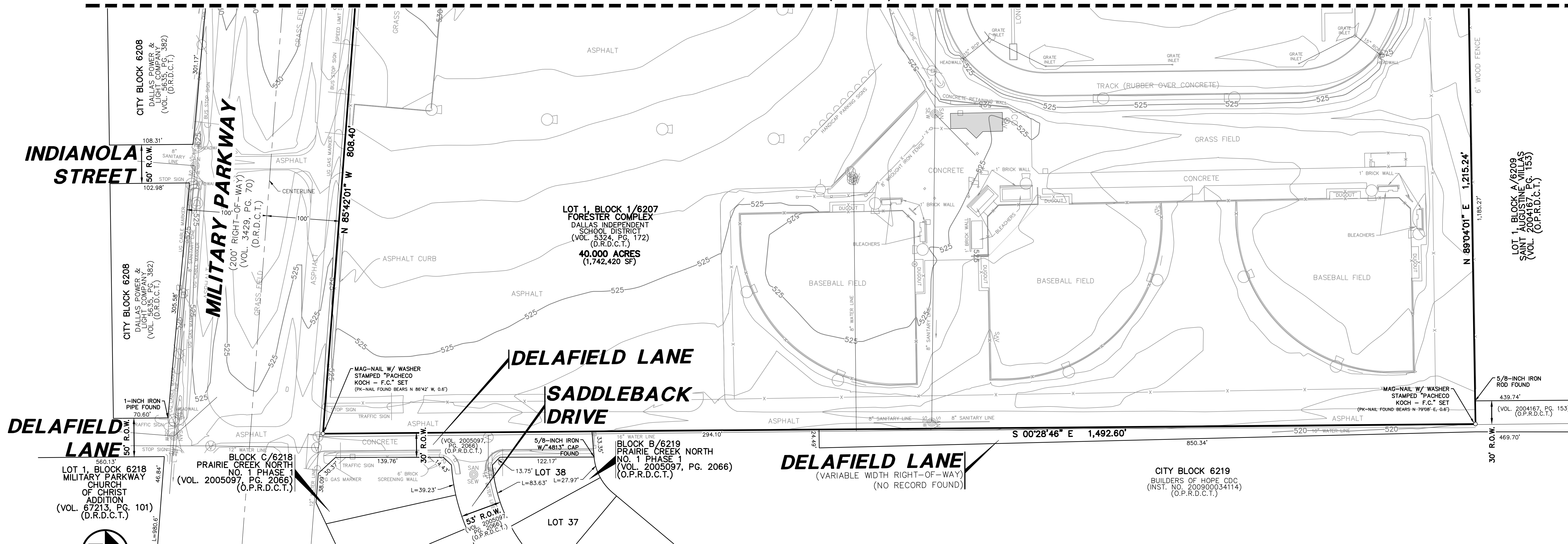
Notary Public in and for the State of Texas

OWNER:  
DALLAS INDEPENDENT SCHOOL DISTRICT  
3700 ROSS AVENUE  
DALLAS, TEXAS 75204  
CONTACT: TIM STRUCELY  
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

**PRELIMINARY PLAT**  
**LOT 1, BLOCK 1/6207 FORESTER COMPLEX**  
BEING PART OF CITY BLOCK 6208  
LOCATED IN THE CITY OF DALLAS, TEXAS  
AND BEING OUT OF THE  
ARCHIBALD D. BROWN SURVEY, ABSTRACT NO. 154,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY FILE PLAN NO. S178-244  
SHEET 1 OF 2

<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-1008900	
DRAWN BY CTP	CHECKED BY JWW	SCALE 1"=60'	DATE JUNE 2018
		JOB NUMBER 1338-18.113	



VICINITY MAP (NOT TO SCALE)

LEGEND table listing symbols for various features: 6" chain link fence, overhead electric, wastewater MH, telephone MH, storm MH, gas MH, electric box, gas valve, ADS 3-inch aluminum disk, stamped 'PACHECO KOCH - F.C.' SET, 18" conc. column, light pole base, tree, power pole, anchor, sign, light pole, water meter, fire hydrant, water valve, gas meter, cleanout, sprinkler valve, trash can, bollard, bench, hose bib, etc.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §
DESCRIPTION, of a 40,000 acre tract of land situated in the Archibald D. Brown Survey, Abstract No. 154, Dallas County, Texas; said tract being part of City Blocks 6207, 6208, and 6209 of the City of Dallas, Texas; said tract also being that certain tract of land described in Warranty Deed with Vendor's Lien to Dallas Independent School District (DISD) recorded in Volume 5324, Page 172 of the Deed Records of Dallas County, Texas; said 40,000 acre tract being more particularly described as follows:
BEGINNING, at a 3-inch aluminum disk stamped "PACHECO KOCH - F.C." set in the north line of Military Parkway (a 200-foot right-of-way); said point being the southwest corner of said DISD tract;
THENCE, North 01 degrees, 12 minutes, 51 seconds West, departing the said north line of Military Parkway, along the west line of said DISD tract, passing at a distance of 3.62 feet a 1-inch iron pipe found for the southeast corner of Lot 1B, Block A/6207 of Saint Philip Church Addition, Phase Two, an addition to the City of Dallas recorded in Volume 2001183, Page 3, continuing in all a total distance of 544.00 feet to a 1-inch iron pipe found for corner the northeast corner of said Lot 1B and the southeast corner of Lot 12, Block B/6207 of Home Estates Addition, First Installment, an addition to the City of Dallas recorded in Volume 6, Page 108 of the Map Records of Dallas County, Texas;
THENCE, North 00 degrees, 32 minutes, 39 seconds West, continuing along the said west line of said DISD tract and the east line of said Block B/6207, Home Estates Addition, a distance of 830.89 feet to a 5/8-inch iron rod with "BDD" cap found for the northwest corner of said DISD tract and the southwest corner of Lot 1, Block A/6209, Saint Augustine Villas, an addition to the City of Dallas recorded in Volume 2004167, Page 152 of the Official Public Records of Dallas County, Texas;
THENCE, North 89 degrees, 04 minutes, 01 seconds East, passing at a distance of 1,185.24 feet the southeast corner of said Lot 1, Block A/6209, in all a distance of 1,215.24 feet to a MAG-nail with washer stamped "PACHECO KOCH - F.C." set for corner in Delafield Lane, an undedicated public street; said point being the northeast corner of said DISD tract; from which a PK-nail found bears North 79 degrees, 08 minutes, a distance of 0.6 feet;
THENCE, South 00 degrees, 28 minutes, 46 seconds East, along Delafield Lane, a distance of 1,492.60 feet to a MAG-nail with washer stamped "PACHECO KOCH - F.C." set for the southeast corner of said DISD tract in the said north line of Military Parkway; from which a PK-nail found bears North 86 degrees, 42 minutes West a distance of 0.6 feet;
THENCE, along the said north line of Military Parkway and the south line of said DISD tract the following two (2) calls:
North 85 degrees, 42 minutes, 01 seconds West, a distance of 808.40 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - F.C." set for the beginning of a tangent curve to the right;
Along said curve to the right in a westerly direction, having a central angle of 02 degrees, 02 minutes, 12 seconds, a radius of 11,359.20 feet, a chord bearing and distance of North 84 degrees, 40 minutes, 55 seconds West, 403.76 feet, an arc distance of 403.78 feet to the POINT OF BEGINNING;
CONTAINING: 1,742,420 square feet or 40,000 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. Waldrup, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plot was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plot 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 plot 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 VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 6/22/18.
Justin W. Waldrup
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. Waldrup, 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

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.
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PRELIMINARY PLAT
LOT 1, BLOCK 1/6207
FORESTER COMPLEX
BEING PART OF CITY BLOCK 6208
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
ARCHIBALD D. BROWN SURVEY, ABSTRACT NO. 154,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S178-244
SHEET 2 OF 2

Table with columns: DRAWN BY (CTP), CHECKED BY (JWW), SCALE (1"=60'), DATE (JUNE 2018), JOB NUMBER (1338-18.113)

OWNER: DALLAS INDEPENDENT SCHOOL DISTRICT
3700 ROSS AVENUE
DALLAS, TEXAS 75204
CONTACT: TIM STRUCELY
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. WALDRUP

FORESTER COMPLEX - PRELIMINARY PLAT

CPHILIPS 6/22/2018 11:13:38 AM 1338-18.113.DWG(SURVEY) CSD 2018/1338-18.113.PPP.DWG