

OWNER'S CERTIFICATION

WHEREAS, CITY OF DALLAS AND THE DALLAS INDEPENDENT SCHOOL DISTRICT are the owners of a 10.664 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas; and being part of City of Dallas Block No. 796 Official Numbers of the City of Dallas, Texas; said tract being all of Lot 1 and Lot 2, Block E/796, David Crockett Elementary School (Replacement Facility) & Buckner Park, an addition to the City of Dallas, Texas according to the plat recorded in Volume 88031, Page 683 of the Deed Records of Dallas County, Texas; said tract also being part of that tract of land described in Ordinance No. 6034 to the Dallas Independent School District recorded in Volume 3955, Page 628 and part of those certain tracts of land described in deeds to the City of Dallas recorded in Volume 618, Page 262, Volume 620, Page 446, Volume 623, Page 545, Volume 624, Page 76, Volume 624, Page 806, Volume 625, Page 59 Volume 629, Page 154, Volume 629, Page 227 Volume 712, Page 210 and 2610, Page 71, all of those certain tracts of land described in Deeds to the City of Dallas recorded in Volume 629, Page 244, Volume 709, Page 324, Volume 882, Page 301 and Volume 2610, Page 69, all said Deed Records and all of that certain tract of land described in Special Warranty Deed to Dallas Independent School District recorded in Instrument No. 201600065307 of the Official Public Records of Dallas County, Texas; said 10.664 acre tract being more particularly described as follows:

BEGINNING, at an "+" cut in concrete found at the north end of a right-of-way corner clip at the intersection of the southeast right-of-way line of Worth Street (a 53-foot wide right-of-way) and the northeast right-of-way line of Carroll Avenue (a 60-foot wide right-of-way); said point being the west corner of said Lot 2;

THENCE, North 44 degrees, 13 minutes, 24 seconds East, along the said south line of Worth Street, a distance of 659.02 feet to a 3 1/4-inch aluminum disk stamped with "BUCKNER PARK-PACHECO KOCH" set for corner; said point being in the southwest line of Lot 7, Block B/795, Burk & Slaughter Addition, an unrecorded addition to the City of Dallas, Texas;

THENCE, South 45 degrees, 07 minutes, 36 seconds East, along the southwest line of Block B/795, passing at a distance of 324.00 feet the west terminus of Tremont Street (50-foot wide right-of-way), passing at a distance of 374.00 feet the south terminus of said Tremont Street, continuing for a total distance of 670.35 feet to a 3 1/4-inch aluminum disk stamped with "BUCKNER PARK-PACHECO KOCH" set for corner in the northwest right-of-way line of Victor Street (53-foot wide right-of-way);

THENCE, South 44 degrees, 40 minutes, 24 seconds West, along the said northwest line of Victor Street, a distance of 684.93 feet to a 3 1/4 -inch aluminum disk stamped with "BUCKNER PARK-PACHECO KOCH" cap set for corner; said point being the east corner of a right-of-way corner clip at the intersection of said northwest line of Victor Street and the said northeast line of Carroll Avenue;

THENCE, South 89 degrees, 37 minutes, 54 seconds West, along the said corner clip, a distance of 14.15 feet to a 3 1/4-inch aluminum disk stamped with "BUCKER PARK-PACHECO KOCH" cap set for corner; said point being the west end of said corner clip and being in the said northeast line of Carroll Avenue;

THENCE, North 45 degrees, 24 minutes, 36 seconds West, along the said northeast line of Carroll Avenue, a distance of 620.97 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the beginning of a non-tangent curve to the right;

THENCE, in a northeasterly direction, along said curve to the right, having a central angle of 46 degrees, 34 minutes, 59 seconds, a radius of 65.77 feet, a chord bearing and distance of North 03 degrees, 33 minutes, 50 seconds East, 52.01 feet, an arc distance of 53.47 feet to the POINT OF BEGINNING;

CONTAINING: 464,514 square feet or 10.664 acres of land, more or less.

GENERAL NOTES

- 1. Bearing system is based on the State plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Texas, 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 new lots lines from existing platted lots.
4. All buildings to remain.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kyle Coleman Harris, 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 6/22/2016.

Kyle Coleman Harris
Registered Professional Land Surveyor
No. 6266

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 Kyle C. Harris, 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

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Dallas Independent School District, acting by and through its duly authorized agent, _____, does hereby adopt this plat, designating the herein described property as BUCKNER PARK, 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 _____, 2016.

Dallas Independent School District

By: Ed Levine
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 _____, 2016.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, Texas a municipal corporation, acting through its duly authorized agent, Ricardo Galceran does hereby adopt this plat, designating the herein above described property as BUCKNER PARK an addition to the City of Dallas, Dallas County, Texas, (or appropriate county), and does hereby dedicated, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby dedicated 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, __, 2016.

By: Willis C. Winters
Director of Parks and Recreation Department

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Willis C. Winters 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 _____, 2016.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
BUCKNER PARK
BEING A REPLAT OF ALL OF
LOTS 1 AND 2, BLOCK E/796
DAVID CROCKETT ELEMENTARY SCHOOL
(REPLACEMENT FACILITY)
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
DALLAS COUNTY, TEXAS
SHEET 5 OF 5
CITY PLAN FILE NO. S156-217

Pacheco Koch logo and contact information: 8350 N. CENTRAL EXPWY, SUITE 1000 DALLAS, TX 75206 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805

SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
8350 N. CENTRAL EXPWY. SUITE 1000
DALLAS, TEXAS 75206
PH: 972-235-3031
CONTACT: KYLE COLEMAN HARRIS

OWNER:
DALLAS INDEPENDENT SCHOOL DISTRICT
3801 HERSHEL AVENUE
DALLAS, TEXAS 75201
PH: (972) 925-7210
CONTACT: ED LEVINE

OWNER:
CITY OF DALLAS
1500 MARILLA STREET
DALLAS, TEXAS 75201
PH: (214) 670-4074
CONTACT: WILLIS C. WINTERS