

MATCH LINE (SEE SHEET 1)

ONE-STORY METAL BUILDING

LOT 1, BLOCK A
E.H. CARY MIDDLE SCHOOL
(VOL. 2005123, PG. 152)
(O.P.R.D.C.T.)
LOT 1A, BLOCK A/6222
40,104 ACRES
(1,746,916 SF)
PART OF
DALLAS INDEPENDENT
SCHOOL DISTRICT
(VOL. 3871, PG. 467)
(D.R.D.C.T.)

15' STREET EASEMENT
(VOL. 4748, PG. 459)
(D.R.D.C.T.)

NORTHWAY CHURCH
(INST. NO. 201900295298)
(O.P.R.D.C.T.)

15' STREET EASEMENT
(VOL. 4748, PG. 459)
(D.R.D.C.T.)

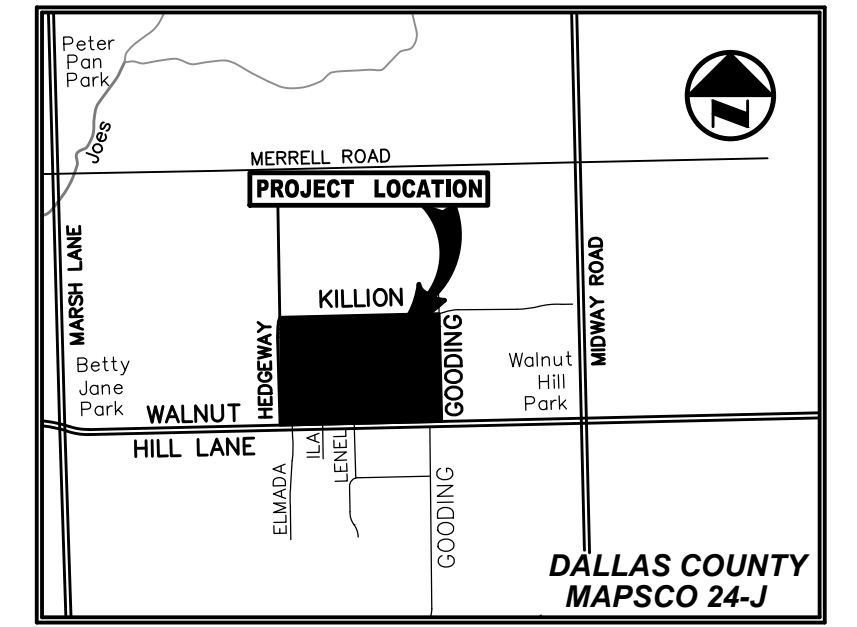
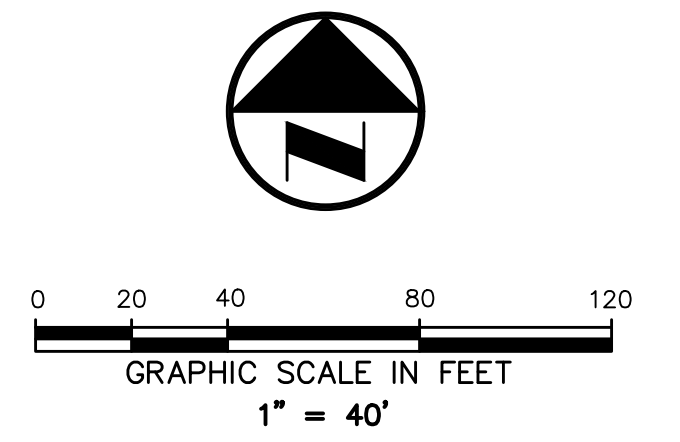
20' WATER EASEMENT
(VOL. 2003123 PG. 52)
(D.R.D.C.T.)

STORM SEWER EASEMENT
(VOL. 5144, PG. 508)
(D.R.D.C.T.)

15' WATER LINE EASEMENT
(VOL. 96070, PG. 18873)
(D.R.D.C.T.)

STREET EASEMENT
(VOL. 5149, PG. 297)
(D.R.D.C.T.)

15' R.O.W.
(VOL. 4089, PG. 607)
(D.R.D.C.T.)



VICINITY MAP
(NOT TO SCALE)

LEGEND

Legend table listing symbols for various utility features: ACB A/C UNIT, BOLLARD, CLEANOUT, ELECTRIC BOX, ELECTRIC METER, ELECTRIC VAULT, FIRE DEPT. CONN., FIRE HYDRANT, FIBER OPTIC VAULT, UG GAS MARKER, GAS MANHOLE, GAS METER, GOAL POST, GREASE TRAP, GAS TEST STATION, GAS VALVE, GUY ANCHOR, IRRIGATION CONTROL VALVE, LIGHT STANDARD, MANHOLE (TYPE UNKNOWN), POWER POLE, GUY ANCHOR, ROOF DRAIN, TRAFFIC SIGN, SAN. SEWER MANHOLE, 3/4 INCH ALUMINUM DISK, STAMPED "PACHECO KOCH A/6222" SET, MAG NAIL W/WASHER, STAMPED "PACHECO KOCH A/6222" SET, TELEPHONE BOX, TRAFFIC SIGNAL CONTROL, TRAFFIC SIGNAL POLE, STORM SEWER MANHOLE, VAULT (TYPE UNKNOWN), VENT, WATER METER, WATER MANHOLE, WATER VAULT, WATER VALVE, PIN FLAG RED, PIN FLAG YELLOW, PLAT LINE, PROPERTY LINE, ORIGINAL LOT LINE, EASEMENT LINE, SURVEY ABSTRACT LINE, CENTERLINE, FENCE, OVERHEAD UTILITY LINE, HAND RAIL, UNDERGROUND ELECTRIC LINE, UNDERGROUND TELEPHONE LINE, UNDERGROUND GAS LINE, STORM DRAIN LINE, WATER LINE, SANITARY SEWER LINE, EXIST CONTOUR, 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, (C.M.) CONTROLLING MONUMENT.

GENERAL NOTES

- 1. 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).
- 2. The purpose of this replat is to combine 2 platted lots into a single lot.
- 3. Lot to Lot Drainage will not be allowed without City of Dallas Paving and Drainage Engineering Section approval.
- 4. Coordinates shown hereon are based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202), on grid values, no scale and no projection.
- 5. The survey abstract line shown hereon is approximate and is not located on the ground.
- 6. All structures within the plat will remain.

PRELIMINARY PLAT
**THOMAS JEFFERSON AND
EDWARD H. CARY CAMPUS**
**LOT 1A,
BLOCK A/6222**

BEING A REPLAT OF
THOMAS JEFFERSON HIGH SCHOOL AND
E.H. CARY MIDDLE SCHOOL
ADDITIONS TO THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
BENJAMIN MERREL SURVEY, ABSTRACT NO. 933,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-121
ENGINEERING PLAN NUMBER: DP20-XXX

SHEET 2 OF 5

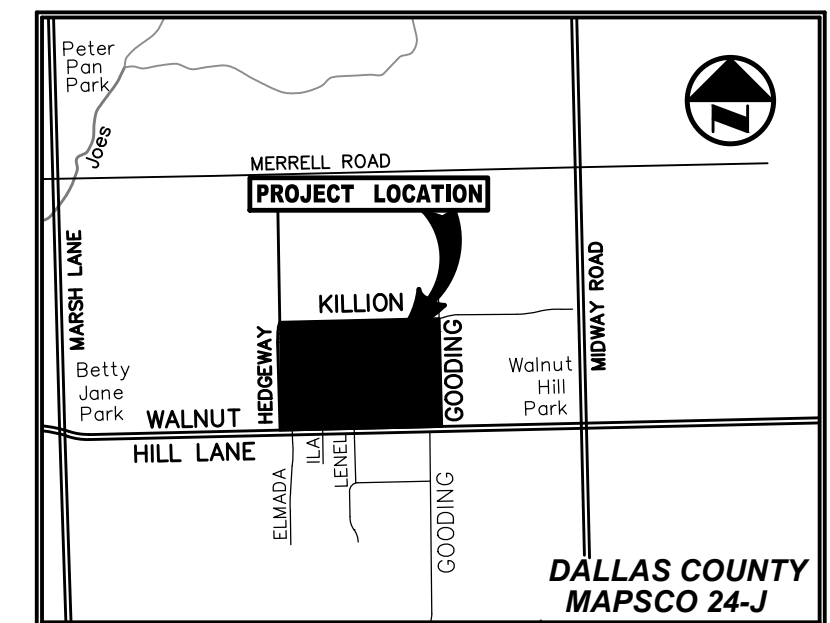
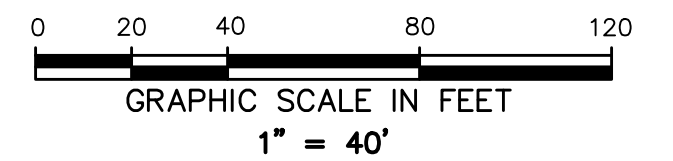
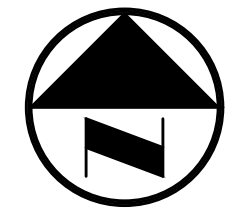
Pacheco Koch logo and contact information: 7557 RAMBLER ROAD SUITE 1400, DALLAS, TX 75231 972.235.3031, TX REG. ENGINEERING FIRM F-469, TX REG. SURVEYING FIRM LS-10008000. Includes fields for DRAWN BY (LAH), CHECKED BY (MCC/JWW), SCALE (1"=40'), DATE (APRIL 2020), and JOB NUMBER (2415-20.005).

OWNER
DALLAS ISD
3801 HERSCHEL AVENUE
DALLAS, TEXAS 75219
(972) 925-7263
CONTACT: SIRI POLUDASU,
CONTROLS MANAGER

ENGINEER/SURVEYOR:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, STE. 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
FAX: (972) 235-9544
CONTACT: JUSTIN WALDRIP

JMARTINEZ, 2:09 PM
\\NAS1\DALAS\PLAT\DWG\DWG-24\2415-20.005\DWG_SURVEY_C3D

PRELIMINARY PLAT - THOMAS JEFFERSON AND EDWARD H. CARY CAMPUS, LOT 1A, BLOCK A/6222



VICINITY MAP (NOT TO SCALE)

LEGEND

ACB A/C UNIT	TEL TELEPHONE BOX
BOLLARD	TSCD TRAFFIC SIGNAL CONTROL
CLEANOUT	TSP TRAFFIC SIGNAL POLE
ELEC ELECTRIC BOX	STM STORM SEWER MANHOLE
EMV ELECTRIC METER	VALV VALVE (TYPE UNKNOWN)
EVV ELECTRIC VAULT	VENT
FDC FIRE DEPT. CONN.	WM WATER METER
PH FIRE HYDRANT	WMR WATER MANHOLE
FOF FIBER OPTIC VAULT	WV WATER VAULT
GAS LG GAS MARKER	WVW WATER VALVE
GAS MH GAS MANHOLE	Y PIN FLAG RED
GM GAS METER	Y PIN FLAG YELLOW
GPST GOAL POST	PLAT LINE
GT GREASE TRAP	PROPERTY LINE
GS GAS TEST STATION	ORIGINAL LOT LINE
GV GAS VALVE	EASEMENT LINE
GA GUY ANCHOR	SURVEY ABSTRACT LINE
ICV IRRIGATION CONTROL VALVE	CENTERLINE
LS LIGHT STANDARD	FENCE
MH MANHOLE (TYPE UNKNOWN)	OHL OVERHEAD UTILITY LINE
PP POWER POLE	HR HAND RAIL
PPW GUY ANCHOR	UG UNDERGROUND ELECTRIC LINE
RD ROOF DRAIN	UG UNDERGROUND TELEPHONE LINE
STRA TRAFFIC SIGN	UG UNDERGROUND GAS LINE
SS SAN. SEWER MANHOLE	SD STORM DRAIN LINE
DISK 3 1/4 INCH ALUMINUM DISK	WATER LINE
STAMPED "PACHECO KOCH A/6222" SET	6" SANITARY SEWER LINE
MAG MAG NAIL W/WASHER	613 EXIST CONTOUR
STAMPED "PACHECO KOCH A/6222" SET	D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS	INST. NO. INSTRUMENT NUMBER
	VOL. VOLUME
	PG. PAGE
	R.O.W. RIGHT-OF-WAY
	(C.M.) CONTROLLING MONUMENT

GENERAL NOTES

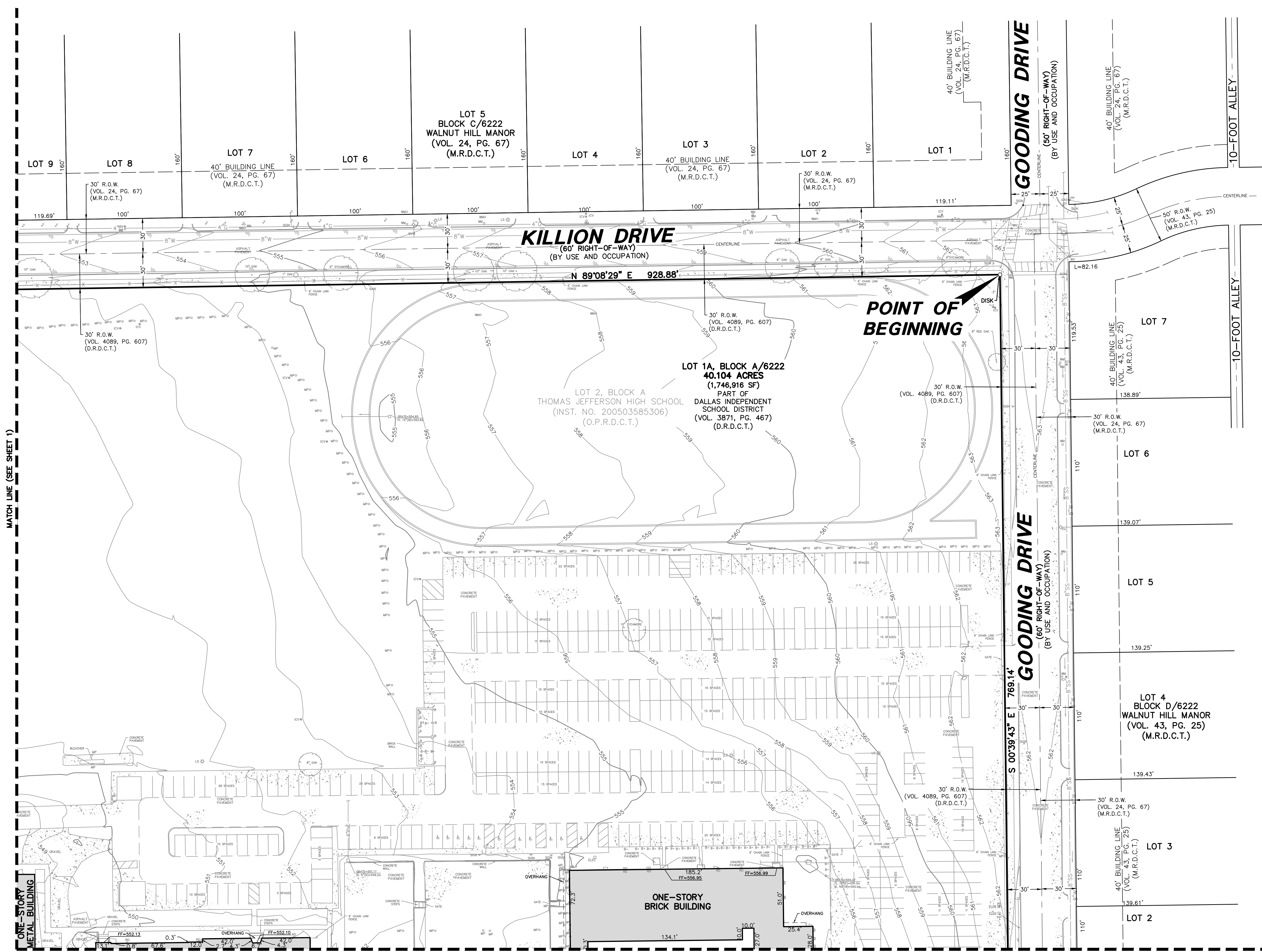
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PRELIMINARY PLAT
THOMAS JEFFERSON AND EDWARD H. CARY CAMPUS
LOT 1A, BLOCK A/6222

BEING A REPLAT OF
 THOMAS JEFFERSON HIGH SCHOOL AND
 E.H. CARY MIDDLE SCHOOL
 ADDITIONS TO THE CITY OF DALLAS, TEXAS
 AND BEING OUT OF THE
 BENJAMIN MERREL SURVEY, ABSTRACT NO. 933,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S190-121
 ENGINEERING PLAN NUMBER: DP20-XXX

SHEET 3 OF 5

Pacheco Koch		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031	
DRAWN BY LAH		TX REG. ENGINEERING FIRM F-469	
CHECKED BY MCC/JWW		TX REG. SURVEYING FIRM LS-1008000	
SCALE 1"=40'	DATE APRIL 2020	JOB NUMBER 2415-20.005	



MATCH LINE (SEE SHEET 1)

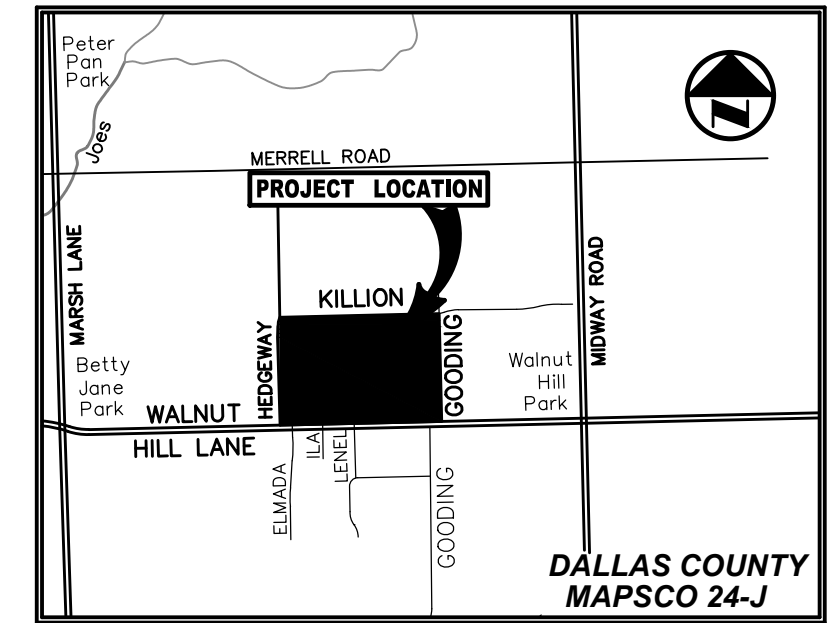
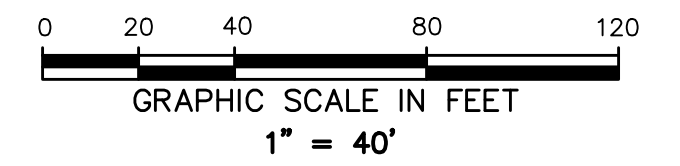
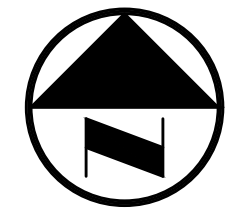
MATCH LINE (SEE SHEET 4)

OWNER
 DALLAS ISD
 3801 HERSHEL AVENUE
 DALLAS, TEXAS 75219
 (972) 925-7263
 CONTACT: SIRI POLUDASU,
 CONTROLS MANAGER

ENGINEER/SURVEYOR:
 PACHECO KOCH, LLC
 7557 RAMBLER ROAD, STE. 1400
 DALLAS, TEXAS 75231
 PH: (972) 235-3031
 FAX: (972) 235-9544
 CONTACT: JUSTIN WALDRIP

JMARTINEZ 2:08 PM
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PRELIMINARY PLAT - THOMAS JEFFERSON AND EDWARD H. CARY CAMPUS, LOT 1A, BLOCK A/6222



VICINITY MAP (NOT TO SCALE)

LEGEND

ACB A/C UNIT	TILE TELEPHONE BOX
BOLLARD	TSCD TRAFFIC SIGNAL CONTROL
CLEANOUT	TSP TRAFFIC SIGNAL POLE
ELEC ELECTRIC BOX	STW STORM SEWER MANHOLE
EMV ELECTRIC METER	STW VAULT (TYPE UNKNOWN)
EVV ELECTRIC VAULT	VENT
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PH FIRE HYDRANT	WRM WATER MANHOLE
FOV FIBER OPTIC VAULT	WV WATER VALVE
GMV GAS MANHOLE	WV WATER VALVE
GMV GAS METER	WV WATER VALVE
GPST GOAL POST	WV WATER VALVE
GTS GREASE TRAP	WV WATER VALVE
GVS GAS VALVE	WV WATER VALVE
ICV IRRIGATION CONTROL VALVE	WV WATER VALVE
LS LIGHT STANDARD	WV WATER VALVE
MH MANHOLE (TYPE UNKNOWN)	WV WATER VALVE
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PP W/ GUY ANCHOR	WV WATER VALVE
RD ROOF DRAIN	WV WATER VALVE
SGN TRAFFIC SIGN	WV WATER VALVE
SS SAN. SEWER MANHOLE	WV WATER VALVE
DISK 3 1/2 INCH ALUMINUM DISK	WV WATER VALVE
STAMPED "PACHICO KOCH A/6222" SET	WV WATER VALVE
MAG MAG NAIL W/WASHER	WV WATER VALVE
STAMPED "PACHICO KOCH A/6222" SET	WV WATER VALVE
M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS	WV WATER VALVE
INST. NO. INSTRUMENT NUMBER	WV WATER VALVE
VOL VOLUME	WV WATER VALVE
PG. PAGE	WV WATER VALVE
R.O.W. RIGHT-OF-WAY	WV WATER VALVE
(C.M.) CONTROLLING MONUMENT	WV WATER VALVE

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LOT 1A, BLOCK A/6222

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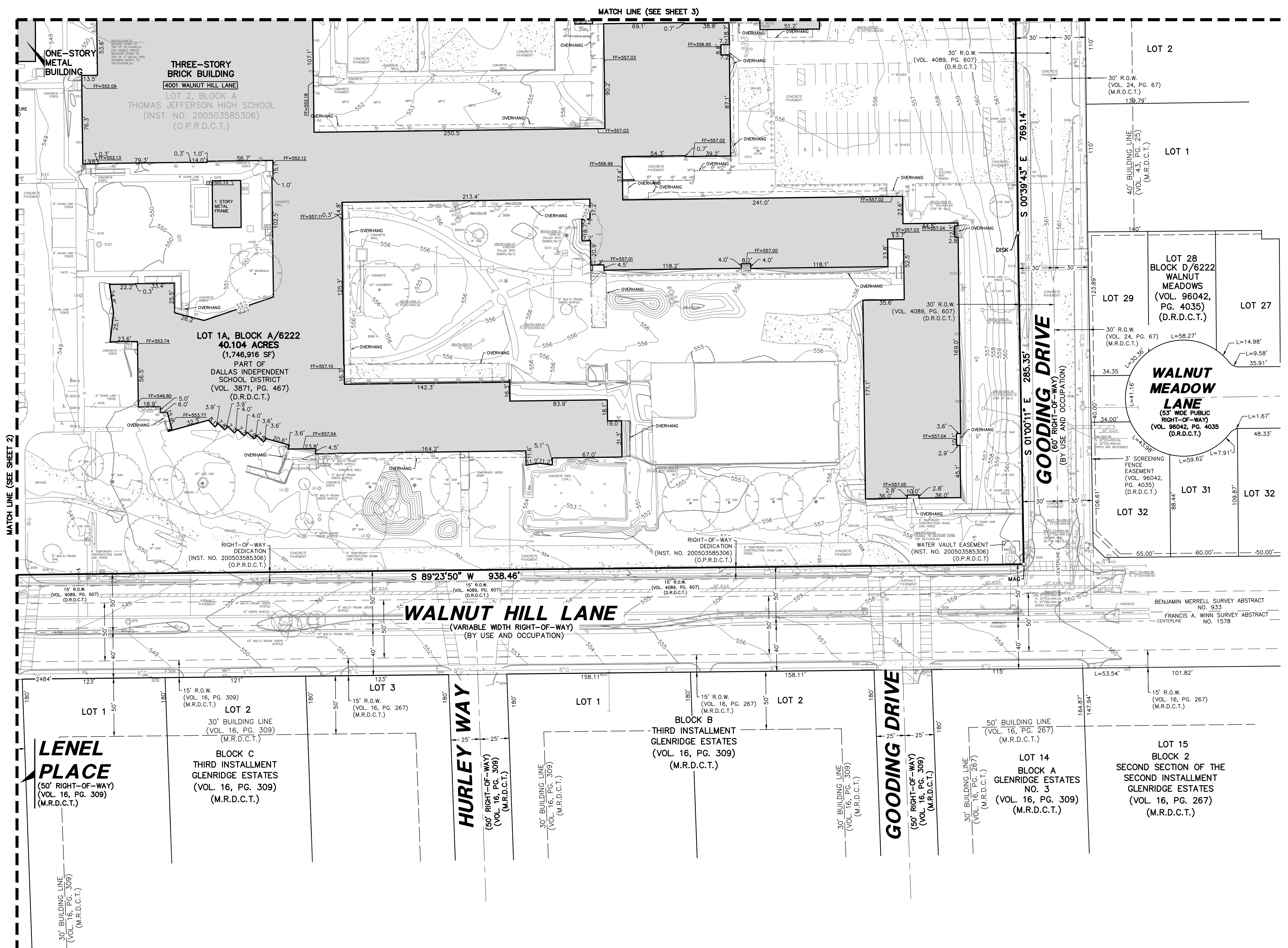
SHEET 4 OF 5

Pacheco Koch 7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-1008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	MCC/JWW	1"=40'	APRIL 2020	2415-20.005

OWNER
 DALLAS ISD
 3801 HERSCHEL AVENUE
 DALLAS, TEXAS 75219
 (972) 925-7263
 CONTACT: SIRI POLUDASU,
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 CONTACT: JUSTIN WALDRIP



J. MARTINEZ, 2:09 PM, \\NAS1\DALAS\PCG\DWG\DWG-24\2415-20.005\DWG_SURVEY_C3D

PRELIMINARY PLAT - THOMAS JEFFERSON AND EDWARD H. CARY CAMPUS, LOT 1A, BLOCK A/6222

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, the Dallas Independent School District is the owner of a 40.104 acre tract of land situated in the Benjamin Merrel Survey, Abstract No. 933, City of Dallas, Dallas County, Texas; said tract being all of Lot 1, Block A/6222, E.H. Cary Middle School, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2005123, Page 152 in the Deed Records of Dallas County, Texas, all of Lot 2, Block A/6222, Thomas Jefferson High School, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 200503585306 in the Official Public Records of Dallas County, Texas and part of that certain tract of land described as the second Save and Except parcel in Guardian Warranty Deed to the DALLAS INDEPENDENT SCHOOL DISTRICT recorded in Volume 3871, Page 467, in said Deed Records; said 40.104 acre tract being more particularly described as follows:

BEGINNING, at a 3 1/4-inch aluminum disk stamped "PACHECO KOCH A/6222" (hereinafter referred to as Disk) set for corner at the intersection of the south right-of-way line of Killion Drive (a 60-foot wide right-of-way) and the west right-of-way line of Gooding Drive (a 60-foot wide right-of-way); said point being the northeast corner of said Lot 2, Block A/6222;

THENCE, departing the said south line of Killion Drive and along the said west line of Gooding Drive and the east line of said Lot 2, the following two (2) calls:

South 00 degrees, 39 minutes, 43 seconds East, a distance of 769.14 feet to a Disk set for corner;

South 01 degrees, 00 minutes, 11 seconds East, a distance of 285.35 feet to a MAG nail with washer stamped "PACHECO KOCH A/6222" set for corner (in concrete) at the intersection of said west line of Gooding Drive and the north right-of-way line of Walnut Hill Lane (a variable width right-of-way, 90 feet wide at this point); said point being the southeast corner of said Lot 2, Block A/6222;

THENCE, departing the said west line of Gooding Drive and along the said north line of Walnut Hill Lane, the following four (4) calls:

South 89 degrees, 23 minutes, 50 seconds West, along the south line of said Lot 2, Block A/6222, a distance of 938.46 feet to a Disk set for corner in the east line of said Lot 1, Block A/6222; said point being an angle point in the said north line of Walnut Hill Lane and the southwest corner of said Lot 2, Block A/6222;

South 00 degrees, 13 minutes, 52 seconds East, along an offset in the said north line of Walnut Hill Lane and the said east line of Lot 1, Block A/6222, a distance of 10.00 feet to a MAG nail with washer stamped "PACHECO KOCH A/6222" set for corner (in asphalt); said point being an angle point in the said north line of Walnut Hill Lane and the southeast corner of said Lot 1, Block A/6222;

South 89 degrees, 23 minutes, 50 seconds West, along the south line of said Lot 1, Block A/6222, a distance of 621.57 feet to a MAG nail with washer stamped "PACHECO KOCH A/6222" set for corner (in asphalt);

South 89 degrees, 15 minutes, 09 seconds West, a distance of 103.72 feet to a MAG nail with washer stamped "PACHECO KOCH A/6222" set for corner (in asphalt) at the intersection of the said north line of Walnut Hill Lane and the east right-of-way line of Hedgeway Drive (a 50-foot wide right-of-way); said point being the southwest corner of said Lot 1, Block A/6222;

THENCE, departing the said north line of Walnut Hill Lane and along the said east line of Hedgeway Drive and the west line of said Lot 1, Block A/6222, the following two (2) calls:

North 00 degrees, 00 minutes, 32 seconds West, a distance of 934.92 feet to a MAG nail with washer stamped "PACHECO KOCH A/6222" set for corner (in concrete) at the beginning of a tangent curve to the right;

In a northerly direction, along said curve to the right, having a central angle of 16 degrees, 42 minutes, 32 seconds, a radius of 427.04 feet, a chord bearing and distance of North 08 degrees, 20 minutes, 44 seconds East, 124.09 feet, an arc distance of 124.54 feet to a MAG nail with washer stamped "PACHECO KOCH A/6222" set for corner (in concrete) at the intersection of the said east line of Hedgeway Drive and the said south line of Killion Drive; said point being the northwest corner of said Lot 1, Block A/6222;

THENCE, North 89 degrees, 08 minutes, 29 seconds East, departing the said east line of Hedgeway Drive and along the said south line of Killion Drive and the north line of said Lot 1, Block A/6222, at a distance of 703.17 feet passing a 5/8-inch iron rod with "PACHECO KOCH" cap set at the northeast corner of said Lot 1, Block A/6222 and the northwest corner of said Lot 2, Block A/6222, continuing along the north line of said Lot 2, Block A/6222 in all a total distance of 1,632.05 feet to the POINT OF BEGINNING;

CONTAINING, 1,746,916 square feet or 40.104 acres of land, more or less.

SURVEYOR'S STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOWN 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 Engineers and Land Surveyors, 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. S1A-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 _____, 2020.

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 4/23/20.

Justin W. Waldrip
Texas Registered Professional Land Surveyor No. 6179
jwaldrip@pkce.com

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 _____, 2020.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOWN 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 THOMAS JEFFERSON AND EDWARD H. CARY CAMPUS, an addition to the City of Dallas, Dallas County, Texas, and does 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's of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

By: Dallas Independent School District

Tim Strucely
Executive Director, Construction Services

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the understand 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 _____, 2020.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT
THOMAS JEFFERSON AND
EDWARD H. CARY CAMPUS
LOT 1A,
BLOCK A/6222**

BEING A REPLAT OF
THOMAS JEFFERSON HIGH SCHOOL AND
E.H. CARY MIDDLE SCHOOL
ADDITIONS TO THE CITY OF DALLAS, TEXAS
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BENJAMIN MERREL SURVEY, ABSTRACT NO. 933,
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CITY PLAN FILE NO. S190-121
ENGINEERING PLAN NUMBER: DP20-XXX

SHEET 5 OF 5

OWNER

DALLAS ISD
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DALLAS, TEXAS 75219
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CONTACT: SIRI POLUDASU,
CONTROLS MANAGER

ENGINEER/SURVEYOR:

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7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1008000

DRAWN BY LAH	CHECKED BY MCC/JWW	SCALE NONE	DATE APRIL 2020	JOB NUMBER 2415-20.005
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J:\MSTINEZ_04/23/2020 - 06:09PM \\NSUNINDALLAS\FKCE\COM\DWG\DWG-2A\2415-20.005\DWG\SURVEY_C3.D 2018\2415-20.005PFD.DWG

PRELIMINARY PLAT - THOMAS JEFFERSON AND EDWARD H. CARY CAMPUS, LOT 1A, BLOCK A/6222