



VICINITY MAP

LEGEND

- ELEC ELECTRIC BOX
- ELEC ELECTRIC MANHOLE
- EMO ELECTRIC METER
- FDC FIRE DEPT. CONN.
- FH FIRE HYDRANT
- FP FLAG POLE
- GAS US GAS MARKER
- GAS GAS MANHOLE
- GM GAS METER
- GT GREASE TRAP
- GS GUY STATION
- GA GUY ANCHOR
- ICV IRRIGATION CONTROL VALVE
- LS LIGHT STANDARD
- MP METAL POLE
- PPM METAL UTILITY POLE
- PP W/ LIGHT
- PP W/ GUY ANCHOR
- PP(V) ARM (LENGTH IN FEET)
- RD ROOF DRAIN
- SHW TRAFFIC SIGN
- SS SAN. SEWER MANHOLE
- SS SAN. SEWER MANHOLE
- PM PAINT MARK ORANGE
- PR PAINT MARK RED
- PY PAINT MARK YELLOW
- PG PAINT MARK GREEN
- PB PAINT MARK BLUE
- PP PAINT MARK PURPLE
- TRF TRAFFIC SIGNAL
- TSC TRAFFIC SIGNAL CONTROL
- TSP TRAFFIC SIGNAL POLE
- STM STORM SEWER MANHOLE
- TEL TELEPHONE MANHOLE
- VV VAULT (TYPE UNKNOWN)
- WM WATER METER
- WV WATER VALVE
- A/C A/C UNIT
- BK BASKETBALL GOAL
- B BOLLARD
- PL PROPERTY LINE
- F FENCE
- OH OVERHEAD UTILITY LINE
- HR HAND RAIL
- UE UNDERGROUND ELECTRIC LINE
- UT UNDERGROUND TELEPHONE LINE
- UG UNDERGROUND GAS LINE
- SD STORM DRAIN LINE
- W WATER LINE
- SS SANITARY SEWER LINE
- EX EXIST CONTOUR
- SP EXIST SPOT ELEV.
- TC EXIST TOP OF CURB ELEV.
- GE EXIST GUTTER ELEV.
- TE EXIST TOP OF WALL ELEV.
- BW EXIST BOTTOM OF WALL ELEV.
- RR EXIST RAIL ROAD TRACKS
- IRF 5/8-INCH IRON ROD
- IPF 3/8-INCH IRON PIPE FOUND
- DISK 3-1/4 INCH ALUMINUM DISK
- STAMPED "WBTE PK" SET
- "+" CUT IN CONCRETE FOUND
- (C.M.) CONTROLLING MONUMENT
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.E.D. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL. PG. VOLUME PAGE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING

LOT 7A, BLOCK 16/966
THE VINEYARD OF UPTOWN
(VOL. 95117, PG. 1787)
(D.R.D.C.T.)

LOT 1A, BLOCK 17/965
BOWSER AND LEMON'S OAK LAWN
AND NORTH DALLAS ADDITION
(VOL. 84018, PG. 3539)
(D.R.D.C.T.)

LOT 8A, BLOCK 18/964
ORDA ADDITION
(VOL. 95073, PG. 448)
(D.R.D.C.T.)

CITY BLOCK 17/965
CANNON YOUNG PROPERTIES, L.P.
(INST. NO. 201100329107)
(O.P.R.D.C.T.)

ALLEN STREET
(A 60' WIDE RIGHT-OF-WAY)
(VOL. 71003, PG. 2077)
(VOL. 70042, PG. 1523)
(D.R.D.C.T.)

COLE AVENUE
(63' WIDE RIGHT-OF-WAY)
(VOL. 120, PG. 137) (M.R.D.C.T.)

SNEED STREET
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 120, PG. 137
(M.R.D.C.T.)

MCKINNEY AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 120, PG. 137)
(M.R.D.C.T.)

R.O.W. DEDICATION
(VOL. 70070, PG. 1373)
(D.R.D.C.T.)

STREET EASEMENT
(VOL. 93181, PG. 2290)
(D.R.D.C.T.)

LOT 11A, BLOCK 18/964
THE VINTAGE
(VOL. 93181, PG. 2290)
(D.R.D.C.T.)

COLE AVENUE
(63' WIDE RIGHT-OF-WAY)
(VOL. 120, PG. 137) (M.R.D.C.T.)

ALLEN STREET
(FORMERLY GILLESPIE STREET)
(VARIABLE WIDTH RIGHT-OF-WAY)
DISTRICT COURT DALLAS COUNTY
(VOL. 120, PG. 322-2)

SHIDEH SHARIFI
(INST. NO. 200900046229)
(O.P.R.D.C.T.)

N 44°48'28" W
167.86'

TREE TABLE

POINT NO.	DESCRIPTION
2921	8" MULTI-TRUNK CREPE MYRTLE
2927	4" MULTI-TRUNK CREPE MYRTLE
2947	14" CYPRESS
2948	10" CYPRESS
2957	6" CYPRESS
2959	12" CYPRESS
2960	14" CYPRESS
3250	18" MULTI-TRUNK CREPE MYRTLE
3384	8" CEDAR ELM
3385	10" CEDAR ELM
3386	10" CEDAR ELM
3387	8" CEDAR ELM
3388	10" CEDAR ELM

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 5/9/19.

GENERAL NOTES

- 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. Distances reported have been scaled by applying the 14001 Dallas County surface adjustment factor of 1.000136506.
- Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Section Approval.
- The purpose of this plat is to create one lot from unplatted land for redevelopment purposes.
- All buildings will remain.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.

SURVEYOR:

PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JUSTIN WALDRIP

OWNER:

DALLAS INDEPENDENT SCHOOL DISTRICT
3700 ROSS AVENUE
DALLAS, TEXAS 75204
PH: (972) 925-7200
CONTACT: DON SMITH

SHEET 1 OF 3
PRELIMINARY PLAT
**WILLIAM B. TRAVIS
ACADEMY**
LOT 1, BLOCK A/963

BEING OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S189-199
ENGINEERING PLAN NO.: 311T-

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10088000

DRAWN BY CO/DHM	CHECKED BY MWW/JWW	SCALE 1"=20'	DATE MAY 2019	JOB NUMBER 3226-17.495
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MWER 1919 1:44 PM
K:\VGC-23\3226-17.495\DWG\SURVEY C3D 2015\3226-17.495PPT(REVISED)

PRELIMINARY PLAT - WILLIAM B. TRAVIS ACADEMY, LOT 1, BLOCK A/963