

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, Dallas Independent School District is the owner of a 2.493 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas; said tract being in City Block A/963 of the Official City Block Numbers; said tract also being part of Ordinance No. 6034 from the City of Dallas to the Dallas Independent School District recorded in Volume 3955, Page 628 of the Deed Records of Dallas County, Texas; said 2.493 acre tract being more particularly described as follows:

BEGINNING, at a 3/8-inch iron pipe found for corner in the southwesterly right-of-way line of McKinney Avenue (a variable width right-of-way);

THENCE, South 09 degrees, 10 minutes, 25 seconds East, along the southwest line of said McKinney Avenue, a distance of 349.85 feet to a 5/8-inch iron rod with "SAM INC." cap found for corner; said point being the beginning of a tangent curve to the right;

THENCE, in a southwesterly direction, along the prolongation of Allen Street (a variable width right-of-way) and along said curve to the right, having a central angle of 67 degrees, 21 minutes, 34 seconds, a radius of 12.00 feet, a chord bearing and distance of South 24 degrees, 30 minutes, 22 seconds West, 13.31 feet, an arc distance of 14.11 feet to a "+ cut in concrete found at the end of said curve;

THENCE, South 58 degrees, 11 minutes, 09 seconds West, continuing along th said prolongation of Allen Street, a distance of 18.05 feet to a "+ cut in concrete found for corner at the beginning of a tangent curve to the right;

THENCE, in a northwesterly direction, continuing along the said prolongation of Allen Street and along said curve to the right, having a central angle of 85 degrees, 56 minutes, 06 seconds, a radius of 12.00 feet, a chord bearing and distance of North 73 degrees, 50 minutes, 48 seconds West, 16.36 feet, an arc distance of 18.00 feet to a 3-1/4 inch aluminum disk stamped "WBTE PK" set for corner at the end of said curve in the northeasterly line of said Allen Street and the beginning of a reverse curve to the left;

THENCE, in a northwesterly direction, along the said northeasterly line of said Allen Street, the following five (5) calls:

Along said curve to the left, having a central angle of 09 degrees, 17 minutes, 23 seconds, a radius of 627.54 feet, a chord bearing and distance of North 40 degrees, 31 minutes, 26 seconds West, 101.64 feet, an arc distance of 101.75 feet to a 3-1/4 inch aluminum disk stamped "WBTE PK" set for corner at the end of said curve;

North 45 degrees, 10 minutes, 08 seconds West, a distance of 21.87 feet to a 3-1/4 inch aluminum disk stamped "WBTE PK" set for corner at the beginning of a curve to the left;

Along said curve to the left, having a central angle of 03 degrees, 52 minutes, 06 seconds, a radius of 1,747.87 feet, a chord bearing and distance of North 47 degrees, 06 minutes, 11 seconds West, 117.99 feet, an arc distance of 118.01 feet to a point at the end of said curve;

North 49 degrees, 02 minutes, 14 seconds West, a distance of 11.34 feet to a 3-1/4 inch aluminum disk stamped "WBTE PK" set for corner at the beginning of a curve to the right;

Along said curve to the right, having a central angle of 04 degrees, 13 minutes, 46 seconds, a radius of 1,632.59 feet, a chord bearing and distance of North 46 degrees, 55 minutes, 21 seconds West, 120.49 feet, an arc distance of 120.51 feet to a point at the end of said curve;

North 44 degrees, 48 minutes, 28 seconds West, a distance of 167.86 feet to a 3-1/4 inch aluminum disk stamped "WBTE PK" set for corner for corner at the intersection of the said northwesterly line of Allen Street and the southeasterly right-of-way line of Cole Street (a 63-foot wide right-of-way);

THENCE, North 27 degrees, 52 minutes, 43 seconds East, along the said southeasterly line of Cole Street, a distance of 192.74 feet to a 3-1/4 inch aluminum disk stamped "WBTE PK" set for corner for corner at the intersection of the said southeasterly line of Cole Street and the southwesterly right-of-way line of Sneed Street (a variable width right-of-way);

THENCE, South 60 degrees, 44 minutes, 12 seconds East, along the said southwesterly line of Sneed Street, a distance of 330.23 feet to a 3-1/4 inch aluminum disk stamped "WBTE PK" set for corner for corner in the northwesterly line of said McKinney Avenue;

THENCE, South 27 degrees, 51 minutes, 43 seconds West, along the said northwesterly line of McKinney Avenue, a distance of 30.45 feet the POINT OF BEGINNING;

CONTAINING: 108,577 square feet or 2.493 acres of land, more or less.

OWNER'S DEDICATION

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 above described property as **William B. Travis Academy**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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 _____, 2019.

By: Dallas Independent School District

Tim Strucely
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 _____, 2019.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

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 Preliminary Plat.

Dated this the ____ day of _____, 2019

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.

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

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 _____, 2019.

Notary Public in and for the State of Texas

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.
SHEET 3 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
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY CO/DHM	CHECKED BY MWW/JWW	SCALE NONE	DATE MAY 2019	JOB NUMBER 3226-17.495
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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

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

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