

BEARING BASE:
THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

FLOOD NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 4813C0195K, MAP REVISED JULY 7, 2014.

LEGEND:

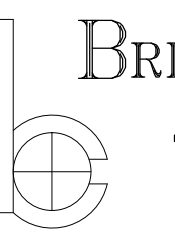
VOL.	VOLUME
PG.	PAGE
CM	CONTROL MONUMENT
ESMT CAP	1/2" IRON ROD WITH ORANGE PLASTIC CAP MARKED "EASEMENT", SET
3" ALUM CAP	1/2" IRON ROD WITH 3" ALUMINUM CAP STAMPED "THE WINSTON SCHOOL ADDITION" AND "R.P.L.S. 5792", SET

OWNER:

THE WINSTON SCHOOL
5707 ROYAL LANE
DALLAS, TX 75229-5536

ENGINEER:

Hart, Gaugler & Associates, Inc.
Civil & Structural Design Services
12801 N. Central Expressway, Suite 1400
Dallas, TX 75243
TEL: 972-239-5111
FAX: 972-239-5055
Email: info@hartgaugler.com

SURVEYOR:

BRITTAIN & CRAWFORD
LAND SURVEYING & TOPOGRAPHIC MAPPING
TEL (817) 926-0211
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FORT WORTH, TEXAS 76110
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WEBSITE: www.brittain-crawford.com
FIRM CERTIFICATION# 1019000
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- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 3. ANY MEDIAN MODIFICATION IN ROYAL LANE REQUIRES ENGINEERING DEPARTMENT APPROVAL.

SURVEYOR'S STATEMENT:
I, Chris L. Blevins, 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 the Signed Final Plat.

Dated this _____ day of _____, 2015
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



STATE OF TEXAS: COUNTY OF DALLAS:
Before me, the undersigned authority, on this day personally appeared Chris L. Blevins, 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 considerations and under the authority therein expressed. GIVEN under my hand and seal of office this _____ day of _____, 2015.

Notary Public for and in the State of Texas
My Commission expires: _____

OWNERS CERTIFICATE
STATE OF TEXAS COUNTY OF DALLAS
WHEREAS, The Winston School, is the sole owner of a 5.556 acre tract of land situated in the JOHN SMITH SURVEY, Abstract No. 1336, Dallas County, Texas, and being a portion of Dallas City Block No. 5502, according to the deed recorded in Volume 75156, Page 542, of the Deed Records of Dallas County, Texas. Said 5.556 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found, at the West corner of a tract of land to the Texas Turnpike Authority, by the deed recorded in Volume 84182, Page 1843, of the Deed Records of Dallas County, Texas, said point lying in the South boundary line of the aforesaid Winston School Tract, and said POINT OF BEGINNING lying at the intersection of the North right-of-way line of Royal Lane (a 100 foot wide public right-of-way) with the Southwest right-of-way line of Dallas North Tollway (a variable width public right-of-way);

1. N 00° 40' 44" W 305.12 feet, to a 1/2" iron rod with a 3" aluminum cap stamped "The Winston School Addition" and "R.P.L.S. 5792" set, at the beginning of a curve to the right;
2. NORTHEASTERLY 49.29 feet, along said curve to the right, having a radius of 50.00 feet, a central angle of 56° 29' 13", and a chord bearing N 27° 30' 11" E 47.32 feet, to a 1/2" iron rod with a 3" aluminum cap stamped "The Winston School Addition" and "R.P.L.S. 5792" set, at the end of said curve;
3. N 55° 45' 51" E 301.59 feet, to a 1/2" iron rod with 3" aluminum cap stamped "The Winston School Addition" and "R.P.L.S. 5792" set;
4. N 72° 19' 27" E 96.54 feet, to a 1/2" iron rod found;
5. N 44° 17' 47" E 85.36 feet, to a 1/2" iron rod found, at the Northwest corner of the aforesaid Texas Turnpike Authority Tract;

THENCE along the Southwest boundary line of said Texas Turnpike Authority Tract and the Southwest right-of-way line of the aforesaid Dallas North Tollway, as follows:
1. S 14° 28' 11" E 554.61 feet, to a 1/2" iron rod with a 3" aluminum cap stamped "The Winston School Addition" and "R.P.L.S. 5792" set;
2. S 11° 24' 30" W 43.62 feet, to a 1/2" iron rod with a 3" aluminum cap stamped "The Winston School Addition" and "R.P.L.S. 5792" set;
3. S 61° 14' 48" W 44.35 feet, to the PLACE OF BEGINNING, containing 5.556 acres (242,023 square feet) of land.

OWNER'S DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That THE WINSTON SCHOOL, acting by and through its duly authorized representative Rebbie Evans, does hereby adopt this plat designating the herein described property as THE WINSTON SCHOOL ADDITION, 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 and upon 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 _____ day of _____, 2015.

THE WINSTON SCHOOL
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
By: Rebbie Evans
Title: Head of The Winston School

STATE OF TEXAS COUNTY OF DALLAS
BEFORE ME, the undersigned authority, on this day personally appeared REBBIE EVANS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she has executed the same for the purposes and considerations and under authority therein expressed.
Given under my hand and seal of office this _____ day of _____, 2015.

Notary Public in and for the State of Texas
My Commission expires: _____

PRELIMINARY PLAT
OF
LOT 1, BLOCK 5502
THE WINSTON SCHOOL ADDITION
AN ADDITION TO
THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
LOCATED IN THE
CITY BLOCK 5502
DALLAS COUNTY, TEXAS
PREPARED: October 2015
REVISED: _____

5.556 ACRES GROSS, 1 LOT

CITY PLAN FILE No. S156-020

