

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Dallas Independent School District is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being all of City of Dallas Block 3/1512; and being all of a tract of land owned by the Dallas Independent School District by virtue of City of Dallas Ordinance No. 6034, Volume 3245, Page 628 of the Deed Records of Dallas County, Texas; said tract of land also being described in Volume 652, Page 597, Volume 654, Page 133, Volume 656, Page 56, Volume 826, Page 245 and Volume 826, Page 246, of the Deed Records of Dallas County, Texas, said tract being more particularly described as follows;

BEGINNING, at an "x" cut in concrete set for the intersection of the intersection of the northwest right-of-way line of McKinney Avenue (a 70-foot wide public right-of-way) with the northeast right-of-way line of North Haskell Avenue (a 60-foot wide public right-of-way);

THENCE, North 45 degrees 22 minutes 51 seconds West, with said northeast right-of-way line of North Haskell Avenue, a distance of 314.33 feet to an "x" cut in concrete set for the intersection of said northeast right-of-way line with the southeast right-of-way line of Cole Avenue (a variable width public right-of-way);

THENCE, North 23 degrees 15 minutes 46 seconds East, with said southeast right-of-way line of Cole Avenue, a distance of 806.69 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for the intersection of said southeast right-of-way line with the south line of Cole Park, formerly Cambrick Street abandoned by Ordinance No. 21557, recorded in Volume 93034, Page 1863, Deed Records, Dallas County Texas; said point also being the northwest corner of said Block 3/1512;

THENCE, South 66 degrees 44 minutes 14 seconds East, leaving said southeast right-of-way line of Cole Avenue and with said south line of Cole Park, a distance of 390.00 feet to an "x" cut in concrete set for a corner; said point also being on the northwest right-of-way line of said McKinney Avenue; said point also being the northeast corner of said Block 3/1512;

THENCE, South 23 degrees 15 minutes 46 seconds West, a distance of 675.18 feet to an "x" cut in concrete set for an angle point;

THENCE, South 44 degrees 50 minutes 09 seconds West, a distance of 264.50 feet to the POINT OF BEGINNING;

CONTAINING: 330,536 square feet or 7.588 acres of land, more or less.

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 above described property as NORTH DALLAS HIGH SCHOOL, 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 area shown thereon. The easements shown thereon are hereby reserved for the purpose 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 building, 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 ___, 2019.

Tim Strucely
Executive Director
Construction Services/Bond Office

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Tim Strucely, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the ___ day of ___, 2019.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Robert W. Schneeburg, 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 documentation shown hereon was either FOUND (CM) 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 ___, 2019.

RELEASED 11/12/2019 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeburg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeburg, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the ___ day of ___, 2019.

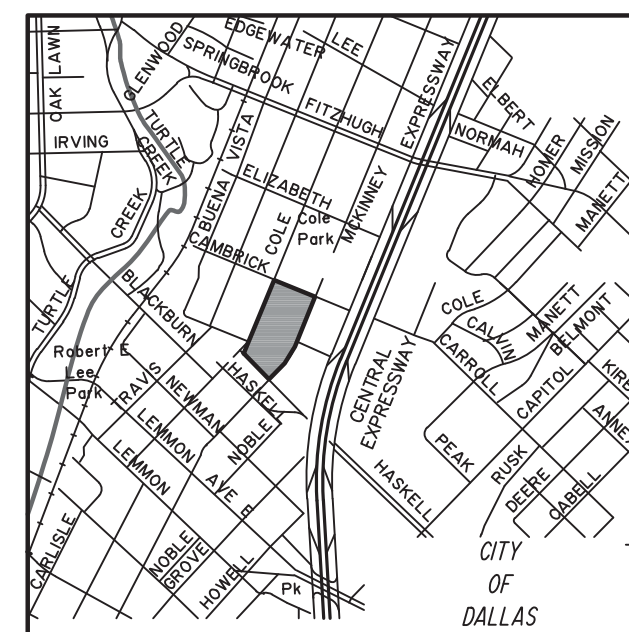
Notary Public in and for the State of Texas

SURVEYOR'S NOTES

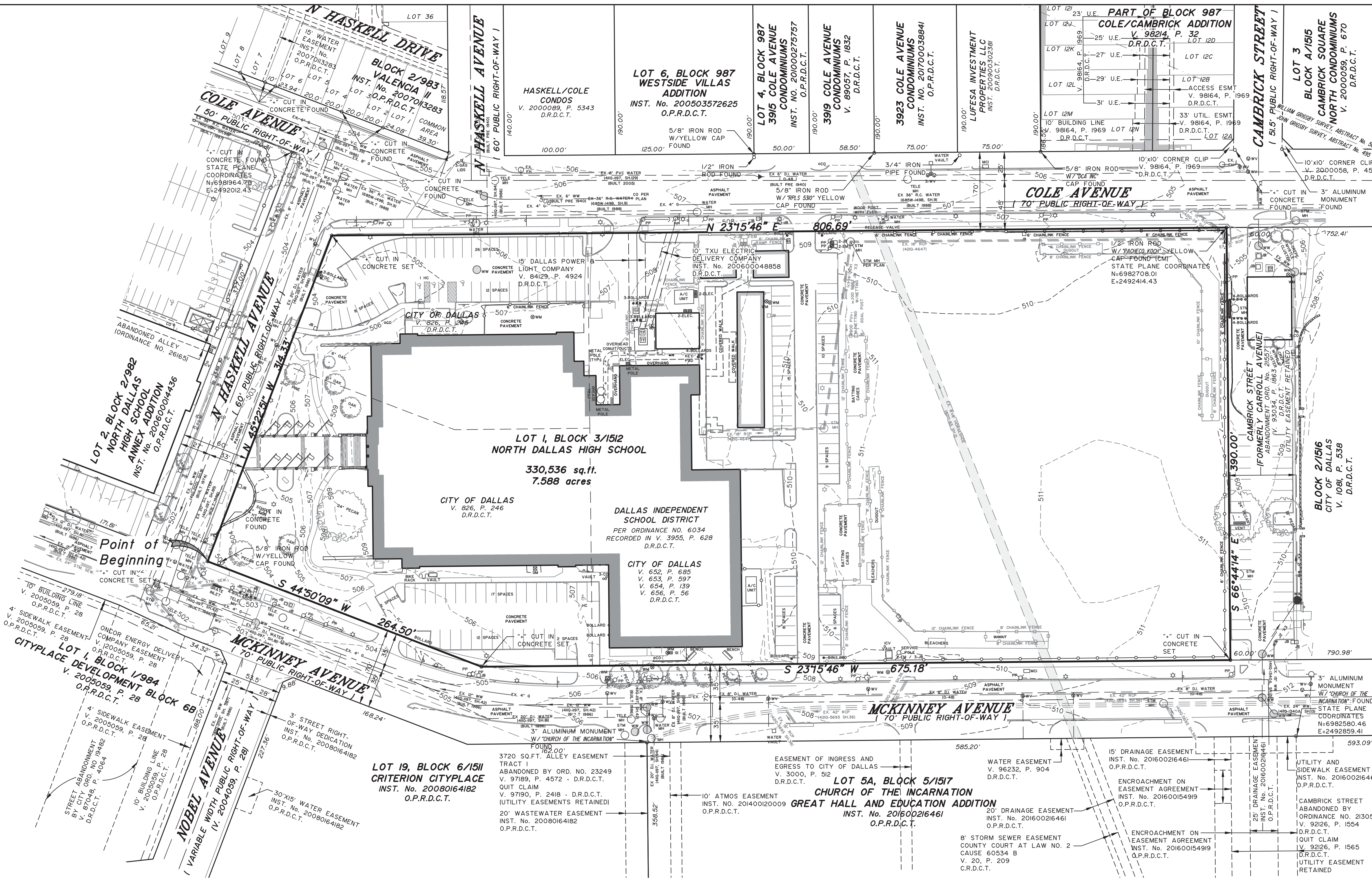
- 1. Bearings and Coordinates for this plat are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
2. Lot-to-lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Section approval.
3. Existing buildings to remain.
3. Purpose of this Plat is to create a platted lot.

LEGEND

Table with 2 columns: Symbol and Description. Includes Property Line, Adjoiner Property Line, Easement Line, Centerline, Deed Records, Map Records, Official Public Records, Instrument Number, Volume, Page, Controlling Monument, Square Feet.



VICINITY MAP
NOT TO SCALE
MAPSCO 35-Y



PRELIMINARY PLAT
OF
NORTH DALLAS HIGH SCHOOL
LOT 1, BLOCK 3/1512

BEING ALL OF
CITY OF DALLAS BLOCK 3/1512
CONVEYED TO THE
DALLAS INDEPENDENT SCHOOL DISTRICT
IN VOLUME 3955, PAGE 628, D.R.D.C.T.

AND CONVEYED TO THE
CITY OF DALLAS
IN VOLUME 652, PAGE 665,
VOLUME 653, PAGE 597,
VOLUME 654, PAGE 139
VOLUME 656, PAGE 56,
VOLUME 826, PAGE 245 AND
VOLUME 826, PAGE 246, D.R.D.C.T.
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-045
ENGINEERING NUMBER DP19-

OWNER:
DALLAS INDEPENDENT SCHOOL DISTRICT
ATTN: JOSEPH SWEAT
3700 ROSS AVENUE
DALLAS, TEXAS 75204
PHONE: 972-925-7307
email: C56320@dallasisd.org

ENGINEER - SURVEYOR:
GONZALEZ & SCHNEEBURG,
ENGINEERS & SURVEYORS, INC.
ROBERT SCHNEEBURG, P.E., R.P.L.S.
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2100 Lakeside Boulevard
Suite 200
Richardson, Texas 75082
Phone: 972-516-8855

Gonzalez & Schneeburg
engineers & surveyors
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(972) 516-8855
TX ENGINEERING FIRM REG. NO. F-3376
SCALE DATE NOVEMBER, 2019
TX SURVEYING FIRM REG. NO. 100752-00
PROJ. NO. DATE 6842-19-05-07
DWS. NO. 6842pr-plat

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