



LOT 3B, BLOCK F/7916  
ST. PAUL MEDICAL CENTER VILLAGE  
(VOL. 2001225, PG. 1)  
(D.R.D.C.T.)

LOT 3B, BLOCK F/7916  
ST. PAUL MEDICAL CENTER VILLAGE  
(VOL. 2001225, PG. 1)  
(D.R.D.C.T.)

LOT 1, BLOCK A/7914  
1.939 ACRES  
(84,458 SF)

BLOCK 7914  
DALLAS INDEPENDENT  
SCHOOL DISTRICT  
(VOL. 4737, PG. 344)  
(D.R.D.C.T.)

BLOCK F/7916  
ARLINGTON PARK ESTATES  
SECTION NO. 2  
(VOL. 8, PG. 433)  
(M.R.D.C.T.)

BLOCK C/7916  
ARLINGTON PARK ESTATES  
SECTION NO. 2  
(VOL. 8, PG. 433)  
(M.R.D.C.T.)

BLOCK M/7917  
ARLINGTON PARK ESTATES NO. 3  
(VOL. 14, PG. 81)  
(M.R.D.C.T.)

**WAYSIDE DRIVE**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 8, PG. 433)  
(M.R.D.C.T.)

**MESA CIRCLE**  
(50-FOOT RIGHT-OF-WAY)  
(VOL. 8, PG. 433)  
(M.R.D.C.T.)

**ALLEY**  
(VOL. 14, PG. 81-M.R.D.C.T.)  
(VOL. 2001225, PG. 1-D.R.D.C.T.)

**15' ALLEY**  
(VOL. 8, PG. 433)  
(M.R.D.C.T.)

**LEGEND**

CD+ CLEANOUT	(C.M.) CONTROLLING MONUMENT
PH+ FIRE HYDRANT	PROPERTY LINE
EO+ FIBER OPTIC VAULT	EASEMENT LINE
GAS+ UG GAS MARKER	FENCE
GAS+ GAS MANHOLE	OVERHEAD UTILITY LINE
PP+ POWER POLE	UNDERGROUND ELECTRIC LINE
SS+ SAN. SEWER MANHOLE	UNDERGROUND CABLE LINE
STM+ STORM SEWER MANHOLE	UNDERGROUND GAS LINE
WM+ WATER METER	WATER LINE
WV+ WATER VALVE	SANITARY SEWER LINE
INST. NO. INSTRUMENT NUMBER	EXIST. CONTOUR
SF SQUARE FEET	
	M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
	D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 77°22'32" W	23.99'
L2	S 64°16'08" E	4.38'
L3	S 06°31'12" W	14.17'
L4	N 10°12'35" E	43.90'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	36°05'14"	85.30'	53.73'	27.79'	S 59°19'55" E	52.84'
C2	151°3'25"	130.20'	34.59'	17.40'	S 69°45'49" E	34.49'
C3	70°47'20"	120.00'	148.26'	85.26'	S 28°52'28" E	139.01'
C4	36°10'26"	105.00'	66.29'	34.29'	N 59°17'19" W	65.20'
C5	11°00'00"	126.60'	24.31'	12.19'	N 35°42'06" W	24.27'
C6	40°24'41"	134.60'	94.93'	49.54'	N 09°59'46" W	92.98'

**GENERAL NOTES**

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas, Map No. 48113C0330 J, Community-Panel No. 480171 0330 J, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" (shaded) on said maps. Relevant zones are defined on said map as follows:  
Zone "X" (shaded) - Other Flood Areas: Areas of 500-year floodplain; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood
- Lot-to-lot drainage will not be permitted without engineering section approval.
- The purpose of this plat is to create one (1) Lot from a previously unplatted property.

**PRELIMINARY PLAT  
ARLINGTON PARK EARLY  
CHILDHOOD CENTER  
LOT 1, BLOCK A/7914**

BEING PART OF CITY OF DALLAS  
OFFICIAL BLOCK NO. 7914  
LOCATED IN THE CITY OF DALLAS, TEXAS  
AND BEING OUT OF THE  
HIRAM BENNETT SURVEY, ABSTRACT NO. 83,  
DALLAS COUNTY, TEXAS  
SHEET 1 OF 2  
CITY PLAN FILE NO. S167-120

**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY CM	CHECKED BY JEC	SCALE 1"=30'	DATE FEB. 2017	JOB NUMBER 2388-16.445
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SURVEYOR / ENGINEER:  
PACHECO KOCH LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: JONATHAN E. COOPER

OWNER:  
DALLAS INDEPENDENT  
SCHOOL DISTRICT  
3801 HERSCHEL AVE  
DALLAS, TX 75219  
PH: 972-925-3700  
CONTACT: TIM STRUCLEY

JOOPER, J.E., 10.15.17, PM  
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ARLINGTON PARK EARLY CHILDHOOD CENTER - PRELIMINARY PLAT

**OWNER'S CERTIFICATE**

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, the Dallas Independent School District is the owner of a 1.939 acre tract of land situated in the Hiram Bennett Survey, Abstract No. 83, Dallas County, Texas and in Block 7914, Official Numbers of the City of Dallas, Texas; said tract being all of that certain tract of land described in Warranty Deed to Dallas Independent School District recorded in Volume 4737, Page 344 of the Deed Records of Dallas County, Texas; said 1.939 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner in the east right-of-way line of Wayside Drive (a variable width right-of-way); said point being the northwest corner of Lot A, Block M, New Greater Mount Zion Baptist Church Subdivision, an addition to the City of Dallas, Texas according to the plat recorded in Volume 28, Page 207 of the Map Records of Dallas County, Texas and the southeast corner of said 1.939 acre tract;

THENCE, in a northerly and northwesterly direction, along the east and northeast lines of said Wayside Drive and the west line of said 1.939 acre tract, the following four (4) calls:

North 00 degrees, 12 minutes, 32 seconds West, a distance of 142.76 feet to a Mag-nail with washer stamped "PACHECO KOCH" found at the beginning of a tangent curve to the left;

In a northwesterly direction, along said curve to the left, having a central angle of 77 degrees, 10 minutes, 00 seconds, a radius of 120.20 feet, a chord bearing and distance of North 38 degrees, 47 minutes, 32 seconds West, 149.93 feet, an arc distance of 161.89 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found at the end of said curve;

North 77 degrees, 22 minutes, 32 seconds West, a distance of 170.30 feet to a Mag-nail with washer stamped "PACHECO KOCH" found at the beginning of a tangent curve to the right;

In a northwesterly direction, along said curve to the right, having a central angle of 36 degrees, 05 minutes, 00 seconds, a radius of 95.30 feet, a chord bearing and distance of North 59 degrees, 20 minutes, 02 seconds West, 59.03 feet, an arc distance of 60.02 feet to a 5/8-inch iron rod with "RPLS 5199" cap found for corner; said point being the westernmost southwest corner of Lot 3B, Block F/7916, St. Paul Medical Center Village, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2001225, Page 1 of said Deed Records and the northwest corner of said 1.939 acre tract;

THENCE, North 48 degrees, 40 minutes, 28 seconds East, departing the said north line of Wayside Drive and along a southeast line of said Lot 3B, a distance of 261.08 feet to a 5/8-inch iron rod with "RPLS 5199" cap found for corner; said point being a reentrant corner of said Lot 3B and the northeast corner of said 1.939 acre tract;

THENCE, along a southwest line of said Lot 3B and the east line of said 1.939 acre tract, the following three (3) calls:

South 37 degrees, 20 minutes, 32 seconds East, a distance of 320.88 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found at an angle point;

South 23 degrees, 39 minutes, 32 seconds East, a distance of 215.51 feet to a 5/8-inch iron rod with "RPLS 5199" cap found for corner;

South 00 degrees, 12 minutes, 32 seconds East, a distance of 105.48 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner in the north line of a 12-foot alley; said point being the southeast corner of said 1.939 acre tract;

THENCE, North 88 degrees, 45 minutes, 02 seconds West, along the north line of said alley and the south line of said 1.939 acre tract, a distance of 31.01 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner at the southeast corner of said Lot A;

THENCE, North 00 degrees, 12 minutes, 32 seconds West, departing the north line of said alley and the said south line of the 1.939 acre tract and along the east line of said Lot A, a distance of 55.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner at the northeast corner of said Lot A and an ell corner of said 1.939 acre tract;

THENCE, North 88 degrees, 45 minutes, 02 seconds West, along the north line of said Lot A and the south line of said 1.939 acre tract, a distance of 134.99 feet to the POINT OF BEGINNING;

CONTAINING, 84,458 square feet or 1.939 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 described property as **ARLINGTON PARK EARLY CHILDHOOD CENTER**, 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 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 systems 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 \_\_\_\_\_, 2017.

By: Dallas Independent School District

By:

Printed Name

Title

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 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 \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

**SURVEYOR'S STATEMENT**

I, Jonathan E. Cooper, 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 Signed Final Plat.

Dated this the 16th day of February, 2017.

**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 2/16/17.

Jonathan E. Cooper  
Registered Professional Land Surveyor  
No. 5369

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 Jonathan E. Cooper, 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 \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

**GENERAL NOTES**

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ARLINGTON PARK EARLY  
CHILDHOOD CENTER  
LOT 1, BLOCK A/7914**

BEING PART OF CITY OF DALLAS  
OFFICIAL BLOCK NO. 7914  
LOCATED IN THE CITY OF DALLAS, TEXAS  
AND BEING OUT OF THE  
HIRAM BENNETT SURVEY, ABSTRACT NO. 83,  
DALLAS COUNTY, TEXAS  
SHEET 2 OF 2  
CITY PLAN FILE NO. S167-120

SURVEYOR / ENGINEER:  
PACHECO KOCH LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: JONATHAN E. COOPER

OWNER:  
DALLAS INDEPENDENT  
SCHOOL DISTRICT  
3801 HERSHEL AVE  
DALLAS, TX 75219  
PH: 972-925-3700  
CONTACT: TIM STRUCELY

**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY CM	CHECKED BY JEC	SCALE 1"=30'	DATE FEB. 2017	JOB NUMBER 2388-16.445
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ARLINGTON PARK EARLY CHILDHOOD CENTER - PRELIMINARY PLAT