



SURVEYOR'S STATEMENT

I, Dustin D. Davison, 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 from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas State Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the _____ day of _____, 2017.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____ 2017.

NOTARY PUBLIC in and for the State of Texas

GENERAL NOTES:

1. Lot-to-Lot drainage is not permitted without engineering section approval.
2. Basis of Bearings – Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.
3. The purpose of this plat is to create one lot out of part of three tracts owned by the Dallas Independent School District.
4. IRF = Iron rod found for corner.
5. Property is Zoned R7.5(A) per City of Dallas website: <http://dallascityhall.com>
Front Yard = 25'
Side Yard = 10'
Rear Yard = 15'
Height = Maximum 30'

OWNER'S CERTIFICATE

COUNTY OF DALLAS)
STATE OF TEXAS)

WHEREAS, DALLAS INDEPENDENT SCHOOL DISTRICT, is the owner of a 29.40 acre tract of land situated in the James W. Taylor Survey, Abstract Number 1475, Official City of Dallas Block Number 7566, Dallas County, Texas, being part of a called 25.165 acre tract of land described in Warranty Deed to Dallas Independent School District, as recorded in Volume 4489, Page 248, Deed Records, Dallas County, Texas, and being part of a called 7.411 acre tract of land described in Warranty Deed to Dallas Independent School District, as recorded in Volume 465, Page 685, Deed Records, Dallas County, Texas, also being part of a called 9,839 square foot tract of land described in Warranty Deed to Dallas Independent School District, as recorded in Volume 836, Page 176, Deed Records, Dallas County, Texas, said 29.40 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a "X" cut found in concrete at the southeast corner of said called 25.165 acre tract, being the southeast corner of a right-of-way easement to the City of Dallas, as recorded in Volume 597, Page 317, Deed Records, Dallas County, Texas, said corner also being in the North right-of-way line of Wheatland Road (100 foot wide right-of-way), also being in the North line of a 60 foot right-of-way dedication to the County of Dallas, as recorded in Volume 2026, Page 378, Deed Records, Dallas County Texas;

THENCE South 88 degrees 50 minutes 24 seconds West, along the south line of said 25.165 acre tract, along the south line of said right-of-way easement and along said north line of said 60 foot right-of-way dedication, a distance of 1000.00 feet to a "X" cut found in concrete at the southwest corner of said 25.165 acre tract, also being the southwest corner of said right-of-way easement, said corner also being at the intersection of said line of said 60 foot right-of-way dedication with the centerline of Indian Ridge Trail (a variable width right-of-way, 60 foot wide at this point);

THENCE North 01 degree 12 minutes 36 seconds West, departing said north line of said 60 foot right-of-way dedication, along the west line of said called 25.165 acre tract, along the west line of said right-of-way easement and along said centerline of Indian Ridge Trail, a distance of 20.00 feet to a "X" cut found in concrete at the northwest corner of said right-of-way easement, being most westerly southwest corner of a right-of-way dedication to the City of Dallas, as recorded in Volume 844, Page 1419, Deed Records, Dallas County, Texas;

THENCE North 88 degrees 50 minutes 24 seconds East, departing the west line of said called 25.165 acre tract and said centerline of Indian Ridge Trail, along the north line said right-of-way easement and the most westerly south line of said right-of-way dedication, a distance of 30.00 feet to a "X" cut found in concrete for the most westerly southeast corner of said right-of-way dedication, said corner also being in the east right-of-way line of said Indian Ridge Trail;

THENCE North 01 degrees 12 minutes 36 seconds West, departing said north line of said right-of-way easement, along the most westerly east line of said right-of-way dedication and along said east right-of-way line of said Indian Ridge Trail, passing at a distance of 1,130.00 feet the North line of said 25.165 acre tract, the South line of said called 7.411 acre tract, in all a total distance of 1,470.00 feet to a "X" cut found in concrete for the most southerly northwest corner of said right-of-way dedication, said corner also being the intersection of the east right-of-way line of Indian Ridge Trail with the south right-of-way line of Algebra Drive (50 foot wide right-of-way);

THENCE North 88 degrees 50 minutes 24 seconds East, along the most southerly north line of said right-of-way dedication and along said south right-of-way line of said Algebra Drive, a distance of 762.90 feet to a "X" cut found in concrete at the most southerly northeast corner of said right-of-way dedication, said corner also being the intersection of the south right-of-way line of said Algebra Drive with the west right-of-way line of Mc Kissick Lane (60 foot wide right-of-way);

THENCE along the most easterly west line of said right-of-way dedication and along said west right-of-way line of Mc Kissick Lane through the following bearings and distances:

South 00 degrees 54 minutes 36 seconds East, passing at a distance of 340.00 feet the south line of said 7.411 acre tract, the north line of said 25.165 acre tract, in all a total distance of 340.63 feet to a 1/2-inch iron rod found for corner, being the beginning of a curve to the left having a radius of 660.00 feet, a chord bearing South 15 degrees 49 minutes 56 seconds East, a distance of 342.14 feet;

Southerly, along said curve to the left through a central angle of 30 degrees 02 minutes 40 seconds, passing at an arc distance of 217.06 feet the west line of said 9,839 square foot tract, the east line of said called 25.165 acre tract, passing at an arc distance of 343.82 feet the south line of said called 9,839 square foot tract, the most easterly north line of said 25.165 acre tract, in all a total arc distance of 346.09 feet to a 1/2-inch iron rod found for corner for the point of tangency;

South 30 degrees 51 minutes 16 seconds East, a distance of 29.48 feet, to a 1/2-inch iron rod found for corner, being the beginning of a tangent curve to the right having a radius of 600.00 feet, a chord bearing South 15 degrees 42 minutes 26 seconds East, a distance of 313.56 feet;

Southerly, along said curve to the right through a central angle of 30 degrees 17 minutes 40 seconds, an arc distance of 317.24 feet to a 1/2-inch iron rod found for corner for the point of tangency;

South 00 degrees 33 minutes 36 seconds East, a distance of 469.30 feet to a "X" cut found in concrete for the most easterly southwest corner of said right-of-way dedication, said corner also being in the north line of said right-of-way easement;

THENCE North 88 degrees 50 minutes 24 seconds East, departing said west right-of-way line of Mc Kissick Lane, along the north line of said right-of-way easement, and along the most easterly south line of said right-of-way dedication, a distance of 35.00 feet to a "X" cut found in concrete for the northeast corner of said right-of-way easement and the most easterly southeast corner of said right-of-way dedication, said corner also being in the east line of said called 25.165 acre tract;

THENCE South 00 degrees 33 minutes 36 seconds East, along the east line of said right-of-way easement and the east line of said 25.165 acre tract, a distance of 20.00 feet to the **POINT OF BEGINNING**, containing 1,280,561 square feet or 29.40 acres of land, more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Dallas Independent School District, does hereby adopt this plat, designating the hereon described property as **DAVID W. CARTER HIGH SCHOOL ADDITION**, 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 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 _____, 2017.

DALLAS INDEPENDENT SCHOOL DISTRICT

By: _____

Owner

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2017.

NOTARY PUBLIC in and for the State of Texas

PRELIMINARY PLAT
DAVID W. CARTER HIGH SCHOOL ADDITION
Official City of Dallas Block Number 7566
Being part of tracts of land conveyed to
Dallas Independent School District by Deeds Recorded in
Volume 4489, Page 248, Volume 465, Page 685 and
Volume 386, Page 176, Deed Records,
City of Dallas, Dallas County, Texas

DEVELOPER / OWNER
D.I.S.D.
Construction Services (Bond Program)
3801 Herschel Ave., Dallas, Texas 75219

SURVEYOR
ARS Engineers, Inc.
12801 N. Central Expy., Suite 1250
Dallas, Texas 75243
Ph: (214) 739-3152 Fax: (214) 739-3169
Surveying Firm #101319-00
Engineering Firm #F-819
Contact: Dustin D. Davison
January 16, 2017

CITY PLAN FILE NO. S167-093

Scale: 1" = 60'

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