

SURVEYOR'S NOTES

1. Bearings based on the northeast right-of-way line of Monterrey Drive bearing North 59 degrees 45 minutes 27 seconds West, according to the deed to Dallas Independent School District recorded in Volume 3344, Page 440, D.R.D.C.T.
2. "ICM" indicates controlling monument found.
3. Lot-to-lot drainage will not be allowed without Engineering Section approval.
4. Purpose of this Plat: To create 1 lot from 2 lots.
5. Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
6. Existing buildings to remain.

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- D.R.D.C.T.
- M.R.D.C.T.
- INST. No.
- O.P.R.D.C.T.
- V.
- P.
- CM
- I.R.F.
- sq.ft.

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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 ___ day of _____, 2016

RELEASED 1/20/2016 - FOR REVIEW ONLY
NOT TO BE RECORDED

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

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, 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 _____, 2016.

Notary Public in and for the State of Texas

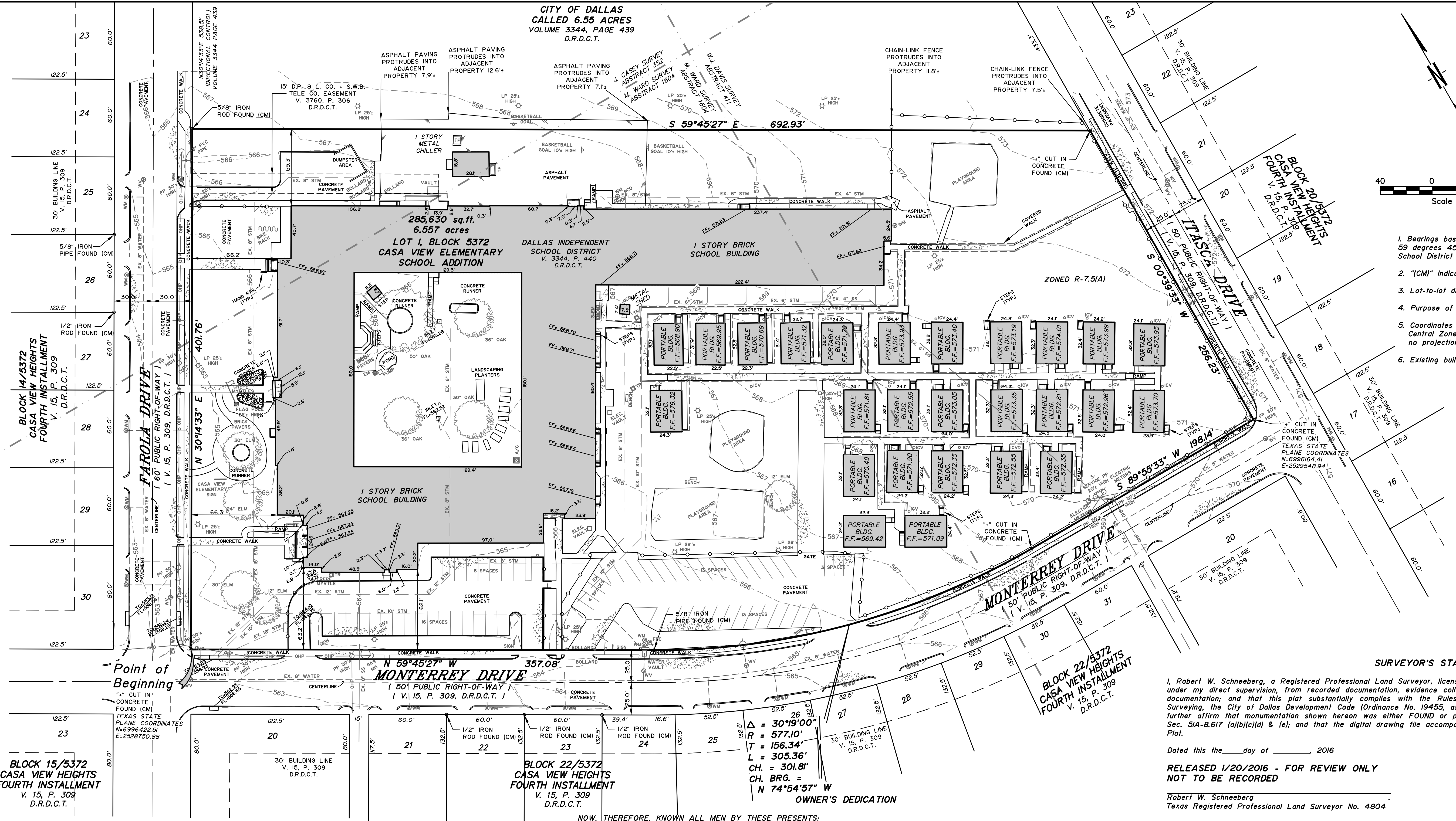
PRELIMINARY PLAT

**CASA VIEW ELEMENTARY SCHOOL ADDITION
LOT 1, BLOCK 5372**

BEING A PLAT OF A
6.557 ACRE TRACT
DALLAS INDEPENDENT SCHOOL DISTRICT
W. J. DAVIS SURVEY, ABSTRACT NO. 411
M. WARD SURVEY, ABSTRACT NO. 1604
J. CASEY SURVEY, ABSTRACT NO. 352
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-111

Gonzalez & Schneeberg
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SCALE 1"=40' DATE JANUARY, 2016 PROJ. NO. 6441-15-09-03 DWG. NO. 58441.plt



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 **CASA VIEW ELEMENTARY 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 roadway 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 _____, 2016.

By: _____
Dallas Independent School District

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____ of Dallas Independent School District 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 _____, 2016.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Dallas Independent School District is the owner of a 6.557 acre tract of land situated in the W.J. Davis Survey, Abstract No. 411, M. Ward Survey, Abstract No. 1604 and J. Casey Survey, Abstract No. 352, Dallas County, Texas and being part of Block 5372 in the City of Dallas, Dallas County, Texas and being all of that called 6.55 acre tract of land described in a deed to the Dallas Independent School District recorded in Volume 3344, Page 440, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING, at a "x" cut in concrete found in the easterly right of way line of Farola Drive (60 foot right-of-way) with the northerly right of way line of Monterrey Drive (50 foot right-of-way);

THENCE, North 30 degrees 14 minutes 33 seconds East, along said easterly right of way line Farola Drive, a distance of 401.76 feet to a 5/8-inch iron rod found for the southwest corner of a called 6.55 acre tract of land described in a deed to the City of Dallas recorded in Volume 3344, Page 439, Deed Records, Dallas County, Texas;

THENCE, South 59 degrees 45 minutes 27 seconds East, along the common line of said Dallas Independent School District and the City of Dallas tract, a distance of 692.93 feet to a "x" cut in concrete found for corner, said corner being in the westerly line of Itasca Drive (50 foot right-of-way);

THENCE, South 00 degrees 39 minutes 33 seconds West, along said westerly right of way line of Itasca Drive, a distance of 256.23 feet to a "x" cut in concrete found for corner in the aforementioned northerly right-of-way line of Monterrey Drive;

THENCE, South 89 degrees 55 minutes 33 seconds West, along said northerly right-of-way line of Monterrey Drive, a distance of 198.14 feet to a "x" cut in concrete found for corner and being the beginning a curve to the right through a central angle of 30 degrees 19 minutes 00 seconds, radius of 577.10 feet and a chord bearing of North 74 degrees 54 minutes 57 seconds West, a distance of 301.81 feet;

THENCE, along said curve to the right an arc length of 305.36 feet to a 5/8-inch iron pipe found for corner;

THENCE, North 59 degrees 45 minutes 27 seconds West, along said northerly right-of-way line of Monterrey Drive, a distance of 357.08 feet to the POINT OF BEGINNING;

CONTAINING, 285,630 square feet or 6.557 acres of land, more or less