

BLOCK 26/5277 FOREST HILLS ESTATES SECOND INSTALLMENT
 V. 27, P. 3
 M.R.D.C.T.
 LOT 1A

BLOCK 2/5283 FOREST HILLS ESTATES SECOND INSTALLMENT
 V. 16, P. 165
 M.R.D.C.T.
 LOT 1A

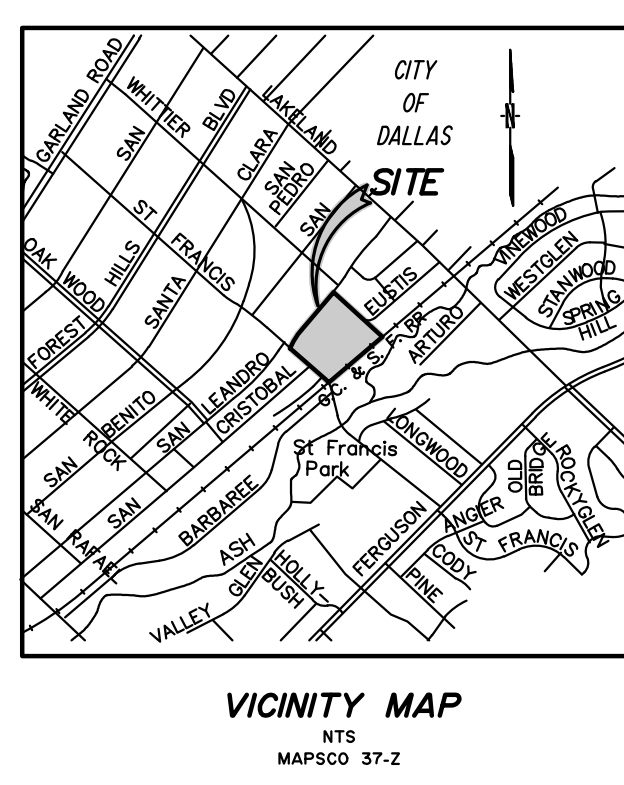
BLOCK 5283 ALEXANDER SANGER ELEMENTARY SCHOOL ADDITION
 DALLAS INDEPENDENT SCHOOL DISTRICT
 V. 4141, P. 226
 D.R.D.C.T.

BLOCK 7041 TEXAS UTILITIES ELECTRIC COMPANY

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 NOTES

- Bearing system for this survey based on a bearing of North 40 degrees 06 minutes 00 seconds East for the southeast right-of-way line of San Leandro Drive, according to the Warranty Deed to Dallas Independent School District recorded in Volume 4141, Page 226 of the Deed Records of Dallas County, Texas.
- "ICM" Indicates controlling monument found.
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- Purpose of this Plat: To create 1 lot.
- 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.
- Existing buildings to remain.



OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, Dallas Independent School District is the owner of a 6.942 acre tract of land situated in the C.A. Lovejoy Survey, Abstract No. 830, City of Dallas, Dallas County, Texas and being all of that tract of land described in Warranty Deed to Dallas Independent School District as recorded in Volume 4141, Page 226 of the Deed Records of Dallas County, Texas, said 6.942 acre tract being more particularly described as follows:

BEGINNING, at a "v" cut in concrete found bearing South 37 degrees 27 minutes 17 seconds East, 0.38 feet at the intersection of the northeast right-of-way line of St. Francis Avenue (a 50-foot wide public right-of-way) and the southeast right-of-way line of San Leandro Drive (a 60-foot wide public right-of-way);

THENCE, North 40 degrees, 06 minutes, 00 seconds East, along the said southeast line of San Leandro Drive, a distance of 532.34 feet to a 1/2-inch iron rod found for corner, said point being the westerly corner of Lot 18, Block 2/5283 of Forest Hills Estates, an addition to the City of Dallas, Texas according to the plat recorded in Volume 16, Page 165 of the Map Records of Dallas County, Texas;

THENCE, South 45 degrees, 32 minutes, 00 seconds East, departing the said southeast line of San Leandro Drive and along the southwest line of Forest Hills Estates, at a distance of 620.52 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner;

THENCE, South 50 degrees, 04 minutes, 00 seconds West, departing the said southwest line of Forest Hills Estates and along the northwest line of the Kansas City Southern Railroad (a 100-foot wide railroad right-of-way) a distance of 524.22 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found at the intersection of the said northeast line of St. Francis Avenue and said northwest line of G.C.S.F. R.R.;

THENCE, North 46 degrees, 31 minutes, 00 seconds West, along the said northeast right-of-way line of St. Francis Avenue, a distance of 528.92 feet to the POINT OF BEGINNING;

CONTAINING, 302,406 square feet or 6.942 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 **ALEXANDER SANGER 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 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 of 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 _____ 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

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 3/29/2016 - 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
 OF
ALEXANDER SANGER ELEMENTARY SCHOOL ADDITION
LOT 1, BLOCK 5283
 BEING ALL OF
 6.942 ACRE TRACT
 DALLAS INDEPENDENT SCHOOL DISTRICT
 3700 Ross Avenue
 Dallas, Dallas County
 Texas 75204

OWNER:
 DALLAS INDEPENDENT SCHOOL DISTRICT
 3700 Ross Avenue
 Dallas, Dallas County
 Texas 75204

ENGINEER - SURVEYOR:
 GONZALEZ & SCHNEEBERG,
 ENGINEERS & SURVEYORS, INC.
 660 North Central Expressway, Suite 250
 Plano, Texas 75074
 Phone: 972-516-8855
 Fax: 972-516-8901

Gonzalez & Schneeberg
 engineers & surveyors

660 N. Central Expressway
 Suite 250, Plano, Texas 75074
 (972) 516-8855 Fax: (972) 516-8901

SCALE 1"=40'
 DATE FEBRUARY, 2016
 PROJ. NO. 5788-15-12-10
 PRO. NO. 5788-15-12-10
 DWG. NO. 5788-preplat.dwg