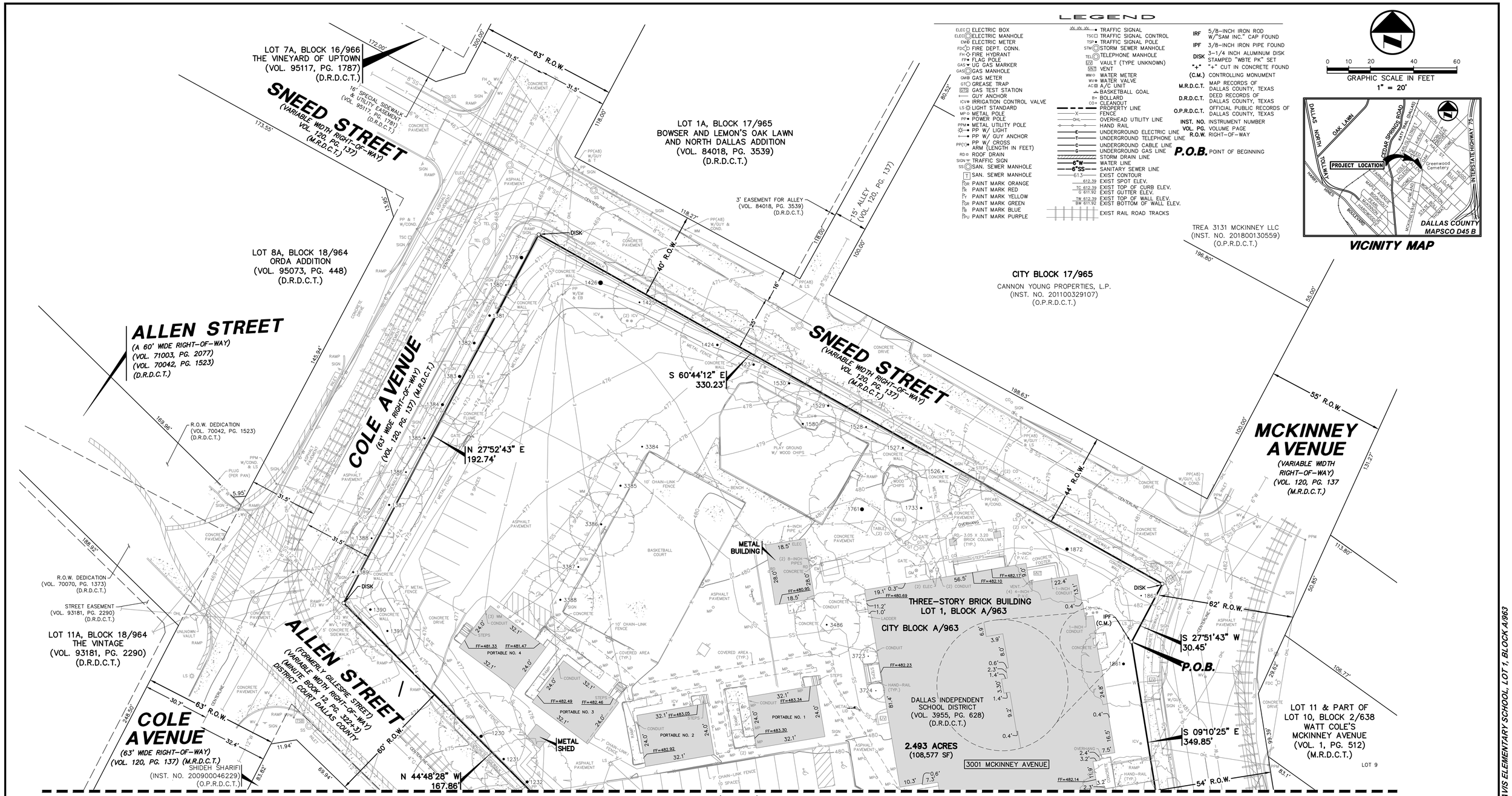

LEGEND

- ELEC ELECTRIC BOX
- ELEC ELECTRIC MANHOLE
- EM ELECTRIC METER
- FDC FIRE DEPT. CONN.
- FH FIRE HYDRANT
- FP FLAG POLE
- GAS UG GAS MARKER
- GAS GAS MANHOLE
- GM GAS METER
- GTC GREASE TRAP
- GRS GAS TEST STATION
- GUY ANCHOR
- ICV IRRIGATION CONTROL VALVE
- LS LIGHT STANDARD
- MP METAL POLE
- PP POWER POLE
- PPM METAL UTILITY POLE
- PP W/ LIGHT
- PP W/ GUY ANCHOR
- PP(X) PP W/ CROSS ARM (LENGTH IN FEET)
- RD ROOF DRAIN
- SIGN TRAFFIC SIGN
- SS SAN. SEWER MANHOLE
- SAN. SEWER MANHOLE
- PAINT MARK ORANGE
- PAINT MARK RED
- PAINT MARK YELLOW
- PAINT MARK GREEN
- PAINT MARK BLUE
- PAINT MARK PURPLE
- TRAFFIC SIGNAL
- TSC TRAFFIC SIGNAL CONTROL
- TSP TRAFFIC SIGNAL POLE
- STM STORM SEWER MANHOLE
- TEL TELEPHONE MANHOLE
- VAULT (TYPE UNKNOWN)
- VENT
- WM WATER METER
- WV WATER VALVE
- AC A/C UNIT
- BASKETBALL GOAL
- B BOLLARD
- CO CLEANOUT
- PROPERTY LINE
- FENCE
- OHL OVERHEAD UTILITY LINE
- HAND RAIL
- E UNDERGROUND ELECTRIC LINE
- T UNDERGROUND TELEPHONE LINE
- C UNDERGROUND CABLE LINE
- G UNDERGROUND GAS LINE
- STORM DRAIN LINE
- 6"W WATER LINE
- 6"SS SANITARY SEWER LINE
- 613 EXIST CONTOUR
- 612.39 EXIST SPOT ELEV.
- TC 612.39 EXIST TOP OF CURB ELEV.
- G 611.92 EXIST GUTTER ELEV.
- TW 612.39 EXIST TOP OF WALL ELEV.
- BW 611.92 EXIST BOTTOM OF WALL ELEV.
- EXIST RAIL ROAD TRACKS

- IRF 5/8-INCH IRON ROD W/"SAM INC." CAP FOUND
- IPF 3/8-INCH IRON PIPE FOUND
- DISK 3-1/4 INCH ALUMINUM DISK STAMPED "WBTE PK" SET
- "+" "+" CUT IN CONCRETE FOUND
- (C.M.) CONTROLLING MONUMENT
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL. PG. VOLUME PAGE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING

0 10 20 40 60
GRAPHIC SCALE IN FEET
1" = 20'

VICINITY MAP

TREE TABLE	
POINT NO.	DESCRIPTION
1230	16" CYPRESS
1231	12" CYPRESS
1232	15" CYPRESS
1233	14" CYPRESS
1378	18" CYPRESS
1380	6" CYPRESS
1381	12" CYPRESS
1382	14" CYPRESS
1383	16" CYPRESS
1384	15" CYPRESS
1385	10" CYPRESS
1386	8" CYPRESS
1387	10" CYPRESS

TREE TABLE	
POINT NO.	DESCRIPTION
1388	8" CYPRESS
1389	10" CYPRESS
1390	12" CYPRESS
1391	10" CYPRESS
1423	12" OAK
1424	12" OAK
1425	8" OAK
1426	24" OAK
1526	10" OAK
1527	10" OAK
1528	8" OAK
1529	10" OAK
1530	10" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
1580	10" CEDAR ELM
1733	12" OAK
1761	20" OAK
1861	14" OAK
1862	6" CYPRESS
1872	17" LIVE OAK
2197	28" OAK
2206	4" MULTI-TRUNK CREPE MYRTLE
2212	4" RED BUD
2217	14" MULTI-TRUNK HOLLY
2256	4" RED BUD
2678	14" CYPRESS
2679	14" CYPRESS

TREE TABLE	
POINT NO.	DESCRIPTION
2681	10" CYPRESS
2682	10" CYPRESS
2683	10" CYPRESS
2684	12" CYPRESS
2687	8" CYPRESS
2689	10" CYPRESS
2690	8" CYPRESS
2691	8" CYPRESS
2692	8" CYPRESS
2693	10" CYPRESS
2695	10" CYPRESS
2696	14" CYPRESS
2811	8" MULTI-TRUNK CREPE MYRTLE

TREE TABLE	
POINT NO.	DESCRIPTION
2921	8" MULTI-TRUNK CREPE MYRTLE
2927	4" MULTI-TRUNK CREPE MYRTLE
2947	14" CYPRESS
2948	10" CYPRESS
2957	6" CYPRESS
2959	12" CYPRESS
2960	14" CYPRESS
3250	16" MULTI-TRUNK CREPE MYRTLE
3384	8" CEDAR ELM
3385	10" CEDAR ELM
3386	10" CEDAR ELM
3387	8" CEDAR ELM
3388	10" CEDAR ELM

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 3/6/19.

GENERAL NOTES

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.
2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Section Approval.
3. The purpose of this plat is to create one lot from unplatted land for redevelopment purposes.
4. All buildings will remain.
5. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.

SURVEYOR:

PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JUSTIN WALDRIP

OWNER:

DALLAS INDEPENDENT SCHOOL DISTRICT
3700 ROSS AVENUE
DALLAS, TEXAS 75204
PH: (972) 925-7200
CONTACT: DON SMITH

SHEET 1 OF 3

PRELIMINARY PLAT

WILLIAM B. TRAVIS ELEMENTARY SCHOOL LOT 1, BLOCK A/963

BEING OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S189-145
ENGINEERING PLAN NO.: 311T-_____

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	CHECKED BY	SCALE	DATE	JOB NUMBER
CO/DHM	MWW/JWW	1"=20'	MARCH 2019	3226-17.495

PRELIMINARY PLAT - WILLIAM B. TRAVIS ELEMENTARY SCHOOL, LOT 1, BLOCK A/963

JWW/R
MAR 6, 2019 12:54 PM
M:\DWG-32\3226-17.495\DWG\SURVEY C3D 2015\3226-17.495PP.DWG