

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Dallas Independent School District is the owner of a 22.596 acre tract of land situated in the Isalah Park Survey, Abstract No. 1144, Dallas County, Texas and being all of that tract of land conveyed to Dallas Independent School District by Warranty Deeds recorded in Volume 569, Page 1293, and Volume 845, Page 1462, Deed Records, Dallas County, Texas; said 22.596 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a PK nail with brass washer stamped "GONZALEZ & SCHNEEBERG ENGINEERS & SURVEYORS TX RPLS 4804" set for the northwest corner of said 22.596 acre tract; said point also being the northwest corner of a 50-foot Street Easement (Wozencraft Drive) recorded in Volume 68215, Page 1756, Deed Records, Dallas County, Texas;

THENCE, North 89 degrees 56 minutes 30 seconds East, with the south line of a 10-foot alley, a distance of 918.37 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" set for the northeast corner of said 22.596 acre tract; said point also being the intersection of the northeast line with the extension of the west line of a tract of land conveyed to the City of Dallas by Warranty Deed recorded in Volume 70168, Page 1593, Deed Records, Dallas County, Texas;

THENCE, South 00 degrees 00 minutes 00 seconds East, with the extension of said City of Dallas tract, at a distance of 50.00 feet passing a 3-1/4-inch aluminum monument stamped "EWELL D. WALKER MIDDLE SCHOOL ADDITION, GSES, INC TX RPLS 4804" set for the northwest corner of said City of Dallas tract; continuing, with the west line of said City of Dallas tract, in all, a distance of 499.40 feet to a 3-1/4-inch aluminum monument stamped "EWELL D. WALKER MIDDLE SCHOOL ADDITION, GSES, INC TX RPLS 4804" set on a 5/8-inch iron rod for the beginning of a tangent circular curve to the right having a radius of 400.00 feet;

THENCE, with the west line of said City of Dallas tract the following metes and bounds:

southwesterly, with said curve to the right through a central angle of 30 degrees 00 minutes 00 seconds, an arc distance of 209.44 feet (chord bears South 15 degrees 00 minutes 00 seconds West, 207.06 feet) to a 3-1/4-inch aluminum monument stamped "EWELL D. WALKER MIDDLE SCHOOL ADDITION, GSES, INC TX RPLS 4804" set on a 5/8-inch iron rod for the end of said curve to the right;

South 30 degrees 00 minutes 00 seconds West, a distance of 6.88 feet to a 3-1/4-inch aluminum monument stamped "EWELL D. WALKER MIDDLE SCHOOL ADDITION, GSES, INC TX RPLS 4804" set on a 5/8-inch iron rod for the beginning of a tangent circular curve to the left having a radius of 470.00 feet;

southwesterly, with said curve to the left, through a central angle of 30 degrees 00 minutes 00 seconds, an arc distance of 246.09 feet (chord bears South 15 degrees 00 minutes 00 seconds West, 243.29 feet) to a 3-1/4-inch aluminum monument stamped "EWELL D. WALKER MIDDLE SCHOOL ADDITION, GSES, INC TX RPLS 4804" set on a 5/8-inch iron rod at the end of said curve to the left;

South 00 degrees 00 minutes 00 seconds East, at a distance of 120.00 feet passing a 3-1/4-inch aluminum monument stamped "EWELL D. WALKER MIDDLE SCHOOL ADDITION, GSES, INC TX RPLS 4804" set on a 5/8-inch iron rod at the southwest corner of said City of Dallas tract; said point also being on the north line of a 5-foot Alley Easement recorded in Volume 68215, Page 1753, Deed Records, Dallas County, Texas; continuing, in all, a distance of 125.00 feet to a PK nail with brass washer stamped "GONZALEZ & SCHNEEBERG ENGINEERS & SURVEYORS TX RPLS 4804" set for corner on the north line of a 10-foot alley created by the plat of Preston Dell Estates recorded in Volume 27, Page 249, Deed Records, Dallas County, Texas;

THENCE, North 90 degrees 00 minutes 00 seconds West, with the common line of said 22.596 acre tract and said 10-foot alley, a distance of 877.51 feet to a PK Nail with brass washer stamped "EWELL D. WALKER MIDDLE SCHOOL ADDITION, GSES, INC TX RPLS 4804" set at the southwest corner of said 22.596 acre tract; said point also being the southwest corner of a 30-foot Street Easement (Nuestra Drive) recorded in Volume 68215, Page 1756, Deed Records, Dallas County, Texas; said point also being the southeast corner of a 30-foot Street Easement (Nuestra Drive) recorded in Volume 68242, Page 754, Deed Records, Dallas County, Texas;

THENCE, with the common line of said 30-foot Street Easements (Nuestra Drive) the following metes and bounds;

North 00 degrees 00 minutes 00 seconds West, a distance of 100.00 feet to a "+" cut in concrete found for the beginning of a tangent circular curve to the right having a radius of 1048.70 feet;

northeasterly, with said curve to the right, through a central angle of 16 degrees 16 minutes 50 seconds, an arc distance of 297.99 feet (chord bears North 08 degrees 08 minutes 25 seconds East, 296.99 feet) to a "+" cut in concrete found for the end of said curve;

North 16 degrees 16 minutes 50 seconds East, a distance of 89.28 feet to a "+" cut in concrete found for the beginning of a tangent circular curve to the left having a radius of 1048.70 feet;

northeasterly, with said curve to the right, through a central angle of 16 degrees 16 minutes 50 seconds, an arc distance of 297.99 feet (chord bears North 08 degrees 08 minutes 25 seconds East, 296.99 feet) to a "+" cut in concrete found for the end of said curve;

North 00 degrees 00 minutes 00 seconds East, a distance of 292.62 feet to the POINT OF BEGINNING;

CONTAINING, 984,299 square feet or 22.596 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 **EWELL D. WALKER MIDDLE 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 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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
Donald Smith  
Interim Director Executive  
Dallas ISD Construction Services

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Donald Smith, 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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**SURVEYOR'S NOTES**

1. Bearing for this plat are based upon the north line of 50-foot Street Easement (Wozencraft Drive) bearing North 89 degrees 56 minutes 30 seconds East, as recorded in Volume 68215, Page 1756, Deed Records, Dallas County, Texas.

2. Lot-to-lot drainage will not be allowed without Engineering Section approval.

3. Purpose of this Plat: To create 1 platted lot.

4. 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.

5. Buildings will remain on this site.

**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 \_\_\_\_\_, 2018.

RELEASED 6/20/2018 - FOR REVIEW ONLY  
NOT TO BE RECORDED

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

STATE OF TEXAS  
COUNTY OF DALLAS

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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SHEET 2 OF 2  
**PRELIMINARY PLAT**  
OF  
**EWELL D. WALKER**  
**MIDDLE SCHOOL ADDITION**  
**LOT 1, BLOCK 1/6994**  
BEING A PLAT OF A TRACT OF LAND  
CONVEYED TO THE  
Dallas Independent School District  
IN V. 569, P. 1293 & V. 845, P. 1462, D.R.D.C.T.  
OUT OF THE  
ISAIAH PARK SURVEY, ABSTRACT NO. 1144  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S178-280  
ENGINEERING NO. 311T-XXXX

**ENGINEER - SURVEYOR:**  
Robert Schneeberg, P.E., R.P.L.S.  
robert.schneeberg@gs-engineers.com  
GONZALEZ & SCHNEEBERG,  
ENGINEERS & SURVEYORS, INC.  
2100 Lakeside Boulevard, Suite 200  
Richardson, Texas 75082  
Phone: 972-516-8855

**OWNER:**  
DALLAS INDEPENDENT SCHOOL DISTRICT  
3700 ROSS AVENUE  
DALLAS, TX 75204  
972-925-3700

**CONTACT:**  
Joseph Sweat  
C56320@dallasisd.org  
972-925-7307

**Gonzalez & Schneeberg**  
**engineers = surveyors**  
TX ENGINEERING FIRM REG. NO. F-3376 TX SURVEYING FIRM REG. NO. 100752-00  
2100 Lakeside Boulevard  
Suite 200, Richardson, Texas  
75082 - (972) 516-8855  
6687-17-09-07 6687preplat.dwg

SCALE 1" = 60'  
DATE JUNE, 2018  
PROJ. NO. 6687-17-09-07  
DWG. NO. 6687preplat.dwg