

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Dallas Independent School District is the owner of a 12.158 acre tract of land situated in the James B. McCommas Survey, Abstract No. 866, Dallas County, Texas and being part of Block 5961, City of Dallas, Texas; said tract being comprised of the following tracts:

- * all of a called 9.12 acre tract of land described as First Tract and all of a called 0.165 acre tract of land described as Second Tract in a deed to the Dallas Independent School District recorded in Volume 3865, Page 627, Deed Records, Dallas County, Texas;
 - * all of a called 2.33 acre tract of land described in a deed to Dallas Independent School District recorded in Volume 4247, Page 34, Deed Records, Dallas County, Texas;
 - * all of a called Tract 2 of the City of Dallas Ordinance No. 6712, and
 - * all of a called Tract (b) of the City of Dallas Ordinance No. 7102;
- said 12.158 acre tract and being more particularly described as follows:

BEGINNING, at a PK nail with 2-inch brass washer stamped "LENORE KIRK HALL ELEMENTARY SCHOOL GSES INC TX RPLS 4804" set in asphalt (P.K.N.S.) in the northerly right-of-way line of Illinois Avenue (a variable width right-of-way) with the easterly right-of-way line of Keats Drive (25 foot right-of-way);

THENCE; along said easterly right-of-way line of Keats Drive as follows:

North 00 degrees 35 minutes 55 seconds West, a distance of 394.67 feet to a P.K.N.S. in asphalt for corner at the beginning of a tangent circular curve to the left having a radius of 555.73 feet;

northerly, with said curve to the left, through a central angle of 16 degrees 23 minutes 00 seconds, an arc length of 158.91 feet (chord bears North 08 degrees 47 minutes 25 seconds West a distance of 158.37 feet) to a P.K.N.S. in asphalt for corner;

North 16 degrees 58 minutes 55 seconds West, a distance of 35.90 feet to a P.K.N.S. in asphalt for corner at the beginning of a tangent circular curve to the right having a radius of 591.05 feet;

northerly, with said curve to the right, through a central angle of 15 degrees 25 minutes 00 seconds, an arc length of 159.03 feet (chord bears North 09 degrees 16 minutes 25 seconds West a distance of 158.56 feet) to a P.K.N.S. in asphalt for corner;

North 01 degrees 39 minutes 00 seconds West, a distance of 104.16 feet to a P.K.N.S. in asphalt for corner;

THENCE, North 89 degrees 27 minutes 06 seconds East, departing said easterly right-of-way line of Keats Drive, a distance of 25.00 feet to a "+" in concrete found for corner and being the southwest corner of Lot 1, Block H/5961, of the Roland Hills Addition an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 13, Page 307, Map Records, Dallas County, Texas and said corner being the beginning of a tangent circular curve to the left having a radius of 581.19 feet;

THENCE, easterly, with said curve to the left and said southerly line of said Roland Hills Addition, through a central angle of 37 degrees 56 minutes 00 seconds, an arc length of 384.78 feet (chord bears North 70 degrees 29 minutes 02 seconds East a distance of 377.79 feet) to a "+" in concrete found for the beginning of a tangent circular curve to the right having a radius of 566.19 feet;

THENCE, easterly, with said curve to the right and said southerly line of Roland Hills Addition, through a central angle of 37 degrees 56 minutes 00 seconds, an arc length of 374.65 feet (chord bears North 70 degrees 29 minutes 02 seconds East a distance of 368.04 feet) to a "+" in concrete found for corner;

THENCE, North 89 degrees 27 minutes 02 seconds East, with said southerly line of Roland Hills Addition, a distance of 85.76 feet to a "+" in concrete found for the northwest corner of Lot 4, Block G/5961, of the Subdivision of a 3.02 acre tract out of James B. McCommas Survey, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 32, Page 159, Map Records, Dallas County, Texas;

THENCE, with the westerly line of said subdivision of a 3.02 acre tract as follow:

South 00 degrees 35 minutes 03 seconds East, a distance of 126.00 feet to an 3-1/4-inch aluminum disk stamped "LENORE KIRK HALL ELEMENTARY SCHOOL GSES INC TX RPLS 4804" on a 5/8-inch iron rod set (A.M.S.) for corner;

South 45 degrees 55 minutes 06 seconds East, a distance of 35.35 feet to an A.M.S.;

South 00 degrees 30 minutes 07 seconds East, a distance of 300.20 feet to an A.M.S.;

THENCE, South 89 degrees 28 minutes 29 seconds West, a distance of 6118 feet to an A.M.S. for the beginning of a tangent circular curve to the left having a radius of 425.02 feet;

THENCE, with the southerly line of said Tract 2 of the 25-foot Street Abandonment Ordinance No. 6712 as follows:

westerly, through a central angle of 24 degrees 36 minutes 05 seconds, an arc length of 182.49 feet (chord bears South 77 degrees 09 minutes 10 seconds West a distance of 181.09 feet) to a bent 5/8-inch iron rod found for the end of said curve;

South 64 degrees 55 minutes 42 seconds West, a distance of 104.32 feet to a 5/8-inch iron rod found for the beginning of a tangent circular curve to the left having a radius of 175.00 feet;

southwesterly, through a central angle of 65 degrees 33 minutes 44 seconds, an arc length of 200.25 feet (chord bears South 32 degrees 08 minutes 50 seconds West a distance of 189.50 feet) to an A.M.S.;

South 00 degrees 38 minutes 02 seconds East, a distance of 396.16 feet to a P.K.N.S. in concrete for corner on the northerly right-of-way line of said Illinois Avenue;

THENCE, South 89 degrees 21 minutes 13 seconds West, with said northerly right-of-way line of Illinois Avenue, a distance of 347.04 feet to the POINT OF BEGINNING;

CONTAINING, 529,594 square feet or 12.158 acres or land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW 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 **LENORE KIRK HALL ELEMENTARY SCHOOL**, 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2022.

Brent Alfred
Deputy Chief of 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 Brent Alfred, 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 _____, 2022.

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 Engineers and Land Surveyors, 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 _____, 2022.

**RELEASED 02/22/2022 - 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 _____, 2022.

Notary Public in and for the State of Texas

SHEET 1 OF 2

**PRELIMINARY PLAT
OF
LENORE KIRK HALL
ELEMENTARY SCHOOL
LOT 1, BLOCK 5961**

12.158 ACRES

LOCATED IN
CITY OF DALLAS BLOCK 5961

JAMES B. MCCOMMAS SURVEY, ABSTRACT NO. 866
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S212-123
ENGINEERING NO. DP21-XXXX

Gonzalez & Schneeberg
engineers ■ surveyors

TX ENGINEERING FIRM REG. NO. F-3576
2100 Lakeside Boulevard
Suite 200, Richardson, Texas
75082 - (972) 516-8855

TX SURVEYING FIRM REG. NO. 100752-00
DWG. NO. 7225 pre-plat.dwg

ENGINEER - SURVEYOR:
Robert Schneeberg, P.E., R.P.L.S.
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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:
Tayseer Hourani
C87330@dallasisd.org
972.925.7238

SCALE 1" = 60'
DATE FEBRUARY, 2022

PROJ. NO. 7225-21-09-16

DWG. NO. 7225 pre-plat.dwg