


GRAPHIC SCALE IN FEET



0 25 50 75 100

SCALE: 1" = 50'

1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTED REALIZATION 2011.
2. GRID COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011), NO SCALE FACTOR AND NO PROJECTIONS.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM AN UNPLATTED TRACT OF LAND SITUATED IN CITY BLOCKS 7295 AND 7390.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
5. ALL IMPROVEMENTS ON THE PROPERTY WILL REMAIN.
6. THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48130C0365K, REVISED JULY 7, 2014, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
7. REFERENCE BENCHMARK:
CITY OF DALLAS BENCHMARK 38-X-3
NATION GEODIC SURVEY DSC C971 ON NORTHEAST CORNER OF CONCRETE FLAG POLE BASE. PUBLISHED
ELEVATION = 534.85' (NGVD29)
STANTEC GPS ELEVATION = 534.57' (NAVD88)

TBM NO. 1: PK NAIL WITH WASHER STAMPED "STANTEC" SET IN CONCRETE SIDEWALK AS SHOWN
ELEVATION = 530.80'

TBM NO. 2: 5/8" IRON ROD WITH CAP STAMPED "STANTEC" SET AS SHOWN.
ELEVATION = 530.82'

AMON	3-1/4-INCH ALUMINUM MONUMENT STAMPED "SS CONNER ES ADDITION" - "STANTEC" AFFIXED TO A 5/8-INCH IRON ROD SET
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
PFC	POINT FOR CORNER
F.F. ELEV.	FINISH FLOOR ELEVATION
CIRF	IRON ROD WITH PLASTIC CAP FOUND
XF	CUT "X" FOUND
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
(XXX')	RECORD DISTANCE
⊕	CENTERLINE
FD	FIRE DEPARTMENT CONNECTION
⊕	FIRE HYDRANT
♿	HANDICAP PARKING SPACE
⊠	WATER METER
—	SIGN POST
⊠	WATER VALVE
△	TELECOMMUNICATIONS RISER
⊘	POWER POLE
☆	LIGHT POLE
—	GUY ANCHOR
○ CO	CLEANOUT
○ WWH	WASTEWATER MANHOLE
○ GTH	GREASE TRAP MANHOLE
○ SDMH	STORM DRAIN MANHOLE
— WW —	WASTEWATER LINE
— W —	WATER LINE
— SD —	STORM DRAIN LINE
☐	TREE CANOPY

BEING A PART OF CITY BLOCK 7295 AND CITY BLOCK 7390
BEING OUT OF THE JOHN DANIEL SURVEY, ABSTRACT NO. 402
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-064
FEBRUARY 20, 2024

SURVEYOR:
STANTEC CONSULTING SERVICES, INC.
6080 TENNYSON PARKWAY, SUITE 200
PLANO, TEXAS 75024
PH: (214) 437-2400
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPELS FIRM NO. 10194477



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, DALLAS INDEPENDENT SCHOOL DISTRICT IS THE OWNER OF A 10.737 ACRE TRACT OF LAND SITUATED IN THE JOHN DANIEL SURVEY ABSTRACT, NO. 402, CITY OF DALLAS BLOCK NO 7295 AND 7390, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A CALLED 2.99 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DALLAS INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 4205, PAGE 230, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), ALL OF THE REMAINDER OF A CALLED 8.21 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DALLAS INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 4192, PAGE 646, D.R.D.C.T., AND ALL OF THE REMAINDER OF A CALLED 1.514 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO DALLAS INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 5655, PAGE 443, D.R.D.C.T.; SAID 10.737 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3-1/4-INCH ALUMINUM MONUMENT STAMPED "SS CONNER ES ADDITION" - "STANTEC" AFFIXED TO A 5/8-INCH IRON ROD (HEREAFTER REFERRED TO AS "AMON") SET FOR THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF JOHN WEST ROAD (100-FOOT PUBLIC RIGHT-OF-WAY) AND THE WEST RIGHT OF WAY LINE OF GREENMEADOW DRIVE (60-FOOT PUBLIC RIGHT-OF-WAY), AND FROM WHICH A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 15, BLOCK J/7391 OF FOURTH INSTALLMENT, EASTWOOD ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48, PAGE 65 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.), BEARS NORTH 89°45'27" EAST A DISTANCE OF 60.00 FEET AND NORTH 00°28'22" EAST A DISTANCE OF 214.78 FEET;

THENCE SOUTH 89°45'27" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID JOHN WEST ROAD, A DISTANCE OF 244.23 FEET TO AN AMON SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 522.96 FEET AND BEING IN THE NORTHEASTERLY RIGHT OF WAY LINE OF LAKELAND DRIVE (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID LAKELAND DRIVE NORTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44°07'55" FOR AN ARC LENGTH OF 402.81 FEET, A CHORD BEARING OF NORTH 68°10'34" WEST AND A CHORD DISTANCE OF 392.93 FEET TO AN AMON SET FOR THE POINT OF TANGENCY;

THENCE NORTH 46°06'34" WEST, CONTINUING ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID LAKELAND DRIVE, A DISTANCE OF 286.19 FEET TO AN AMON SET FOR THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LAKELAND DRIVE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOREST CLIFF DRIVE (60-FOOT PUBLIC RIGHT-OF-WAY) AND FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF LOT 32, BLOCK K/7391 OF SAID FOURTH INSTALLMENT, EASTWOOD ADDITION BEARS NORTH 43°53'22" EAST, A DISTANCE OF 80.30 FEET AND NORTH 46°06'38" WEST, A DISTANCE OF 60.00 FEET;

THENCE ALONG THE SOUTHEASTERLY AND SOUTHERLY RIGHT OF WAY LINE OF SAID FOREST CLIFF DRIVE THE FOLLOWING CALLS:

NORTH 43°53'22" WEST, A DISTANCE OF 397.76 FEET TO AN AMON SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45°52'00" FOR AN ARC LENGTH OF 336.22 FEET, A CHORD BEARING OF NORTH 66°49'22" EAST AND A CHORD DISTANCE OF 327.31 FEET TO AN AMON SET FOR THE POINT OF TANGENCY;

NORTH 89°45'22" EAST, A DISTANCE OF 244.86 FEET TO AN AMON SET FOR THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID FOREST CLIFF DRIVE AND THE WEST RIGHT OF WAY LINE OF SAID GREENMEADOW DRIVE;

THENCE SOUTH 00°28'22" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID GREENMEADOW DRIVE, A DISTANCE OF 760.00 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 407,704 SQUARE FEET OR 10.737 ACRES OF LAND;

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 DESCRIBED PROPERTY AS S.S. CONNER 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 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 BUILDINGS, 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 _____, 2024.

DALLAS INDEPENDENT SCHOOL DISTRICT

BY: _____
BRENT ALFRED

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KATHLEEN LENIHAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, MICHAEL J. MURPHY, 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 THE 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 _____, 2024.

MICHAEL J. MURPHY, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5724

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
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5724
February 21, 2024

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL J. MURPHY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, TONY SHIDID, CHAIRPERSON OR BRENT RUBIN, VICE CHAIRPERSON OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLAN COMMISSION OF THE CITY OF DALLAS ON THE ____ DAY OF _____, A.D. 20____, AND SAME WAS DULY APPROVED ON THE ____ DAY OF _____, A.D. 20____, BY SAID COMMISSION.

CHAIRPERSON OR VICE CHAIRPERSON
CITY PLAN COMMISSION
DALLAS, TEXAS

ATTEST:

SECRETARY

PRELIMINARY PLAT
S.S. CONNER ELEMENTARY
SCHOOL ADDITION

LOT 1, BLOCK A/7295

BEING A PART OF CITY BLOCK 7295 AND CITY BLOCK 7390
BEING OUT OF THE JOHN DANIEL SURVEY, ABSTRACT NO. 402
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-064
FEBRUARY 21, 2024

OWNER\APPLICANT:
DALLAS INDEPENDENT SCHOOL DISTRICT
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DALLAS, TEXAS 75231
PH: (972) 925-7303
CONTACT: KATHLEEN LENIHAN

SURVEYOR:
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