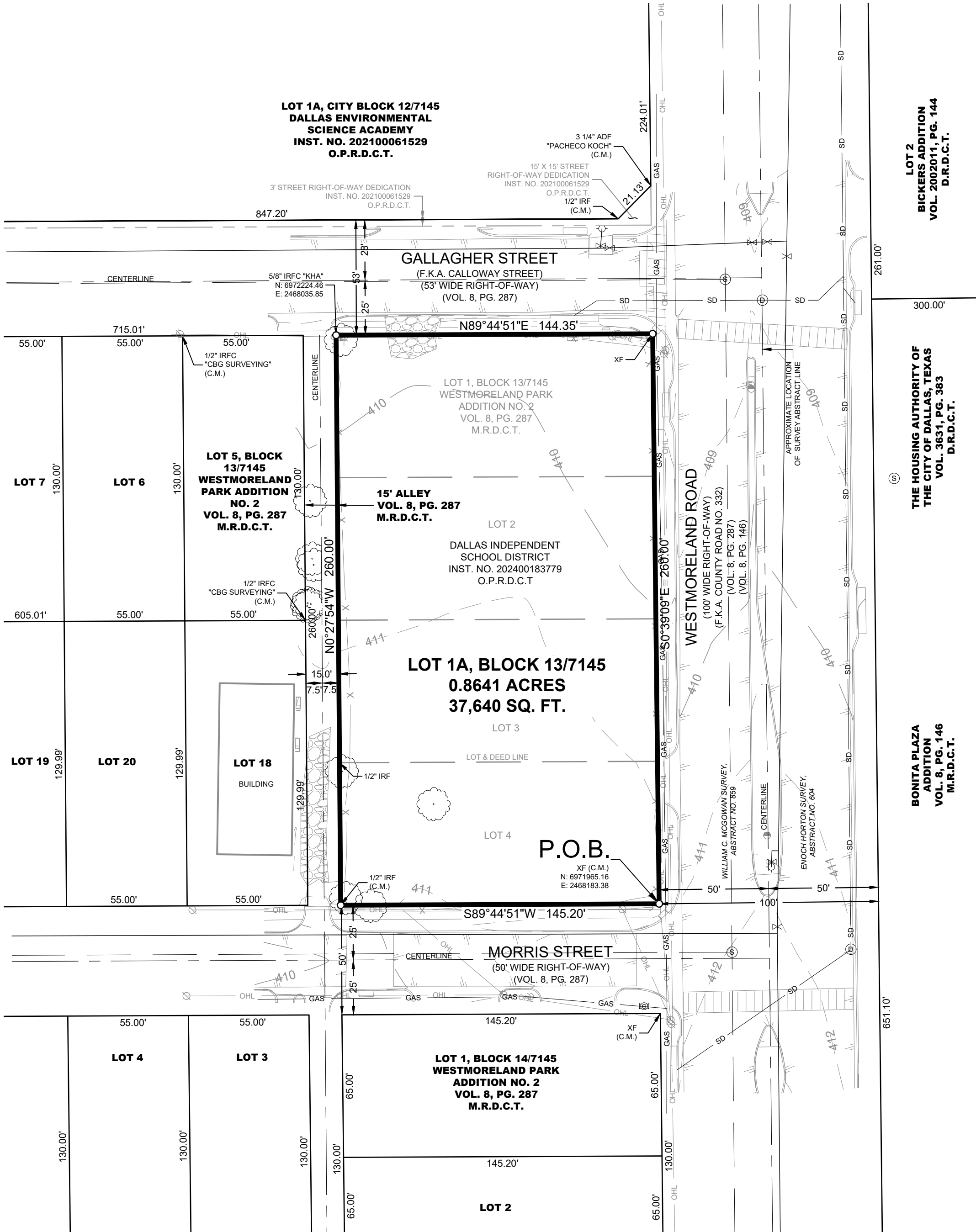


LEGEND

P.O.B. = POINT OF BEGINNING
ADF = ALUMINUM DISK FOUND
XF = "X" CUT IN CONCRETE FOUND
F.K.A. = FORMERLY KNOWN AS
IRF = IRON ROD FOUND
IRFC = IRON ROD WITH PLASTIC CAP FOUND
C.M. = CONTROLLING MONUMENT
INST. NO. = INSTRUMENT NUMBER
VOL. PG. = VOLUME, PAGE
SQ. FT. = SQUARE FEET
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



NOTES:

- Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).
- The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.
- The purpose of this plat is to create 1 lot from 4 previously platted lots.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- Iron rod with red plastic cap stamped "KHA" set in prior ALTA survey.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Andor Properties, LLC is the owner of a tract of land situated in the William C. McGowan Survey, Abstract No. 859, City of Dallas, Dallas County, Texas, and being all of Lots 1-4, Block 13/7145, Westmoreland Park Addition No. 2, an addition to the City of Dallas according to the plat recorded in Volume 8, Page 287, Map Records, Dallas County, Texas, and being all of a tract of land described in Special Warranty Deed to DALLAS INDEPENDENT SCHOOL DISTRICT, recorded in Instrument No. 202400183779, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found at the intersection of the west right-of-way line of Westmoreland Road (a 100-foot wide right-of-way) and the north right-of-way line of Morris Street (a 50-foot wide right-of-way), and being the southeast corner of said DALLAS INDEPENDENT SCHOOL DISTRICT tract;

THENCE South 89°44'51" West, with said north right-of-way line of Morris Street, and the south line of said DALLAS INDEPENDENT SCHOOL DISTRICT tract, a distance of 145.20 feet to a 1/2" iron rod found for the southwest corner of said Lot 4 and DALLAS INDEPENDENT SCHOOL DISTRICT tract, at the intersection of said north right-of-way line of Morris Street and the east right-of-way line of a 15-foot wide alley recorded in said Westmoreland Park Addition No. 2;

THENCE North 00°27'54" West, with the west lines of said Lots 1-4 and said DALLAS INDEPENDENT SCHOOL DISTRICT tract, and the east right-of-way line of said 15-foot wide alley, a distance of 260.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for the northwest corner of said Lot 1 and DALLAS INDEPENDENT SCHOOL DISTRICT tract, at the intersection of said east right-of-way line of said 15-foot wide alley and the south right-of-way line of Gallagher Street (a 53-foot wide right-of-way, formerly known as Calloway Street);

THENCE North 89°44'51" East, with said south right-of-way line of Gallagher Street and the north line of said DALLAS INDEPENDENT SCHOOL DISTRICT tract, a distance of 144.35 feet to an "X" cut in concrete found for the northeast corner of said Lot 1 and said DALLAS INDEPENDENT SCHOOL DISTRICT tract, at the intersection of said south right-of-way line of Gallagher Street and said west right-of-way line of Westmoreland Road;

THENCE South 00°39'09" East, with said west right-of-way line of Westmoreland Road and the east lines of said Lots 1-4 and said DALLAS INDEPENDENT SCHOOL DISTRICT tract, a distance of 260.00 feet to the **POINT OF BEGINNING** and containing 37,640 square feet or 0.8641 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 **DISD CAREER INSTITUTE WEST 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 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 ___ day of _____, 202__.

By: **DALLAS INDEPENDENT SCHOOL DISTRICT**

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ 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 _____, 20__.

Notary Public in and for the State of Texas _____

SURVEYOR'S STATEMENT:

I, J. Andy Dobbs, 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 Regulations.

Dated this _____ day of _____, 20__.

J. Andy Dobbs Date
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

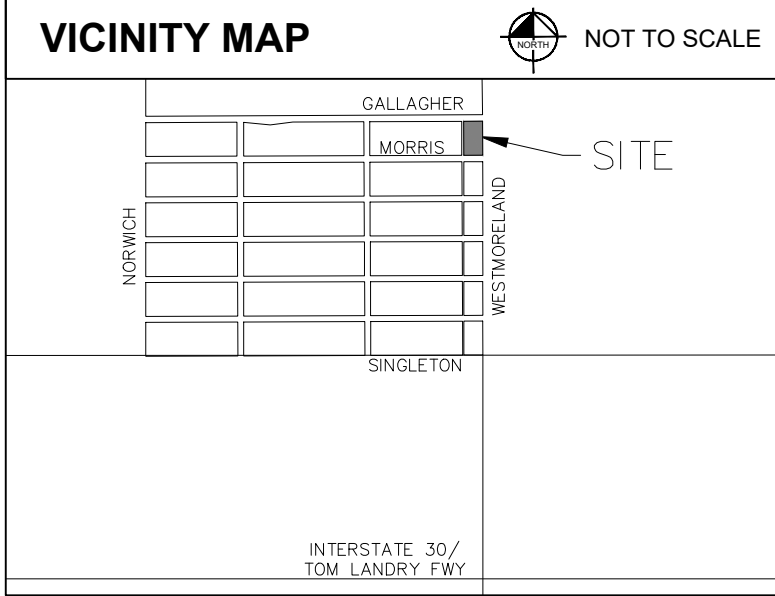
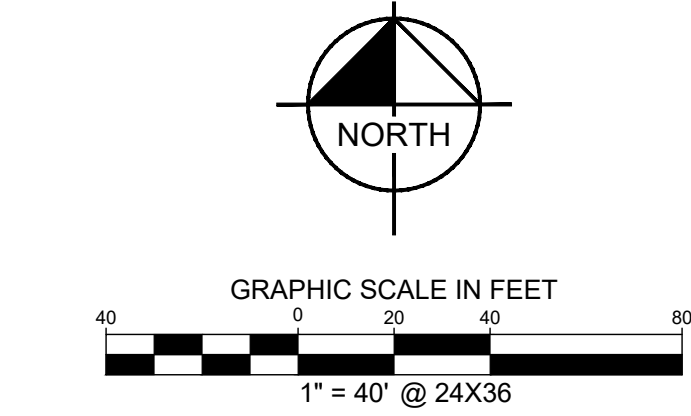
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of Texas _____

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



LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or 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
DISD CAREER INSTITUTE WEST ADDITION
LOT 1A, BLOCK 13/7145
BEING A REPLAT OF LOTS 1-4, BLOCK 13/7145,
WESTMORELAND PARK ADDITION NO. 2
0.8641 ACRES SITUATED IN THE
WILLIAM C. MCGOWAN SURVEY, ABSTRACT NO. 859
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER: PLAT-26-000195

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
FIRM # 10115500
Tel. No. (469) 718-8849
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DMW	GGL/ECB	Jul. 2026	064619701	1 OF 1

OWNER/APPLICANT:
DALLAS INDEPENDENT SCHOOL DISTRICT
9400 NORTH CENTRAL EXPRESSWAY, SUITE 800
DALLAS, TX 75231
PHONE: 972-925-7373
CONTACT: DAVID MOGRAY
EMAIL: C49180@DALLASISD.ORG

ENGINEER:
CLICK ENGINEERING
2218 BRYAN STREET, SUITE 150
DALLAS, TX 75201
PHONE: 214-871-2302
CONTACT: MATTHEW CAIN
EMAIL: MCAIN@CLICKENG.COM

SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-718-8849
CONTACT: J. ANDY DOBBS, R.P.L.S.
ANDY.DOBBS@KIMLEY-HORN.COM