

NOTES:

1. BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. PROPERTY HAS DIRECT PHYSICAL ACCESS TO GOODYEAR DRIVE AND ALTMAN DRIVE.
3. (CM) INDICATES CONTROLLING MONUMENT.
4. ALL STRUCTURES ON PROPERTY WILL REMAIN. NO BUILDINGS ARE TO BE DEMOLISHED.
5. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, COMMUNITY - PANEL NO. 48113C 0170 K AND 48113C 0190 K, DATED JULY 7, 2014, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" - "AREA OF MINIMAL FLOOD HAZARD".
6. ZONING: INDUSTRIAL RESEARCH (IR)
FRONT - 30' SIDE/REAR - 30' AND MUST COMPLY WITH PD ARTICLE 639, EXHIBIT 639A.
7. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE ONE LOT AND ONE BLOCK SUBDIVISION.

OWNER'S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, DALLAS INDEPENDENT SCHOOL DISTRICT, BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT, DO HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, F. P. CAILLET ELEMENTARY SCHOOL SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AND DO HEREBY DEDICATE IN FEE SIMPLE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREON.

DALLAS INDEPENDENT SCHOOL DISTRICT DOES HEREBY BIND THEMSELVES, SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREET, ALLEYS, EASEMENTS AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF; NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS ON SAID PLAT. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING AND ADDITION TO OR REMOVING ALL OR PART OF ITS PERSPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.
WITNESS OUR HAND THIS _____ DAY OF _____, 2025.

PRELIMINARY

NOT TO BE RECORDED
FOR ANY PURPOSE

NAME: _____

TITLE: _____

SURVEYOR'S CERTIFICATE:




I HEREBY CERTIFY THIS PRELIMINARY PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT, AS AMENDED.

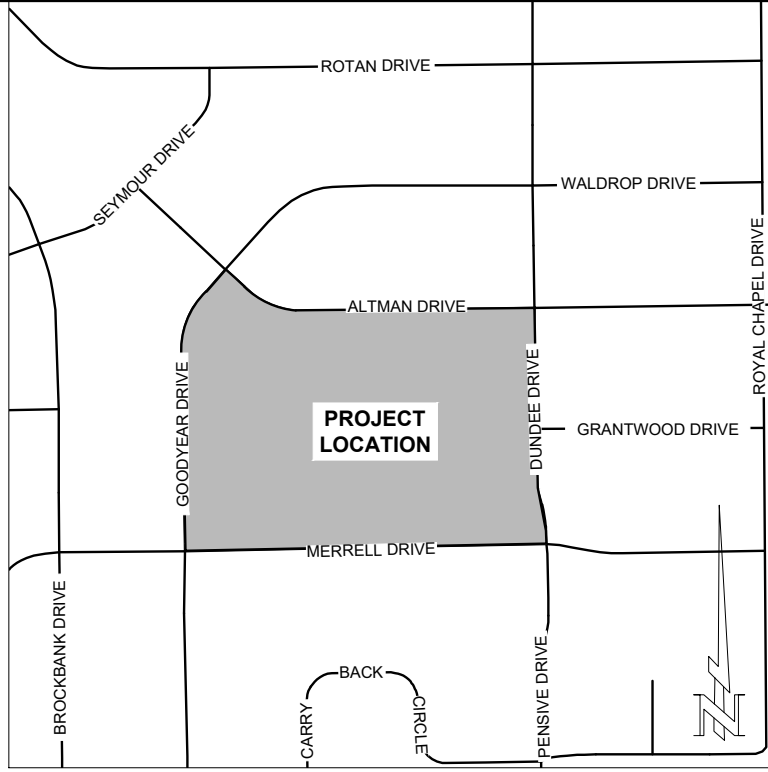
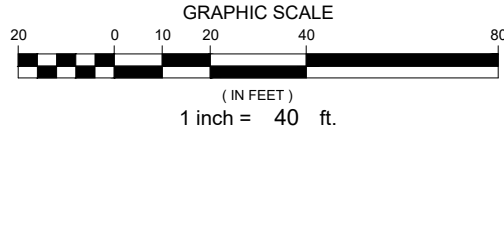
PRELIMINARY

NOT TO BE RECORDED
FOR ANY PURPOSE

MARK OVERTON LAYNE
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7091

JANUARY 31, 2025
DATE

























TREE LEGEND	
	OAK TREES (3)
	CAPE MYRTLE TREES (9)
	LANDSCAPING TREE (53)



VICINITY MAP

SCALE 1" = 500'

LEGEND

	POWER POLE
	POWER POLE W/ TRANSFORMER
	LIGHT POLE
	GUY WIRE
	ELECTRIC TRANSFORMER PAD
	UTILITY JUNCTION BOX
	ELECTRIC METER
	FENCE POST
	GAS METER
	WATER METER
	WATER VALVE
	TELEPHONE PEDESTAL
	CLEANOUT
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	FIBER OPTIC SIGN
	HANDICAP SIGN
	STOP SIGN
	BINGHAM & GAS USA TAYLOR SIGN
	AT & T BOX
CONC	CONCRETE
	OVERHEAD ELECTRIC
	SANITARY SEWER
	CHAINLINK FENCE
	GAS LINE

METES AND BOUNDS DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 11.241 ACRES OF LAND IN THE W. MOONEYHAM SURVEY, A-946, DALLAS COUNTY, TEXAS, BEING ALL OF A TRACT WHICH WAS CALLED 13.67 ACRES AND CONVEYED FROM AMERICAN HOME REALTY, INC., TO DALLAS INDEPENDENT SCHOOL DISTRICT, BY AN INSTRUMENT OF RECORD IN VOLUME 4001, PAGE 451, OF THE DALLAS COUNTY DEED RECORDS, (DCDR), SAID 11.241 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BASING BEARINGS ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD 83) NORTH CENTRAL ZONE, TO WIT:

BEGINNING AT A 5/8" IRON ROD (CONTROLLING MONUMENT) FOUND FOR SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF SAID 13.67 ACRES, LYING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY (R-O-W) LINE OF MERRELL ROAD, A PUBLIC ROAD, AND EAST R-O-W LINE OF GOODYEAR DRIVE, A PUBLIC ROAD, HAVING THE COORDINATES: N: 7.009.832.00', AND E: 2.467.001.72';

THENCE DEPARTING MERRELL ROAD, N00°50'40"W, 484.07 FEET, ALONG THE COMMON LINE OF SAID 13.67 ACRE TRACT AND SAID EAST R-O-W LINE TO A 5/8" IRON ROD FOUND AT THE BEGINNING OF A CURVE;

THENCE 151.29 FEET, CONTINUING ALONG SAID COMMON LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT, (DELTA= 43°33'01", RADIUS= 197.53 FEET, CHORD= N20°54'50"E, 147.62 FEET), TO A 5/8" IRON ROD FOUND AT END OF CURVE;

THENCE N42°41'02"E, 49.10 FEET, CONTINUING ALONG SAID COMMON LINE TO A SET "X" IN CONCRETE FOR NORTHWEST CORNER AND END OF CURVE, LYING AT THE INTERSECTION OF SAID EAST R-O-W LINE AND SOUTH R-O-W LINE OF ALTMAN DRIVE, A PUBLIC ROAD;

THENCE DEPARTING GOODYEAR DRIVE, S46°31'32"E, 32.72 FEET ALONG THE COMMON LINE OF SAID 13.67 ACRE TRACT AND SAID SOUTH R-O-W LINE, TO A 5/8" IRON ROD SET (STAMPED JOHNSON & PACE, INC.) AT THE BEGINNING OF A CURVE;

THENCE 181.85 FEET, CONTINUING ALONG SAID COMMON LINE AND ALONG THE ARC OF A CURVE TO THE LEFT, (DELTA= 43°45'03", RADIUS= 238.15 FEET, CHORD= S68°35'53"E, 177.46 FEET), TO A 5/8" IRON ROD SET FOR CORNER AND END OF CURVE;

THENCE N89°20'33"E, 583.90 FEET, CONTINUING ALONG SAID COMMON LINE TO A 5/8" IRON ROD SET FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID 13.67 ACRE TRACT, LYING AT THE INTERSECTION OF SAID SOUTH R-O-W LINE AND WEST R-O-W LINE OF DUNDEE DRIVE, A PUBLIC ROAD;

THENCE S00°32'05"E, 395.16 FEET, ALONG THE COMMON LINE OF SAID 13.67 ACRE TRACT AND SAID WEST R-O-W LINE TO A 5/8" IRON ROD SET AT THE BEGINNING OF A CURVE;

THENCE 75.10 FEET, CONTINUING ALONG SAID COMMON LINE AND ALONG THE ARC OF A CURVE TO THE LEFT, (DELTA= 13°39'06", RADIUS= 315.20 FEET, CHORD= S09°06'52"E, 74.92 FEET), TO A 5/8" IRON ROD SET FOR CORNER AND END OF CURVE;

THENCE S14°13'47"E, 9.57 FEET, CONTINUING ALONG SAID COMMON LINE TO A POINT TO THE BEGINNING OF A CURVE;

THENCE 77.75 FEET, CONTINUING ALONG SAID COMMON LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT, (DELTA= 14°44'19", RADIUS= 302.24 FEET, CHORD= S08°40'17"E, 77.53 FEET), TO A 5/8" IRON ROD SET FOR SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF SAID 13.67 ACRE TRACT AND END OF CURVE, LYING AT THE INTERSECTION OF SAID WEST R-O-W LINE AND THE NORTH R-O-W LINE OF MERRELL ROAD;

THENCE S88°54'50"W, 879.08 FEET ALONG THE COMMON LINE OF SAID 13.67 ACRE TRACT AND SAID NORTH R-O-W LINE TO THE PLACE OF BEGINNING, CONTAINING 11.241 ACRES OF LAND, MORE OR LESS, AS A PART OF THIS PROFESSIONAL SERVICE. A CERTIFIED PLAT HAS BEEN PREPARED BY JOHNSON & PACE INCORPORATED UNDER JOB # 4320-002.

ADDRESSES:

ENGINEER:
JOE HART, P.E.
1201 NW LOOP 281, SUITE 100
LONGVIEW, TEXAS, 75604

SURVEYOR:
TROY MAXWELL, R.P.L.S.
1201 NW LOOP 281, SUITE 100
LONGVIEW, TEXAS, 75604

APPLICANT/OWNER:
DALLAS INDEPENDENT SCHOOL DISTRICT
3033 MERRELL RD, DALLAS, TX 75229

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

F.P. CAILLET
ELEMENTARY SCHOOL
SUBDIVISION

11.241 ACRES (489,650 SQUARE FEET)
1 LOT AND 1 BLOCK

BEING ALL OF A CALLED 13.67 ACRE TRACT
AMERICAN HOME REALTY, INC.

TO
DALLAS INDEPENDENT SCHOOL DISCRIT
VOLUME 4001, PAGE 51, DCDR
&

ALL OF "SCHOOL TRACT" OF
SECOND INSTALLMENT
WALNUT HILLS
VOLUME 23, PAGE 71, DCDR

W. MOONEYHAM SURVEY, A-946
CITY OF DALLAS, COUNTY OF DALLAS, TEXAS

CITY PLAN FILE NO. S245-158
ENGINEERING NO. _____



JOHNSON & PACE INCORPORATED

1201 NW LOOP 281, SUITE 100, LONGVIEW, TEXAS 75604
(800)753-0663 FAX (903)753-8803
WWW.JOHNSONPACE.COM
TBP#S 10025460
TBP# F-4691