

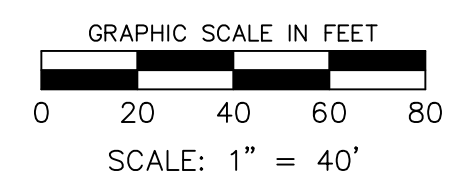
VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

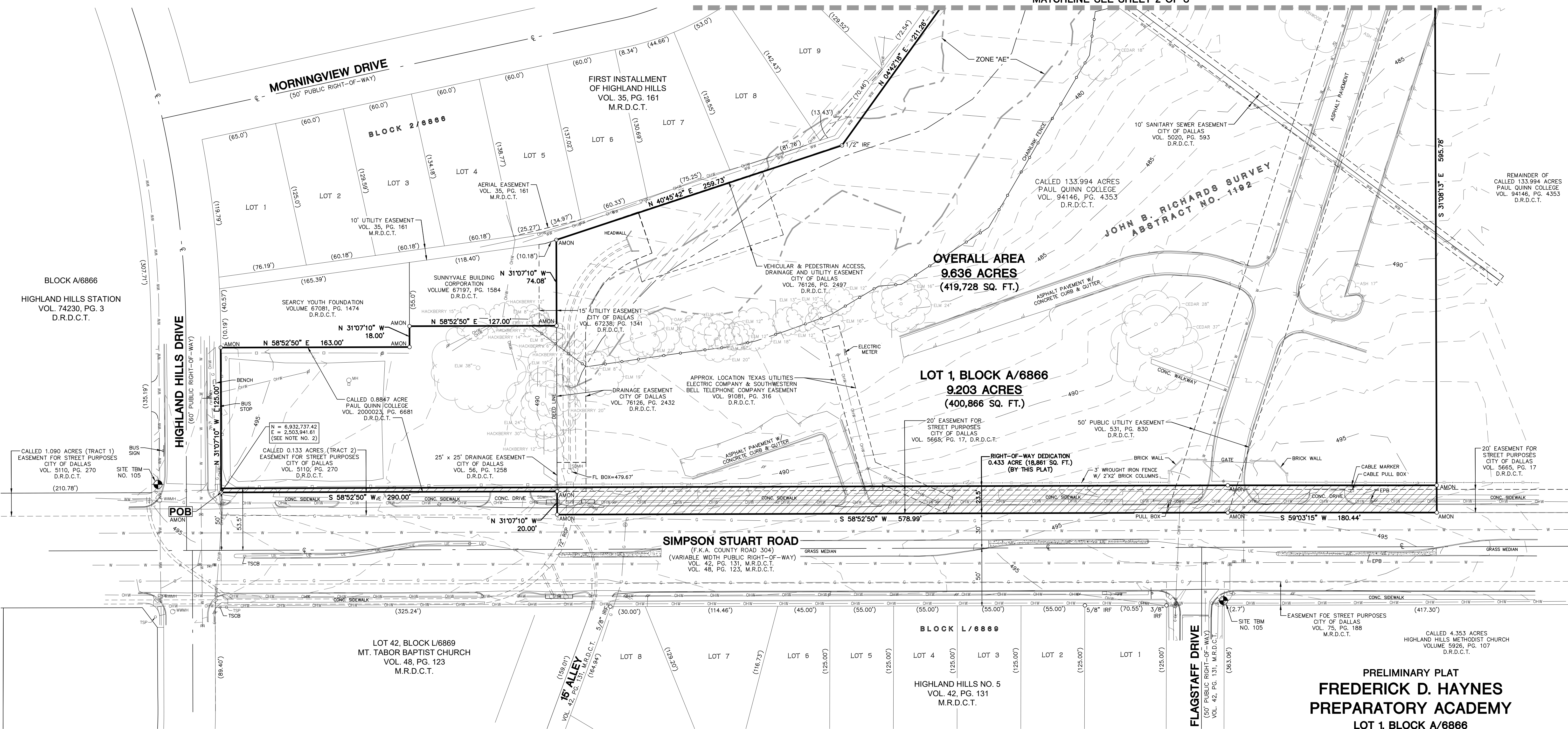
1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTED REALIZATION 2011.
2. GRID COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011), NO SCALE FACTOR AND NO PROJECTIONS.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM AN UNPLATTED TRACT OF LAND SITUATED IN CITY BLOCK 6866.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
5. A PORTION OF THE SUBJECT TRACT SHOWN HEREON LIES WITHIN ZONE "AE" (SHADED), SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED. THE MAJORITY OF THE SITE 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. 48130499K, 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.
6. REFERENCE BENCHMARK:
CITY OF DALLAS BENCHMARK 66-M-1
SQUARE ON CONCRETE CURB NORTH SIDE OF SIMPSON STUART RD. AND 360' WEST OF I.H. 45 SERVICE ROAD.
PUBLISHED ELEVATION = 409.61' (NGVD29)
STANTEC GPS ELEVATION = XXX.XX' (NAVD88)
SITE BENCHMARK:
TBM NO. 103: MAG NAIL WITH WASHER STAMPED "STANTEC" SET IN CONCRETE SIDEWALK AS SHOWN.
ELEVATION = 495.88'
TBM NO. 105: MAG NAIL WITH WASHER STAMPED "STANTEC" SET IN CONCRETE SIDEWALK AS SHOWN.
ELEVATION = 495.70'

LEGEND

IRF	IRON ROD FOUND	⊕	FIRE HYDRANT
AMON	3-1/4-INCH ALUMINUM MONUMENT STAMPED "F. D. HAYNES PREPARATORY ACADEMY - STANTEC" SET	⊗	WATER VALVE
CIRF	CAPPED IRON ROD FOUND	⊙	WATER METER
XF	CUT "X" FOUND	⊠	ELECTRIC BOX
XS	CUT "X" SET	⊞	ELECTRIC METER
PFC	POINT FOR CORNER	⊚	IRRIGATION CONTROL VALVE
INST. NO.	INSTRUMENT NUMBER	⊛	TELEPHONE PEDESTAL
SQ. FT.	SQUARE FEET	—OHW—	OVERHEAD WIRES
POB	POINT OF BEGINNING	—UT—	UNDERGROUND TELEPHONE LINE
TYP.	TYPICAL	—UE—	UNDERGROUND ELECTRIC LINE
R.O.W.	RIGHT-OF-WAY	—W—	UNDERGROUND WATER LINE
CONC.	CONCRETE	—G—	UNDERGROUND GAS LINE
CI	CURB INLET	—F—	FENCE
PP	POWER POLE	⊙	WASTEWATER MANHOLE
LP	LIGHT POLE	⊙	STORM SEWER MANHOLE
GTS	GAS TEST STATION	⊙	GAS MANHOLE
☆	LIGHT POLE	⊙	WASTEWATER CLEAN OUT
⊘	UTILITY POLE	—E—	EDGE OF ASPHALT
⊘	DOWN GUY	⊙	TREE CANOPY
—	SIGN		



MATCHLINE SEE SHEET 2 OF 3

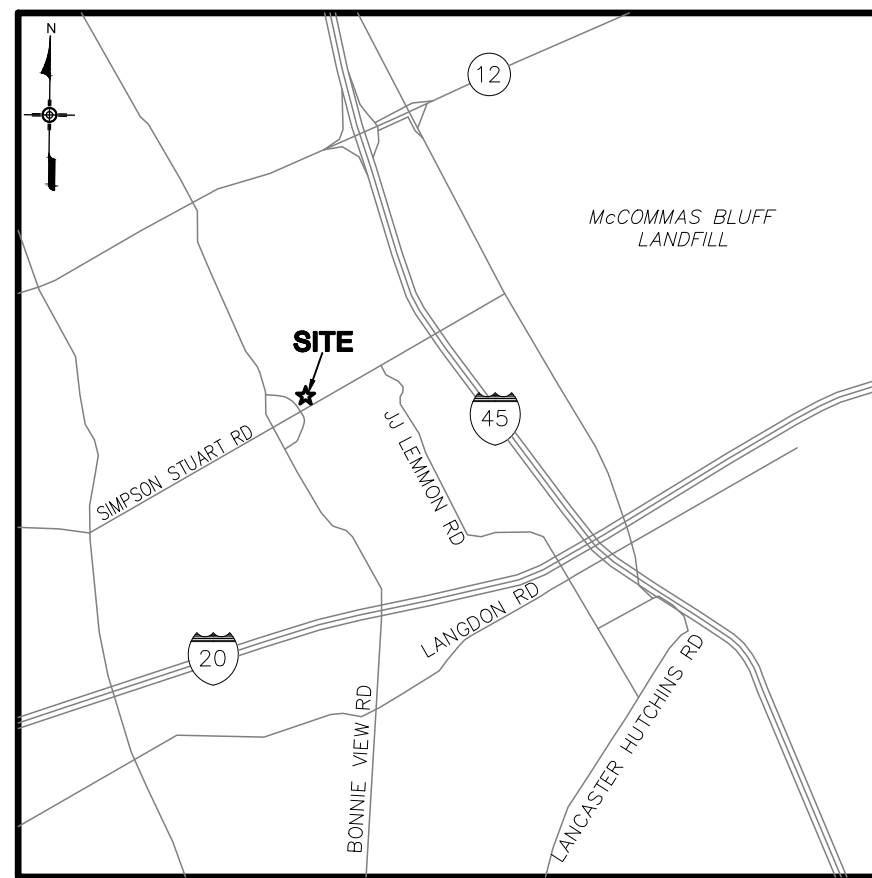


PRELIMINARY PLAT
FREDERICK D. HAYNES
PREPARATORY ACADEMY
LOT 1, BLOCK A/6866
BEING A PART OF CITY BLOCK 6866
BEING OUT OF THE JOHN B. RICHARDS SURVEY, ABSTRACT NO. 1192
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-212
SEPTEMBER 25, 2024

OWNER/APPLICANT:
PAUL QUINN COLLEGE
6080 TENNYSON PARKWAY, SUITE 200
DALLAS, TEXAS 75241
PH: (214) 379-5550
CONTACT: MICHAEL SORRELL

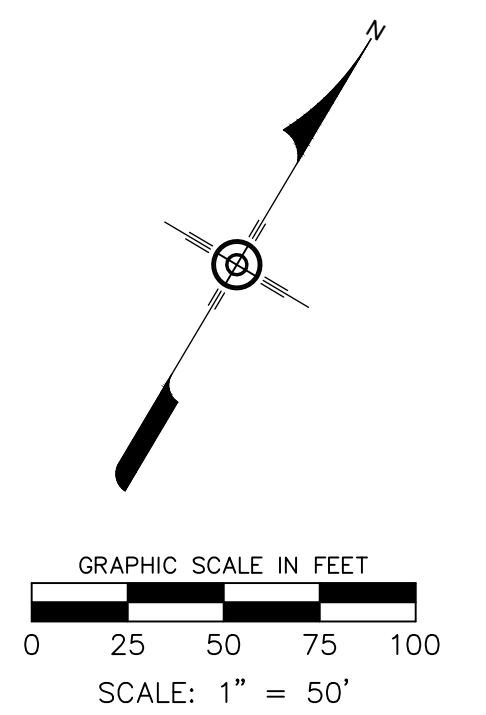
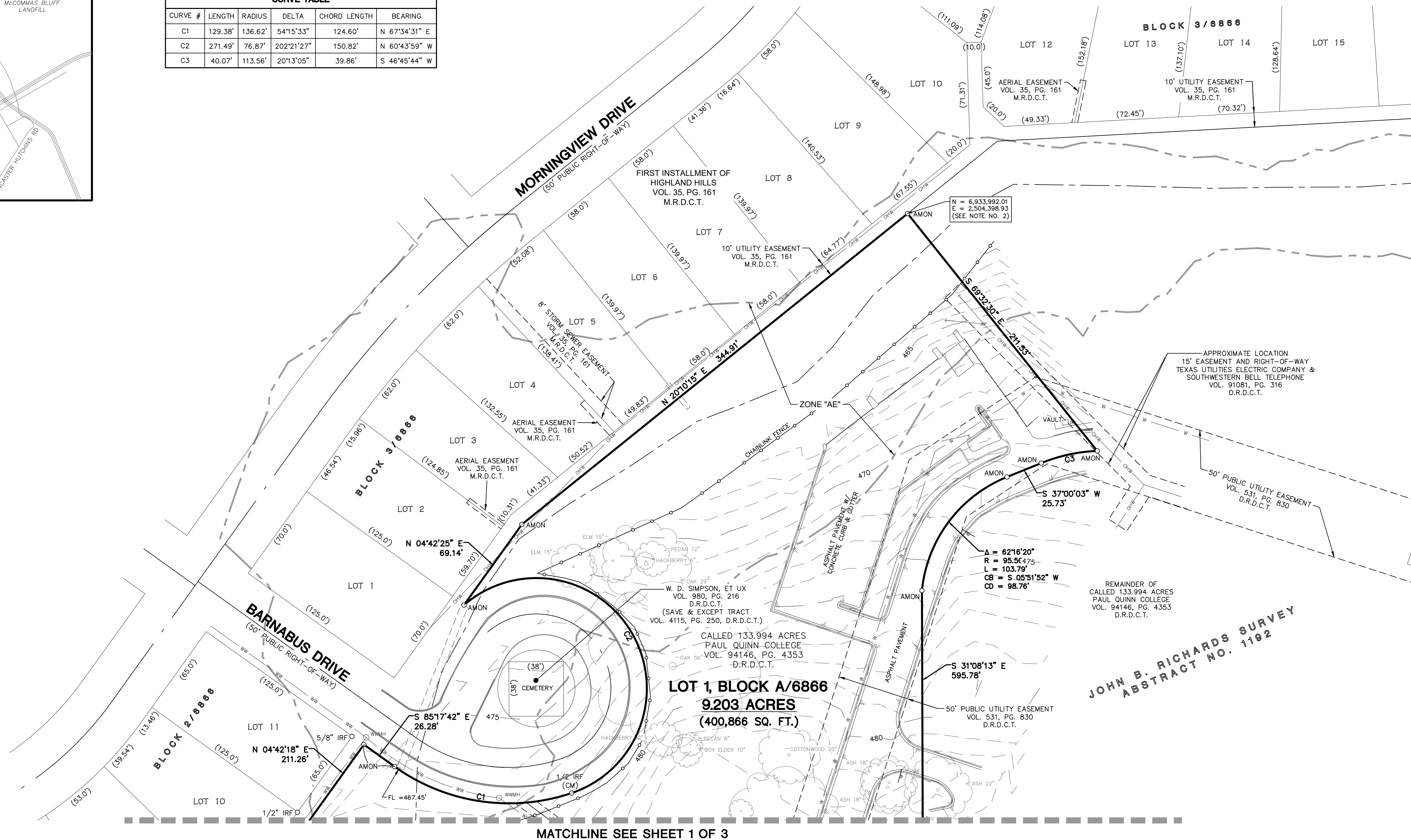
SURVEYOR:
STANTEC CONSULTING SERVICES, INC.
3837 SIMPSON STUART ROAD
PLANO, TEXAS 75024
PH: (214) 437-2400
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPELS FIRM NO. 10194477

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VICINITY MAP
(NOT TO SCALE)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	129.38'	136.62'	54°15'33"	124.60'	N 67°34'31" E
C2	271.49'	76.87'	202°21'27"	150.82'	N 60°43'59" W
C3	40.07'	113.56'	201°3'05"	39.86'	S 46°45'44" W



LEGEND

IRF	IRON ROD FOUND
AMON	3-1/4-INCH ALUMINUM MONUMENT STAMPED "F. D. HAYNES PREPARATORY ACADEMY - STANTEC" SET
CIRF	CAPPED IRON ROD FOUND
XF	OUT "X" FOUND
XS	OUT "X" SET
PFC	POINT FOR CORNER
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
POB	POINT OF BEGINNING
TYP.	TYPICAL
R.O.W.	RIGHT-OF-WAY
CONC.	CONCRETE
CI	CURB INLET
PP	POWER POLE
LP	LIGHT POLE
GTS	GAS TEST STATION
⊙	LIGHT POLE
⊕	UTILITY POLE
—	DOWN GUY
—	SIGN
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	ELECTRIC BOX
⊕	ELECTRIC METER
⊕	IRRIGATION CONTROL VALVE
⊕	TELEPHONE PEDESTAL
—	OVERHEAD WIRES
—	UNDERGROUND TELEPHONE LINE
—	UNDERGROUND ELECTRIC LINE
—	UNDERGROUND WATER LINE
—	UNDERGROUND GAS LINE
—	FENCE
WMH	WASTEWATER MANHOLE
SMH	STORM SEWER MANHOLE
GMH	GAS MANHOLE
⊕	WASTEWATER CLEAN OUT
—	EDGE OF ASPHALT
⊕	TREE CANOPY

GENERAL NOTES

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ELEVATION = 495.70'

MATCHLINE SEE SHEET 1 OF 3

JOHN B. RICHARDS SURVEY
ABSTRACT NO. 1192

LOT 1, BLOCK A/6866
9.203 ACRES
(400,866 SQ. FT.)



STANTEC PROJECT NO. 1720004603

OWNER/APPLICANT:
PAUL QUINN COLLEGE
3837 SIMPSON STUART ROAD
DALLAS, TEXAS 75241
PH: (214) 379-5550
CONTACT: MICHAEL SORRELL

SURVEYOR:
STANTEC CONSULTING SERVICES, INC.
6080 TENNYSON PARKWAY, SUITE 200
PLANO, TEXAS 75024
PH: (214) 437-2400
CONTACT: MICHAEL J. MURPHY, R.L.S.
TBPELS FIRM NO. 10194777

PRELIMINARY PLAT
FREDERICK D. HAYNES
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LOT 1, BLOCK A/6866
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CITY PLAN FILE NO. S234-212
SEPTEMBER 25, 2024

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OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, PAUL QUINN COLLEGE IS THE OWNER OF A 9.636 ACRE TRACT OF LAND SITUATED IN JOHN B. RICHARDS SURVEY, ABSTRACT NO. 1192, CITY OF DALLAS BLOCK NO. 6866, DALLAS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 133.994 ACRE TRACT OF LAND DESCRIBED IN A IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO PAUL QUINN COLLEGE, RECORDED IN VOLUME 94146, PAGE 4353, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.) AND ALL OF A CALLED 0.8847 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO PAUL QUINN COLLEGE, RECORDED IN VOLUME 2000023, PAGE 6681, D.R.D.C.T.; SAID 9.636 ACRE TRACT BEING MORE PARTICULARLY QUINN AS FOLLOWS:

BEGINNING, AT A 3-1/4-INCH ALUMINUM CAP STAMPED "F. D. HAYNES PREPARATORY ACADEMY - STANTEC" AFFIXED TO A 5/8-INCH IRON ROD (HEREAFTER REFERRED TO AS "AMON") SET FOR THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SIMPSON STUART ROAD, FORMERLY KNOWN AS COUNTY ROAD 304 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGHLAND HILLS DRIVE (60-FOOT WIDE PUBLIC RIGHT-OF-WAY), AND ALSO BEING THE MOST SOUTHERLY CORNER OF SAID 0.8847 ACRE TRACT OF LAND;

THENCE, NORTH 31°07'10" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID HIGHLAND HILLS DRIVE AND THE SOUTHWEST LINE OF SAID 0.8847 ACRE TRACT OF LAND, A DISTANCE OF 125.00 TO AN AMON SET FOR THE MOST WESTERLY CORNER OF SAID 0.8847 ACRE TRACT OF LAND SAME BEING THE MOST SOUTHERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO SEARCY YOUTH FOUNDATION, RECORDED IN VOLUME 67081, PAGE 1474, D.R.D.C.T.;

THENCE, NORTH 58°52'50" EAST, DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID HIGHLAND HILLS DRIVE ALONG THE COMMON LINE OF SAID SEARCY YOUTH FOUNDATION TRACT AND SAID 0.8847 ACRE TRACT OF LAND, A DISTANCE OF 163.00 FEET TO AN AMON SET FOR CORNER AND BEING THE MOST EASTERLY CORNER OF SAID SEARCY YOUTH FOUNDATION TRACT AND AN ELL CORNER OF SAID 0.8847 ACRE TRACT OF LAND;

THENCE, NORTH 31°07'10" WEST, ALONG THE NORTHEAST LINE OF SAID SEARCY YOUTH FOUNDATION AND THE SOUTHWEST LINE OF SAID 0.8847 ACRE TRACT, A DISTANCE OF 18.00 FEET TO AN AMON SET FOR THE MOST SOUTHERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO SUNNYVALE BUILDING CORPORATION, RECORDED IN VOLUME 67197, PAGE 1584, D.R.D.C.T., AND ALSO BEING A RE-ENTRANT CORNER OF SAID 0.8847 ACRE TRACT OF LAND;

THENCE, NORTH 58°52'50" EAST, ALONG THE SOUTHEAST LINE OF SAID SUNNYVALE BUILDING CORPORATION TRACT AND THE NORTHWEST LINE OF SAID 0.8847 ACRE TRACT OF LAND, A DISTANCE OF 127.00 FEET TO AN AMON SET FOR CORNER IN THE SOUTHWEST LINE OF SAID 133.994 ACRE TRACT OF LAND, SAME BEING THE EAST CORNER OF SAID SUNNYVALE BUILDING CORPORATION TRACT AND THE NORTH CORNER OF SAID 0.8847 ACRE TRACT OF LAND;

THENCE, NORTH 31°07'10" WEST, ALONG THE NORTHEAST LINE OF SAID SUNNYVALE BUILDING CORPORATION AND THE SOUTHWEST LINE OF SAID 146.544 ACRE TRACT OF LAND, A DISTANCE OF 74.08 FEET TO AN AMON SET IN THE SOUTHEAST LINE OF BLOCK 2/6866 OF FIRST INSTALLMENT OF HIGHLAND HILLS AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 35, PAGE 161, MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.), SAME BEING THE NORTH CORNER OF SAID SUNNYVALE BUILDING CORPORATION AND THE SOUTHWEST CORNER OF SAID 133.994 ACRE TRACT OF LAND;

THENCE, ALONG THE SOUTHEAST LINE OF BLOCK 2/6866 OF SAID FIRST INSTALLMENT OF HIGHLAND HILLS ADDITION AND THE NORTHWEST LINE OF SAID 133.994 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:

NORTH 40°45'42" EAST, A DISTANCE OF 259.73 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

NORTH 04°42'18" EAST, A DISTANCE OF 211.26 FEET TO AN AMON SET IN THE SOUTH RIGHT-OF-WAY LINE OF BARNABUS DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY) AND AN ELL CORNER OF SAID 133.994 ACRE TRACT OF LAND;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BARNABUS DRIVE AND THE WEST LINE OF SAID 133.994 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

SOUTH 85°17'42" EAST, A DISTANCE OF 26.28 FEET TO AN AMON SET FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;

NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 54°15'33", A RADIUS OF 136.62 FEET, A CHORD BEARING AND DISTANCE OF NORTH 67°34'31" EAST, 124.60 FEET, AN ARC DISTANCE OF 129.38 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT;

NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 202°21'37", A RADIUS OF 76.87 FEET, A CHORD BEARING AND DISTANCE OF NORTH 60°43'59" WEST, 150.82 FEET, AN ARC DISTANCE OF 271.49 FEET TO AN AMON SET FOR THE END OF SAID CURVE, AND BEING IN THE SAID EAST LINE OF BLOCK 3/6866 OF SAID FIRST INSTALLMENT OF HIGHLAND HILLS ADDITION;

THENCE, ALONG THE EAST LINE OF BLOCK 3/6866 OF SAID FIRST INSTALLMENT OF HIGHLAND HILLS ADDITION AND THE WEST LINE OF SAID 133.994 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

NORTH 04°42'25" EAST, A DISTANCE OF 69.14 FEET TO AN AMON SET FOR CORNER;

NORTH 20°10'15" EAST, A DISTANCE OF 344.91 FEET TO AN AMON SET FOR CORNER;

THENCE, DEPARTING THE EAST LINE OF BLOCK 3/6866 OF SAID FIRST INSTALLMENT OF HIGHLAND HILLS ADDITION AND THE WEST LINE OF SAID 133.994 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

SOUTH 69°32'30" EAST, A DISTANCE OF 211.53 FEET TO AN AMON SET FORTHE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;

SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 20°13'05", A RADIUS OF 113.56 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 46°45'44" WEST, 39.86 FEET, AN ARC DISTANCE OF 40.07 FEET TO AN AMON SET FOR CORNER;

SOUTH 37°00'03" WEST, A DISTANCE OF 25.73 FEET TO AN AMON SET FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 62°16'20", A RADIUS OF 95.50 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 05°51'52" WEST, 98.76 FEET, AN ARC DISTANCE OF 103.79 FEET TO AN AMON SET FOR CORNER;

SOUTH 31°08'13" EAST, A DISTANCE OF 595.78 FEET TO AN AMON SET FOR CORNER IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SIMPSON STUART ROAD AND THE SOUTHEAST LINE OF THE 133.994 ACRE TRACT OF LAND;

THENCE, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SIMPSON STUART ROAD, THE SAID SOUTHEAST LINE OF SAID 133.994 ACRE TRACT OF LAND AND THE SOUTHEAST LINE OF SAID 0.8847 ACRE TRACT OF LAND; THE FOLLOWING CALLS:

SOUTH 59°03'15" WEST, A DISTANCE OF 180.44 FEET TO AN AMON SET FOR CORNER;

SOUTH 58°52'50" WEST, A DISTANCE OF 178.99 FEET TO AN AMON SET FOR CORNER AND BEING THE SOUTH CORNER OF THE SAID 133.994 ACRE TRACT OF LAND;

NORTH 31°07'10" WEST, A DISTANCE OF 20.00 FEET TO AN AMON SET FOR CORNER AND BEING THE EAST CORNER OF SAID 0.8847 ACRE TRACT;

SOUTH 58°52'50" WEST, A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING CONTAINING: 419,728 SQUARE FEET OR 9.636 ACRES OF LAND, MORE OR LESS.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PAUL QUINN COLLEGE ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **FREDERICK D. HAYNES PREPARATORY ACADEMY** 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 THIS THE ___ DAY OF _____, 2024.

PAUL QUINN COLLEGE

NAME: MICHAEL SORRELL

TITLE: PRESIDENT

STATE OF COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL SORRELL, 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 _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF

FLOODWAY EASEMENT STATEMENT

THE EXISTING WATER COURSES, CREEK OR CREEKS DESCRIBED AS FLOODWAY EASEMENT TRAVERSING ALONG BLOCK 37/7888 WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES IN BLOCK 37/7888. THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID WATERCOURSES, CREEK OR CREEKS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION IN THE FLOODWAY EASEMENT.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE FLOODWAY EASEMENTS, AS HEREINAFTER DEFINED IN BLOCK 37/7888, UNLESS APPROVED BY THE DIRECTORS OF DEVELOPMENT SERVICES AND DALLAS WATER UTILITIES; PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF DALLAS TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF DALLAS SHALL HAVE THE RIGHT TO ENTER UPON THE FLOODWAY EASEMENT AT ANY POINT OR POINTS, TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS AND THE CITY OF DALLAS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR.

THE NATURAL DRAINAGE CHANNELS AND WATERCOURSES THROUGH BLOCK 37/7888, AS IN THE CASE OF ALL NATURAL CHANNELS ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY OF DALLAS SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES WITHIN THE FLOODWAY EASEMENT.

THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT IS SHOWN BY THE FLOODWAY EASEMENT LINE AS SHOWN ON THE PLAT.

FLOODWAY MARKER MONUMENTS SHALL BE INSTALLED, DELINEATING THE PROPOSED FLOODWAY EASEMENT LINE, PRIOR TO FILING OF PLAT, ALONG ALL REAR OR SIDE LOT LINES THAT ARE ADJACENT TO THE CREEK AS PER CITY OF DALLAS DRAWING 424-109. THE SURVEYOR SHALL PROVIDE SIGNED AND SEALED DOCUMENTATION THAT THE FLOODWAY MARKER MONUMENTS HAVE BEEN INSTALLED PRIOR TO FILING THE FINAL PLAT.

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 ENGINEERING AND LAND SURVEYING, 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
September 25, 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 THE THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ 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
FREDERICK D. HAYNES
PREPARATORY ACADEMY
LOT 1, BLOCK A/6866**

BEING A PART OF CITY BLOCK 6866
BEING OUT OF THE JOHN B. RICHARDS SURVEY, ABSTRACT NO. 1192
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-212
SEPTEMBER 25, 2024

