

RICHARDSON HEIGHTS ESTATES WEST TRACT A, BLOCK 10/8196 JOHN BECKNELL SURVEY, ABSTRACT NO. 53 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S245-144 ENGINEERING NO. DP-\_\_\_

SCALE: 1'' = 30'

OWNER: RICHARDSON ISD 1123 S GREENVILLE AVENUE RICHARDSON, TX 75081 469–593–0170 JAMES WATSON

RECORDED INST#

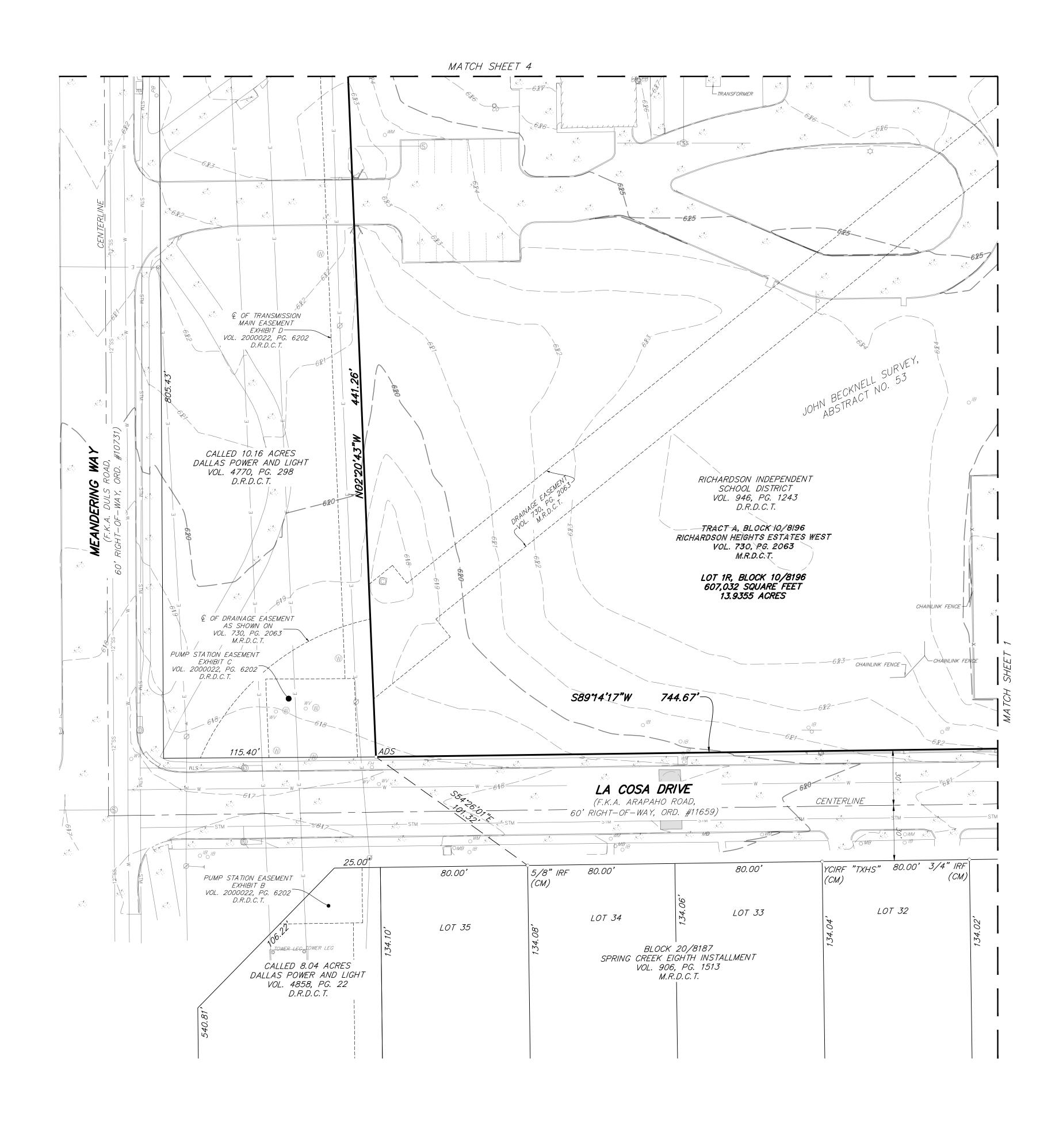
SURVEYOR: RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX. 75243 214–739–8100

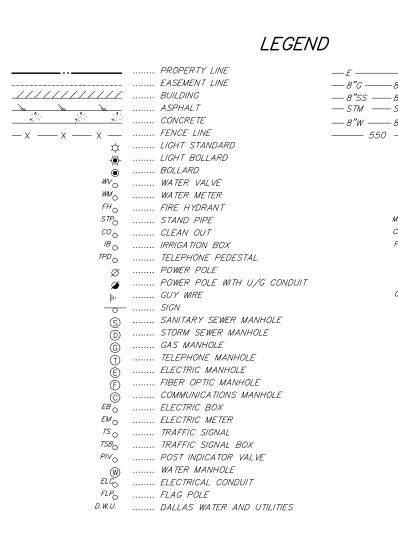
TBPELS REG" #100341-00 | SHEET 1 OF 5

rlg@rlginc.com TX PE REG #F—493

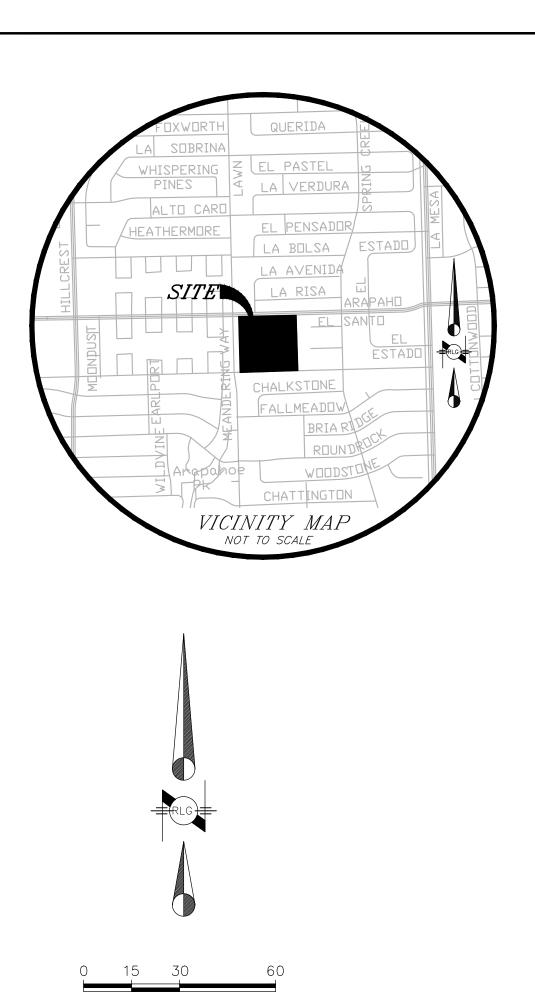
JOB NO. 2411.073 E-FILE 2411.073PP DWG NO. 28,682W

DATE: APRIL 2025





	— E ——	 OVERHEAD POWER
	-8"G ——	 GAS LINE
	- 8"55 ——	 SEWER LINE
	-STM	 STORM SEWER LINE
	-8"W ——	 WATER LINE
)		 EXISTING CONTOUR LINE
	× <sup>550.5</sup>	 EXISTING SPOT ELEVATION
	YCIRS	 1/2" IRON ROD WITH YELLOW PLASTIC
		CAP STAMPED "RLG INC" SET
	YCIRF	 1/2" IRON ROD WITH YELLOW PLASTIC
		CAP STAMPED "" FOUND
	IRF	 IRON ROD FOUND
	MNS / MNF	 MAG NAIL SET / FOUND
	CMS / CMF	 CHISELED "X" SET / FOUND
	PKS / PKF	 PK NAIL SET / FOUND
	(CM)	 CONTROLLING MONUMENT
	M.R.D.C.T.	 MAP RECORDS, DALLAS COUNTY, TX
	D.R.D.C.T.	 DEED RECORDS, DALLAS COUNTY, TX
	0.P.R.D.C.T.	 OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
	INST. NO.	 INSTRUMENT NUMBER
	VOL., PG.	 VOLUME, PAGE
	DR# <sub>O</sub>	 AREA DRAIN & SIZE IN INCHES
	RD O	 ROOF DRAIN
	CDO	 CURB DRAIN
	PBO	 PULL BOX
	PBEO	 PULL BOX ELECTRIC
	PBTO	 PULL BOX TELEPHONE
	PBFO	 PULL BOX FIBER OPTIC
	СМ	 CREPE MYRTLE
	GTS	 GAS TESTING STATION
	GMO	 GAS METER
	MBO	 MAIL BOX
	EOO	 ELECTRICAL OUTLET

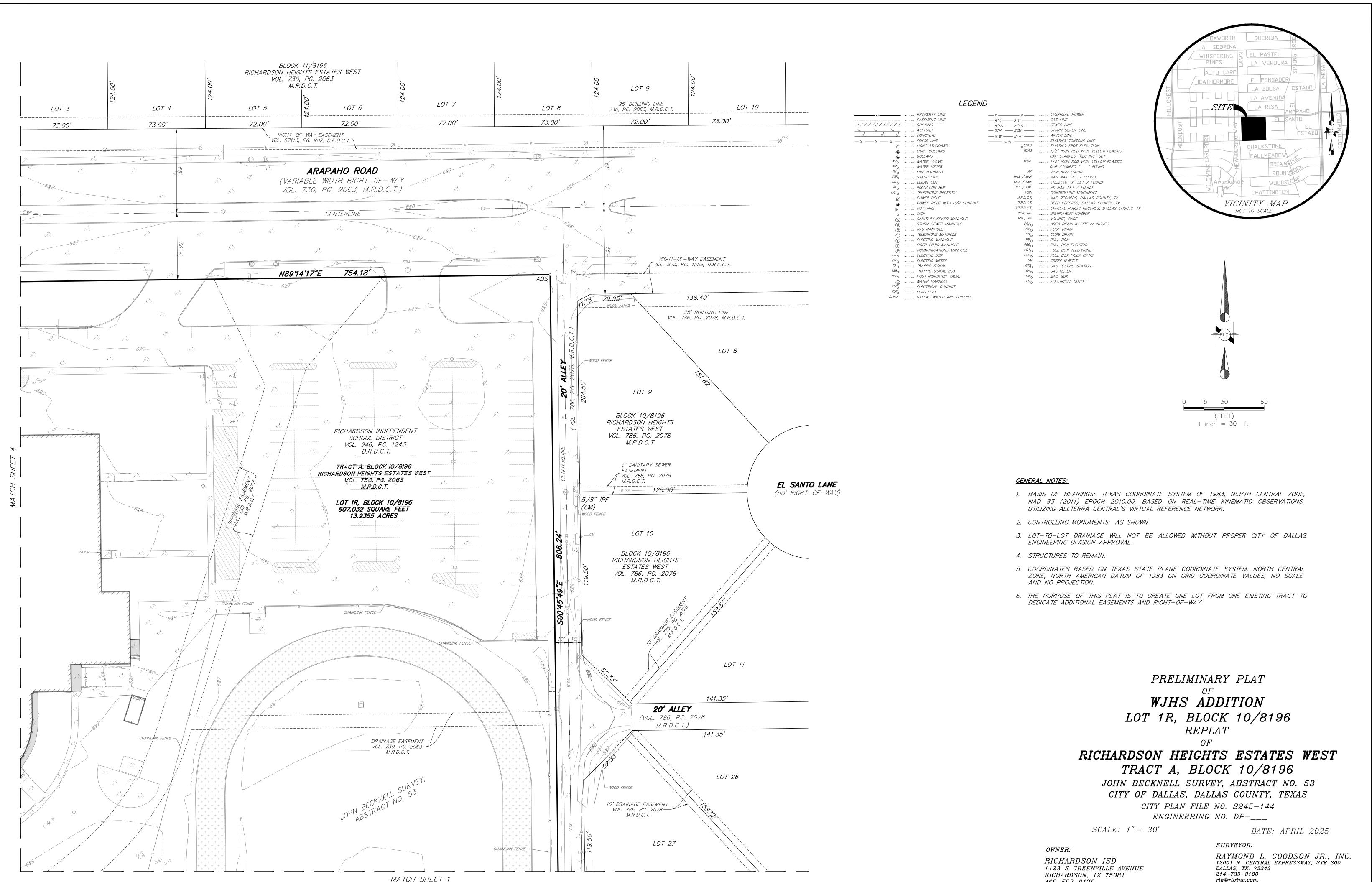


(FEET) 1 inch = 30 ft.

## <u>GENERAL NOTES:</u>

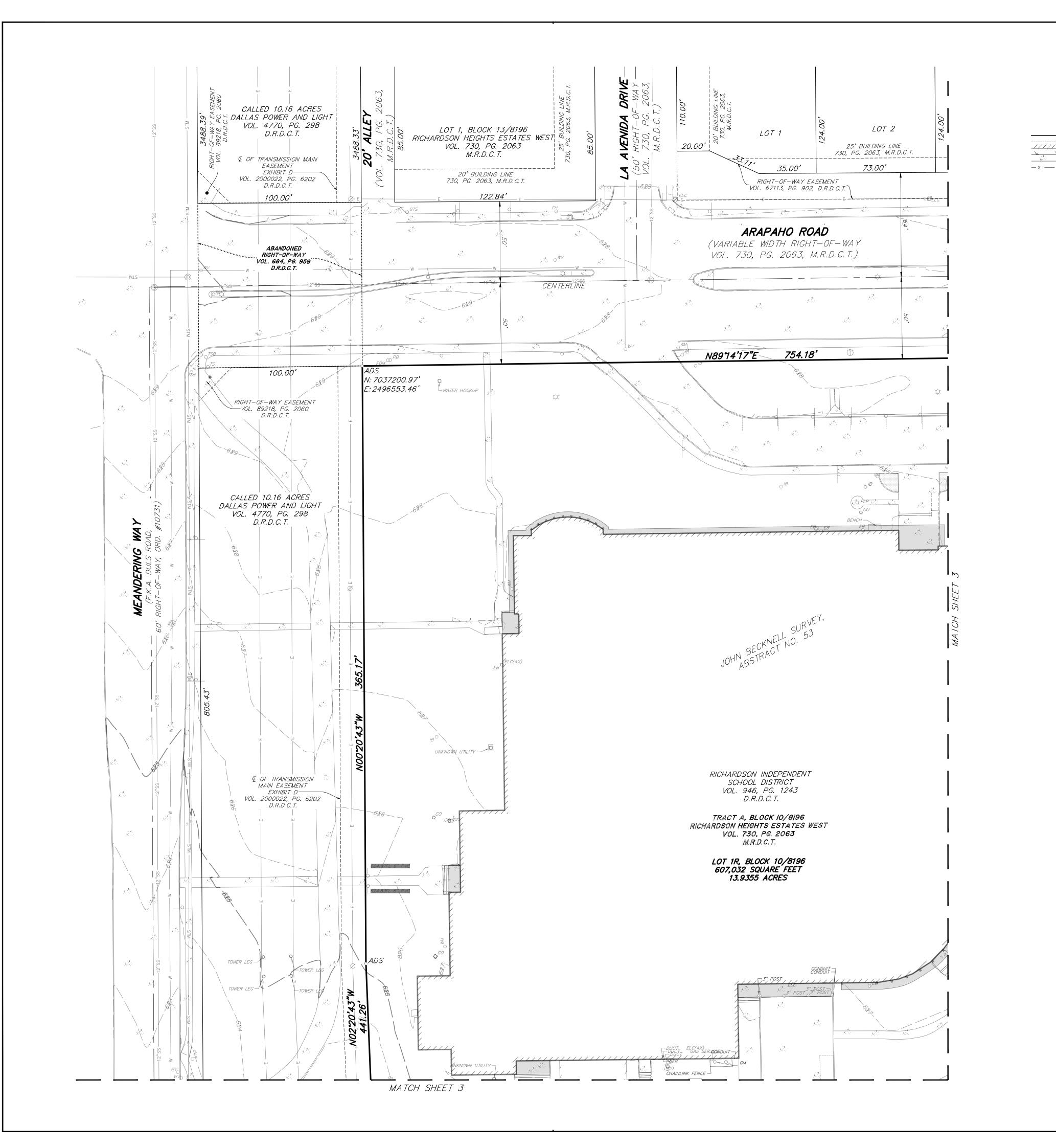
- 1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL—TIME KINEMATIC OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
- 2. CONTROLLING MONUMENTS: AS SHOWN
- 3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
- 4. STRUCTURES TO REMAIN.
- 5. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM ONE EXISTING TRACT TO DEDICATE ADDITIONAL EASEMENTS AND RIGHT—OF—WAY.

		P	RELL	MINARY	PLA'	Т		
		W	'JHS	' <b>ADDI</b>	TION	V		
		LOT	•	BLOCK REPLAT OF	10/	8196		
1	RICHA			<mark>'IGHT</mark> S BLOCK			WESI	Γ
		TY OF D.	ALLAS,	SURVEY, A , DALLAS FILE NO.	COUN	TY, TEXA		
	SCALE.	E : 1"= 30		ERING NO.		 A <i>TE: APRIL</i>	. 2025	
OWNER: RICHARDS 1123 S GR RICHARDSO 469–593–0 JAMES WAT	EENVILLE 1 N, TX 7508 170			RAY 12001 DALLA 214–1 rlg@r TX PI	1 N. CENT 15, TX. 75 739—8100 lginc.com E REG #F <sup>.</sup>		ON JR., VAY, STE S	300
RECORDED	INST#	_	JOB NO.	1		2411.073PP		



MATCH SHEET 1

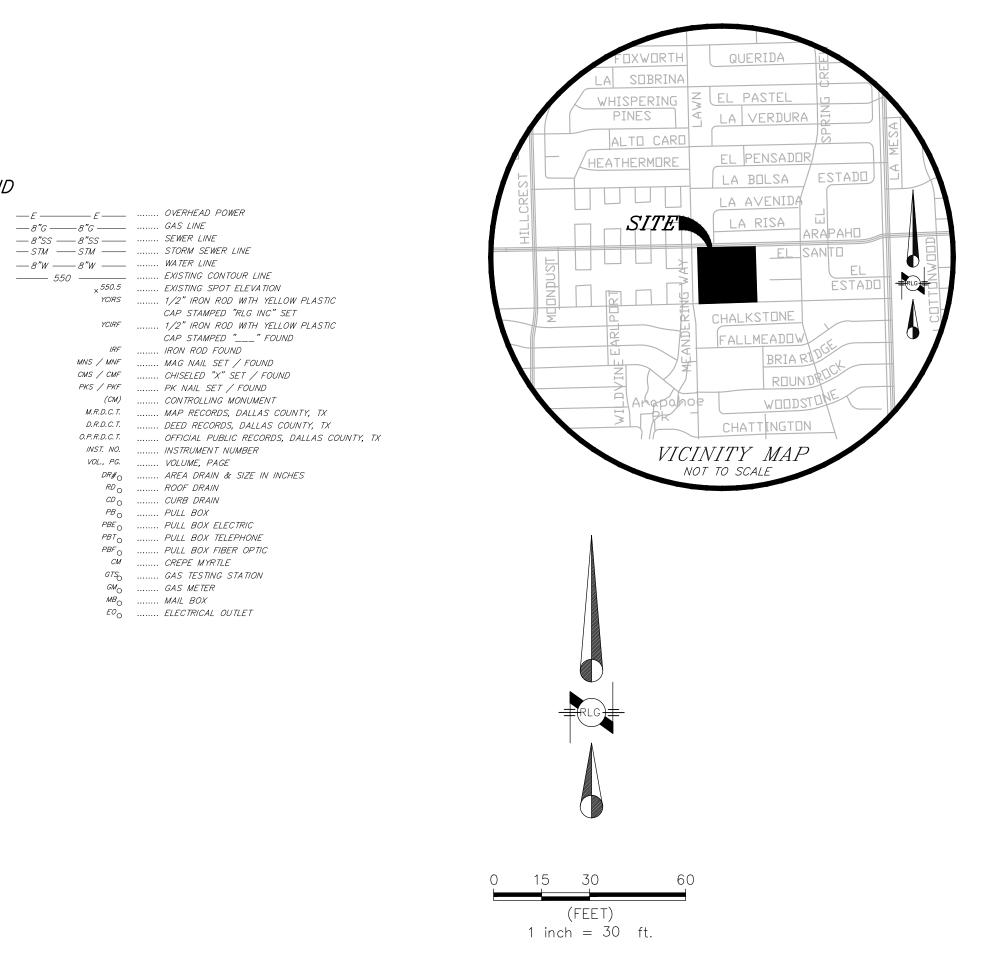
I	PRELI.	MINARY	PLA'	Г				
V	<b>V</b> JHS	<b>ADDI</b>	ΤΙΟΝ	I				
LOT	-	<b>BLOCK</b> REPLAT	10/	8196				
RICHARDSO	N LIF	OF TCUTS	<b>F</b> C7	ͷͲͲϚ	WFSI	<b>T</b>		
		BLOCK				L		
JOHN BECK CITY OF L		•						
		FILE NO. ERING NO.						
SCALE: 1" = 3C	)'		DA	TE: APRIL	2025			
<i>owner: RICHARDSON ISD 1123 s greenville avenue</i>								
RICHARDSON, TX 75081 469–593–0170 JAMES WATSON		rlg@rl TX PE	239–8100 Lginc.com E REG #F LS REG #	-493 100341-00	SHEET	3 OF 5		
RECORDED INST# –	JOB NO.	2411.073	E-FILE	2411.073PP	DWG NO.	28,682W		



LEGEND \_\_\_\_\_ PROPERTY LINE \_\_\_\_\_ ...... EASEMENT LINE \_\_\_\_\_\_BUILDING ASPHALT — X \_\_\_\_ X \_\_\_\_ X \_\_\_ ....... FENCE LINE ☆ ...... LIGHT STANDARD ..... LIGHT BOLLARD ...... BOLLARD ..... WATER VALVE ..... WATER METER ..... FIRE HYDRANT ..... STAND PIPE ..... CLEAN OUT ..... IRRIGATION BOX TPD ...... TELEPHONE PEDESTAL Ø ..... POWER POLE ..... POWER POLE WITH U/G CONDUIT ..... GUY WIRE ...... SIGN .. SANITARY SEWER MANHOLE ..... STORM SEWER MANHOLE ..... GAS MANHOLE ..... TELEPHONE MANHOLE ..... ELECTRIC MANHOLE ..... FIBER OPTIC MANHOLE ..... COMMUNICATIONS MANHOLE ..... ELECTRIC BOX ..... ELECTRIC METER ..... TRAFFIC SIGNAL ...... TRAFFIC SIGNAL BOX ...... POST INDICATOR VALVE ...... WATER MANHOLE ..... ELECTRICAL CONDUIT ..... FLAG POLE FLP D. W.U.

...... DALLAS WATER AND UTILITIES

<u>GENERAL NOTES:</u>



## 6. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM ONE EXISTING TRACT TO DEDICATE ADDITIONAL EASEMENTS AND RIGHT-OF-WAY.

1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE,

3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS

5. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE

UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.

2. CONTROLLING MONUMENTS: AS SHOWN

ENGINEERING DIVISION APPROVAL.

4. STRUCTURES TO REMAIN.

AND NO PROJECTION.

NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS

W	JHS	MINARY OF <b>ADDI</b>	TION	V		
LOT	•	BLOCK REPLAT OF	10/	8196		
JOHN BECKI CITY OF D. CITY	<b>" A,</b> NELL , ALLAS, PLAN	BLOCK SURVEY, A	<b>10/</b> ABSTR COUN S245-	<b>'8196</b> ACT NO. TY, TEXA. 144	53	Γ
SCALE: $1" = 30^{\circ}$				-— 1 <i>te: April</i>	, 2025	
OWNER: RICHARDSON ISD 1123 S GREENVILLE AVENUE RICHARDSON, TX 75081 469–593–0170 JAMES WATSON		RAY 12001 DALLA 214-7 rlg@r TX Pl	' N. CENT IS, TX. 75 739—8100 lginc.com E REG #F		ON JR., VAY, STE S	300
RECORDED INST# –	JOB NO.	2411.073	E-FILE	2411.073PP		

OWNER'S CERTIFICATE

STATE OF TEXAS	
COUNTY OF DALLAS	

WHEREAS, Richardson Independent School District, is the sole owner of a 607,032 square foot (13.9355 acre) tract of land situated in the John Becknell Survey, Abstract No. 53, and the Daniel Murray Survey, City of Dallas, Dallas County, being all of Lot Tract A, Block 10/8196, Richardson Heights Estates West, an addition to the City of Dallas according to the plat recorded in Volume 730, Page 2063, Map Records, Dallas County, Texas, and being all of the tract of land described in a Warranty Deed to Richardson Independent School District, as recorded in Volume 730, Page 2063, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3-1/4 aluminum disk stamped "RLG INC & WJHS" set at the intersection of the north right-of-way line of La Cosa Drive (a 60' right—of—way) and the west line of a 20' alley, for the southeast corner of said Tract A:

THENCE South 89°14'17" West, along the common line between said La Cosa Drive and said Tract A, a distance of 744.67 feet to a 3–1/4 aluminum disk stamped "RLG INC & WJHS" set for the southeast corner of a called 10.16 acre tract of land described in a Warranty Deed to Dallas Power and Light Company recorded in Volume 4770, Page 298, Deed Records, Dallas County, Texas, for the southwest corner of said Tract A;

**THENCE** along the common line between said 10.16 acre tract and said Tract A, the following bearings and distances:

Arapaho Road (a 100' right-of-way) for the northwest corner of said Tract A;

North 02°20'43" West, a distance of 441.26 feet to a 3-1/4 aluminum disk stamped "RLG INC & WJHS" set for corner: North 00°20'43" West, a distance of 365.17 feet to a 3–1/4 aluminum disk stamped "RLG INC & WJHS" set in the south line of

THENCE North 89°14'17" East, along the common line between said Arapaho Road and said Tract A, a distance of 754.18 feet to a 3-1/4 aluminum disk stamped "RLG INC & WJHS" set at the intersection of the south line of said Arapaho Road and the west line of said 20' Alley, for the northeast corner of said Tract A;

THENCE South 00°45'49" East, along the common line between said Tract A and said 20' Alley, a distance of 806.24 feet to the POINT OF BEGINNING containing 607,032 square feet or 13.9355 acres of land, more or less.

## OWNER'S DEDICATION

NOW THEREFORE. KNOW ALL MEN BY THESE PRESENTS:

That Richardson Independent School District, acting by and through its duly authorized agent, Chris Poteet, does hereby adopt this plat, designating the herein described property as Lot 1R, BLock 10/8196, WJHS 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Richardson Independent School District

Bv:

\_\_\_\_\_ Chris Poteet Board President

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Chris Poteet, 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 purposes and considerations therein expressed and in the capacity stated. GIVEN under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

*I, BRIAN R. WADE, 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 Sianed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2025. 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. Brian R. Wade Texas Registered Professional Land Surveyor No. 6098

STATE OF TEXAS COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN R. WADE, 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 purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the \_\_\_\_ day of

\_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

