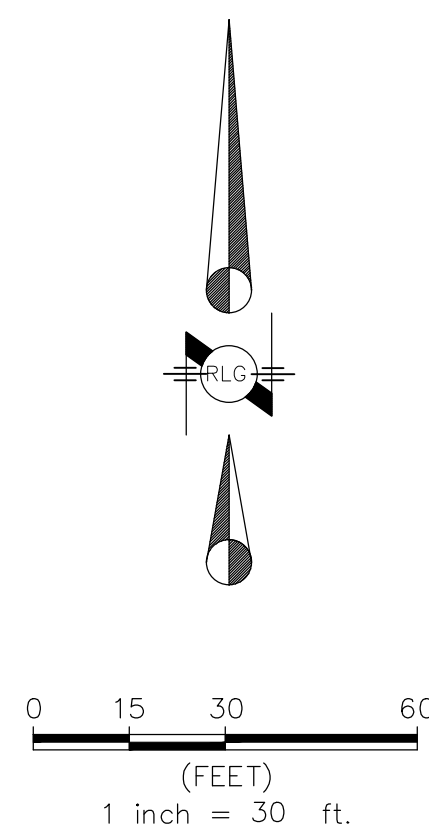
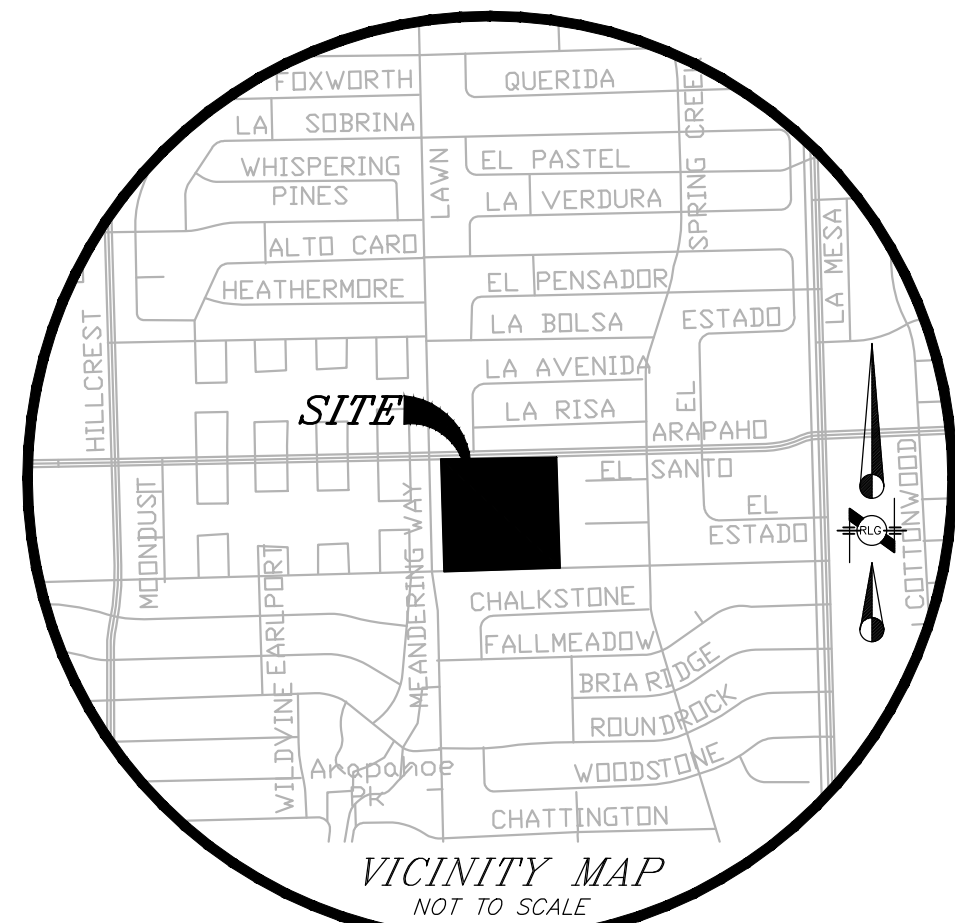


LEGEND	
-----	PROPERTY LINE
-----	EASEMENT LINE
-----	BUILDING
-----	ASPHALT
-----	CONCRETE
-----	FENCE LINE
-----	LIGHT STANDARD
-----	LIGHT BOLLARD
-----	WATER VALVE
-----	WATER METER
-----	FIRE HYDRANT
-----	STAND PIPE
-----	CLEAN OUT
-----	IRRIGATION BOX
-----	TELEPHONE PEDESTAL
-----	POWER POLE WITH U/G CONDUIT
-----	GUY WIRE
-----	SDH
-----	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
-----	DALLAS WATER AND UTILITIES
-----	OVERHEAD POWER
-----	GAS LINE
-----	SEWER LINE
-----	STORM SEWER LINE
-----	WATER LINE
-----	EXISTING CONTOUR LINE
-----	EXISTING SPOT ELEVATION
-----	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
-----	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
-----	IRON ROD FOUND
-----	MAG NAIL SET / FOUND
-----	CHISELED "1" SET / FOUND
-----	PK NAIL SET / FOUND
-----	CONTROLLING MONUMENT
-----	MAP RECORDS, DALLAS COUNTY, TX
-----	DEED RECORDS, DALLAS COUNTY, TX
-----	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
-----	INSTRUMENT NUMBER
-----	VOLUME, PAGE
-----	AREA DRAIN & SIZE IN INCHES
-----	ROOF DRAIN
-----	CURB DRAIN
-----	PULL BOX
-----	PULL BOX ELECTRIC
-----	PULL BOX TELEPHONE
-----	PULL BOX FIBER OPTIC
-----	CREPE MYRTLE
-----	GAS TESTING STATION
-----	GAS METER
-----	MAIL BOX
-----	ELECTRICAL OUTLET



GENERAL NOTES:

- 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.
- CONTROLLING MONUMENTS: AS SHOWN
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
- STRUCTURES TO REMAIN.
- 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.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM ONE EXISTING TRACT TO DEDICATE ADDITIONAL EASEMENTS AND RIGHT-OF-WAY.

**PRELIMINARY PLAT
OF
WJHS ADDITION
LOT 1R, BLOCK 10/8196
REPLAT
OF
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' DATE: APRIL 2025

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

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REC #P-489
TBPELS REC #100341-00

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

