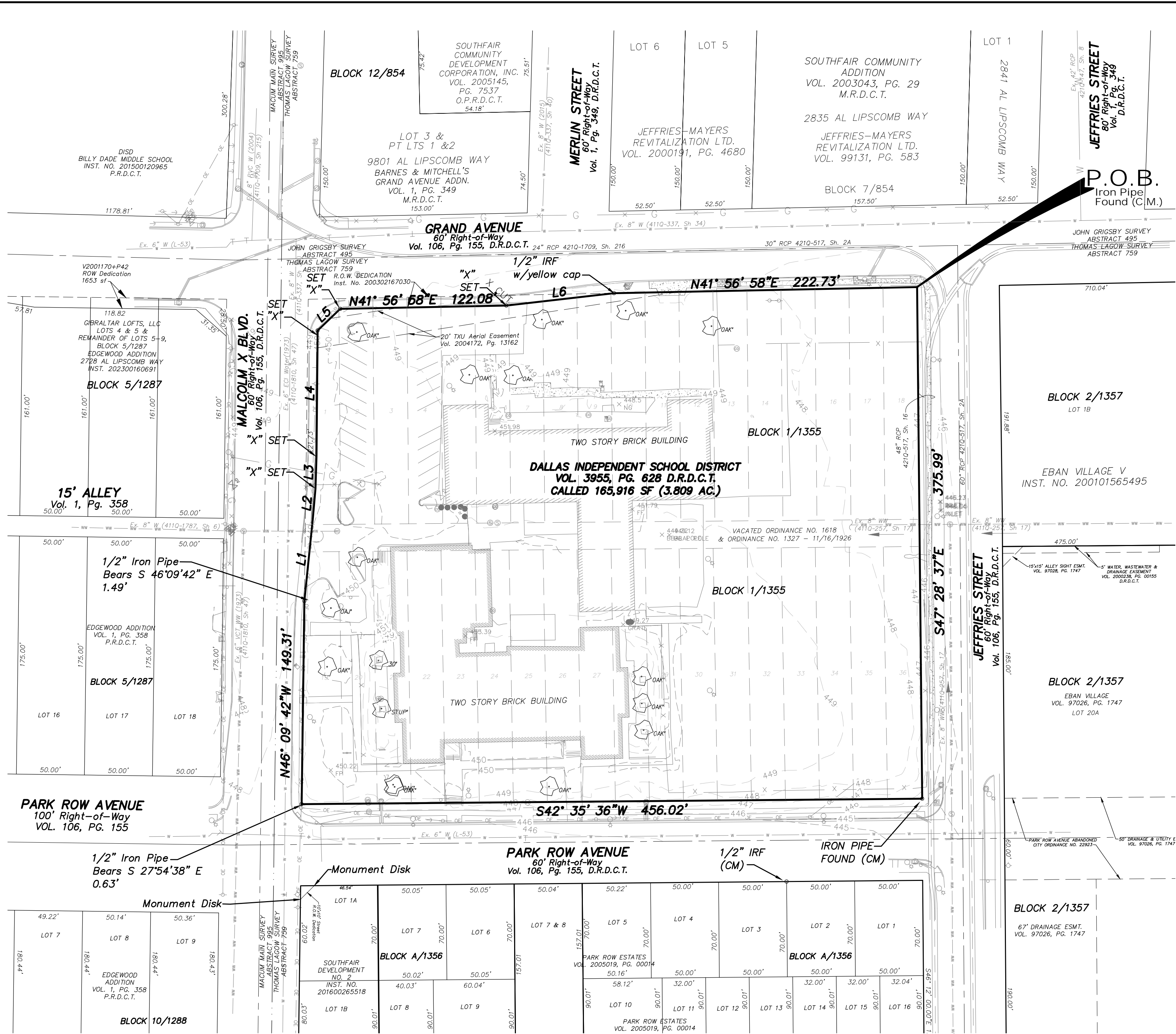


NO.	BEARING	DISTANCE
L1	N 40°58'42" W	60.34'
L2	N 42°00'38" W	22.74'
L3	N45°02'47" W	23.86'
L4	N 46°23'05" W	92.21'
L5	N 00°46'51" W	22.99'
L6	N 36°32'19" E	122.08'



GENERAL NOTES:

- All bearings shown are based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011).
- Lot to lot drainage will not be allowed without engineering section approval.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
- The purpose of this plat is to create one (1) lots from 36 lots.
- All building within the property will be removed.

ABBREVIATIONS

C.M.	CONTROL MONUMENTS
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORD DALLAS COUNTY TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORD DALLAS COUNTY TEXAS
M.R.D.C.T.	MAP RECORD DALLAS COUNTY TEXAS
I.R.F.	IRON ROD FOUND
ROW	RIGHT-OF-WAY
SW	SIDEWALK
"X"	X CUT IN CONCRETE
FF	FINISHED FLOOR
BH	BUILDING HEIGHT
HDCP	HAND/CAP PARKING
SAN. SWR. ESMT.	SANITARY SEWER EASEMENT

SYMBOLOLOGY

—CATV—	CABLE TV	⊗	TREE
—OHP—	OVERHEAD POWER LINE	⊗	IRRIGATION CONTROL VALVE
—W—	WATER LINE	⊗	WATER VALVE
—WW—	WASTEWATER LINE	⊗	GAS VALVE
—SD—	STORM DRAIN	⊗	WATER METER
—G—	GAS LINE	⊗	ELECTRIC BOX
—UGE—	ELECTRIC LINE	⊗	FIRE HYDRANT
—FO—	FIBER OPTIC LINE	⊗	PEDESTAL
—T—	TELEPHONE LINE	○	MNWS MAG NAIL WITH WASHER STAMPED SET
—X—	CHAINLINK FENCE	⊗	XS 'X' IN CONCRETE SET
⊗	CLEANOUT	⊗	IRF IRON ROD FOUND (AS NOTED)
⊗	DRAINAGE/STORM MANHOLE	⊗	IRFC DT IRON ROD WITH CAP FOUND 'DAL-TECH'
⊗	SANITARY SEWER MANHOLE	⊗	IRSC DT IRON ROD WITH CAP SET 'DAL-TECH'
⊗	LANDSCAPE LIGHT	⊗	MON MONUMENT FOUND AS NOTED
⊗	BOLLARD		
⊗	GUY ANCHOR		
⊗	UTILITY POLE		
⊗	SIGN		
⊗	CHAINLINK FENCE		
⊗	WIRE FENCE		

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____, acting by and through its duly authorized agent, _____, do hereby adopt this plat, designating the herein described property as **CAREER INSTITUTE EAST, LOT 1A, BLOCK 1/1355** 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.

By: _____
Name: _____
Title: _____

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 _____ 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 _____, 2025.

Notary Public in and for the State of Texas

My commission expires: _____

SURVEYOR'S STATEMENT

I, Getsy Suthan, 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, Section 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 _____, 2025.

Getsy Suthan
Texas Registered Professional Land Surveyor No. 6449

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 _____ 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 _____, 2025.

Notary Public in and for the State of Texas

My commission expires: _____

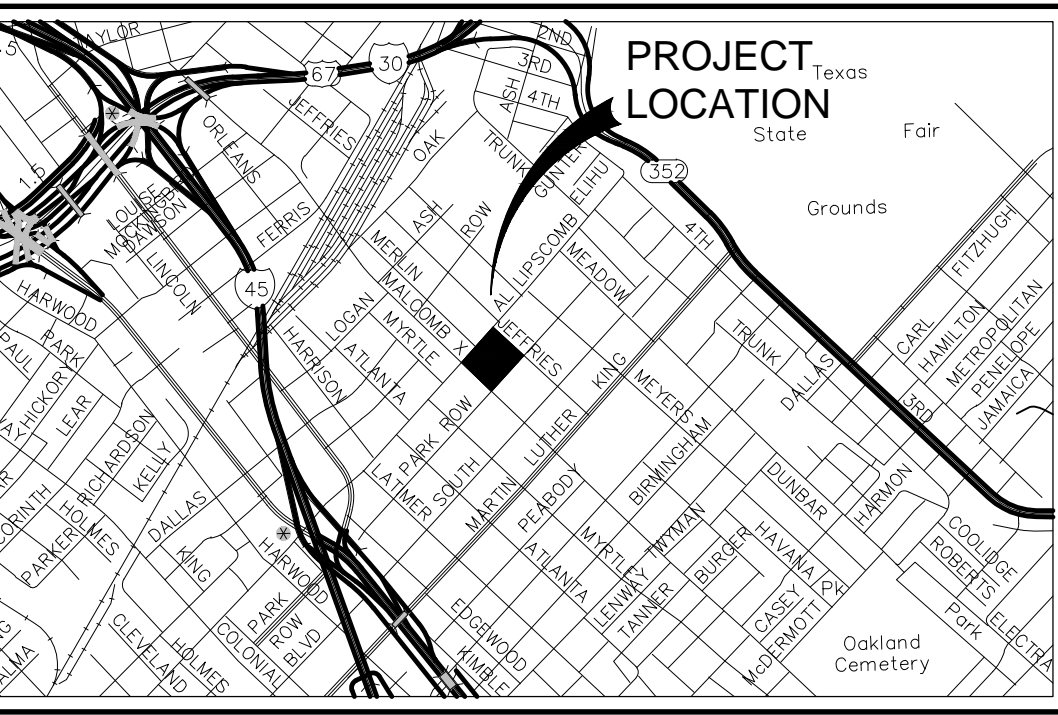
SURVEYOR

OWNER
DALLAS INDEPENDENT
SCHOOL DISTRICT
9400 N. CENTRAL EXPWY
DALLAS, TX 75231

DAL-TECH ENGINEERING, INC.
17400 DALLAS PARKWAY, SUITE 110
DALLAS, TEXAS 75287
(972) 250-2727
TBPELS FIRM NO. 101235-11



17400 DALLAS PKWY, SUITE 110
DALLAS, TEXAS 75287
TEL:(972)250-2727
TEXAS SURVEYING FIRM NO. 10123500



MAPSCO: 46N,P.S.T
LOCATION MAP N.T.S.
PROJECT

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS,

BEING A 165,916 square foot or 3.809 Acre tract of land, situated in the Thomas Lagow Survey, Abstract No. 759, Dallas County, Texas; said tract being all of Lots 1-36 of Block 1/1355, John Henry Brown Elementary School and being part of that land conveyed to Dallas Independent School District (DISD) by deed recorded in Volume 3955, Page 628 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1-inch found iron pipe (controlling monument) at the north corner said Block 1/1355, and said DISD tract, and being at the intersection of the southwest right-of-way line of Jeffries Street (a 60-foot wide right-of-way, Volume 106, Page 155, D.R.D.C.T.) and the southeast right-of-way line of Grand Avenue (a 60-foot wide right-of-way, Volume 106, Page 155 and Volume 1, Page 349, D.R.D.C.T.);

THENCE South 47 degrees 28 minutes 37 seconds East, with said right-of-way line of Jeffries Street and the easterly line of said Block 1/1355, a distance of 375.99 feet to a 1-inch found iron pipe (controlling monument) at the east corner of said Block 1/1355, and at the intersection of said Jeffries Street and the northwest right-of-way line of Park Row (60-foot right-of-way, formerly Palm Avenue, Volume 106, Page 155, D.R.D.C.T.);

THENCE South 42 degrees 35 minutes 36 seconds West, with said right-of-way line of Park Row and the southerly line of said Block 1/1355, a distance of 456.02 feet to the south corner of said Block 1/1355 and at the intersection of said Park Row and the northeast right-of-way line of Malcolm X Boulevard (a 60-foot right-of-way, formerly Barr Lane and formerly Oakland Avenue, Volume 1, Page 358, M.R.D.C.T., and Volume 106, Page 155, D.R.D.C.T.), from which a 1-inch found iron pipe bears South 27 degrees 54 minutes 38 seconds East, a distance of 0.63 feet;

THENCE with the said right-of-way line of Malcolm X Boulevard, following courses and distances:

North 46 degrees 09 minutes 42 seconds West, a distance of 149.31 feet to a corner, from which a 1/2-inch found iron rod with yellow cap (illegible to read) bears South 46 degrees 09 minutes 42 seconds West, a distance 1.49 feet;

North 40 degrees 58 minutes 42 seconds West, a distance of 60.34 feet to a X cut set in concrete for corner;

North 42 degrees 00 minutes 38 seconds West, a distance of 22.74 feet to a X cut set in concrete for corner;

North 45 degrees 02 minutes 47 seconds West, a distance of 23.86 feet to a X cut set in concrete for corner;

North 46 degrees 23 minutes 05 seconds West, a distance of 92.21 feet to a X cut set in concrete at the south corner clip at the intersection of said Malcolm X Boulevard and the southeast right-of-way line of said Grand Avenue;

THENCE North 00 degrees 46 minutes 51 seconds West, with said corner clip, a distance of 22.99 feet to a X cut set in concrete for the north corner clip of said Grand Avenue;

THENCE with said right-of-way line of Grand Avenue, following courses and distances;

North 41 degrees 56 minutes 58 seconds East, a distance of 122.08 feet a X cut set in concrete for corner;

North 36 degrees 32 minutes 19 seconds East, a distance of 79.74 feet a 1/2-inch found iron rod with yellow cap (illegible to read) for corner;

North 41 degrees 56 minutes 58 seconds East, a distance of 222.73 feet to the POINT OF BEGINNING AND CONTAINING 165,916 square feet or 3.809 acres of land more or less.

CERTIFICATE OF APPROVAL	
Attest:	
I, Tony Shiddi, 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 STATEMENT

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.

PRELIMINARY PLAT CAREER INSTITUTE EAST LOT 1A, BLOCK 1/1355 3.809 ACRES

A REPLAT OF LOTS 1-36, BLOCK 1/1355
WINCHESTER PLACE ADDITION
THOMAS LAGOW SURVEY, ABSTRACT NO. 0759
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S-245-145