



- NOTES:
- Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; North American Datum of 1983 (2011) Epoch 2010) as derived locally from Allterra Central's Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
 - Elevations are based on City of Dallas Water Utilities Benchmarks:
 - Primary: 22-M-2 located on concrete headwall under Fabens Road, 60 feet west of centerline of Ables Lane, elevation=445.95'
 - Secondary: 23-C-1 located at southeast corner of Dartmoor Drive and Cromwell Drive intersection, elevation=513.03'
 - The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.
 - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
 - Lot to Lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
 - Purpose of plat - To create one platted lot from a portion of one existing platted lot and one existing platted lot.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 8/23/2001 Community Panel No. 48113C0310J subject lot is located in Zones 'X' and 'AE'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

PRELIMINARY PLAT
DISD RENTZEL SC ADDITION
LOT 1, BLOCK 8/6495
BEING A REPLAT OF PART OF LOT 3, BLOCK 8/6495
LOMBARDY BUSINESS PARK
AND LOT 3A, BLOCK 6492
PACCAR ADDITION NO. 2
WILLIAM BENNETT SURVEY, ABSTRACT NO. 171 AND
HARRISON WEBB SURVEY, ABSTRACT NO. 1596
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-103
ENGINEERING PLAN NO. _____

JOB NO.: 24-1202	PEISER & MANKIN SURVEYING, LLC	SHEET
DATE: 01/16/2025	www.peisersurveying.com	
FIELD DATE: 12/30/2024		
SCALE: 1" = 50'		1
FIELD: E.M.	1612 HART STREET SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	OF
DRAWN: J.B.W.	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	2
CHECKED: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00	Member Since 1977

ARCHITECT:
DIMENSIONS ARCHITECTS
OSWALDO CAJAS, AIA
8330 LBJ FREEWAY, STE 495
DALLAS, TX 75243
214-220-3800
OCAJAS@DIMARCHS.COM

OWNER:
DALLAS I.S.D.
9400 N CENTRAL EXPY., STE 800
DALLAS, TX 75231
972-925-7211
CONTACT: MICHAEL GARCIA
MICHAGARCIA@DALLASISD.ORG

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

TIMOTHY R. MANKIN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2025.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DALLAS INDEPENDENT SCHOOL DISTRICT, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **DISD RENTZEL SC ADDITION**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DOES 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 OBTAINING ANY RIGHT OF WAY OR PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE ANY 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 AND UPON 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, TEXAS

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2025

BY: _____

MICHAEL GARCIA, EXECUTIVE DIRECTOR, DALLAS ISD CONSTRUCTION SERVICES

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL GARCIA, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

Whereas Dallas Independent School District is the sole owner of that certain 9,124 acre tract of land situated in the William Bennett Survey, Abstract No. 171 and Harrison Webb Survey, Abstract No. 1596, City of Dallas, City Block No. 6492 and 6495, Dallas County, Texas, and being all that certain tract of land conveyed as Tract 3 to Dallas Independent School District, by Special Warranty Deed recorded in Instrument Number 201800225849, Official Public Records, Dallas County, Texas, and being a portion of Lot 3, Block 8/6495, Lombardy Business Park, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 83144, Page 863, Deed Records, Dallas County, Texas, and being all of Lot 3A, Block 6492, Paccar Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 95023, Page 4457, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an 'X' cut found below the most southerly southwest corner of said Tract 3, same being the most southerly southwest corner of the remainder of said Lot 3, Block 8/6495, same being the northwest corner of Lot 7, Block 8/6495, Lombardy Business Park, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2005062, Page 96, Deed Records, Dallas County, Texas, same being in the east right-of-way line of Finnell Street (a 56 foot right-of-way);

THENCE along the common line of said Tract 3, said Lot 3, Block 8/6495, and said Finnell Street as follows

North 00 deg. 33 min. 42 sec. West, a distance of 441.06 feet to a 5/8 inch iron rod with yellow "Pacheco Koch" plastic cap found for the beginning of a non-tangent curve to the left, having a radius of 43.50 feet, a central angle of 189 deg. 58 min. 03 sec., and a chord bearing and distance of North 45 deg. 36 min. 44 sec. West, 86.60 feet;

Along said non-tangent curve to the left, an arc distance of 144.23 feet to a 5/8 inch iron rod found for corner, same being in the north right-of-way line of Rentzel Street (a 56 foot right-of-way);

THENCE South 89 deg. 20 min. 15 sec. West, along the common line of said Tract 3, said Lot 3, Block 8/6495, and said Rentzel Street, passing the most westerly southwest corner of the remainder of said Lot 3, Block 8/6495, same being the southeast corner of aforesaid Lot 3A, Block 6492, Paccar Addition No. 2, and continuing along the common line of said Tract 3, said Lot 3A, and said Rentzel Street, a total distance of 296.49 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap found (previously set) for the most westerly southwest corner of said Tract 3, same being the southwest corner of said Lot 3A, same being the southeast corner of Lot 2A, Block 6492, said Paccar Addition No. 2;

THENCE North 01 deg. 01 min. 40 s. West, along the common line of said Tract 3, said Lot 3A, and said Lot 2A, a distance of 330.0 feet to a 5/8 inch iron rod with "Pacheco Koch" yellow plastic cap found for the northwest corner of said Tract 3, same being the northwest corner of said Lot 3A, same being the northeast corner of said Lot 2A, same being in the south line of Lot 2, Block 6493, Manana Plaza Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 74088, Page 1952, Deed Records, Dallas County, Texas;

THENCE North 89 deg, 20 min, 15 sec, East, along the common line of said Tract 3, said Lot 3A, and said Lot 2, passing the northeast corner of said Lot 3A, same being the northwest corner of aforesaid remainder of Lot 3, Block 8/6495, and continuing along the common line of said Tract 3, said Lot 3, Block 8/6495, and said Lot 2, passing the southeast corner of said Lot 2, same being the southwest corner of Lot 3, Block 6415, F. W. Allen Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 80115, Page 1196, Deed Records, Dallas County, Texas, and continuing along the common line of said Tract 3, said Lot 3, Block 8/6495, and said Lot 3, Block 6493, a total distance of 581.54 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap found (previously set) for angle point;

THENCE North 89 deg. 58 min. 15 sec. East, continuing along the common line of said Tract 3, said Lot 3, Block 8/6495, and said Lot 3, Block 6493, a distance of 115.37 feet to a 5/8 inch iron rod with "CSM INC" yellow plastic cap found which bears North 01 deg. 07 min. West, 0.4 feet for the northeast corner of said Tract 3, same being the southeast corner of said Lot 3, Block 6493, same being in the west line of that certain tract of land conveyed to City of Dallas, by deed recorded in Volume 2001057, Page 5253, Official Public Records, Dallas County, Texas;

THENCE along the common line of said Tract 3 and said City of Dallas tract, and through the interior of said Lot 3, Block 8/6495 as follows:

South 00 deg. 44 min. 31 sec. East, a distance of 659.70 feet to a 5/8 inch iron rod with "Pacheco Koch" yellow plastic cap found for angle point;

South 10 deg. 34 min. 07 sec. West, a distance of 25.49 feet to a 5/8 inch iron rod with "Pacheco Koch" yellow plastic cap found for angle point;

South 00 deg. 44 min. 31 sec. East, a distance of 147.01 feet to a 5/8 inch iron rod with "Pacheco Koch" yellow plastic cap found for the southeast corner of said Tract 3, same being the southwest corner of said City of Dallas tract, same being in the north line of aforesaid Lot 7;

THENCE South 89 deg. 26 min. 18 sec. West, along the common line of the remainder of said Tract 3, said Lot 3, Block 8/6495, and said Lot 7, a distance of 334.01 feet to the POINT OF BEGINNING and containing 397,437 square feet or 9.124 acre of computed land, more or less.

*COUNTY RECORDING
LABEL FINAL PLAT*

CERTIFICATE OF APPROVAL

I, Tony Shildt, 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

BEING A REPLAT OF PART OF LOT 3, BLOCK 8/6495

LOMBARDY BUSINESS PARK

AND LOT 3A, BLOCK 6492
BACCAR ADDITION NO. 2

PACCAR ADDITION NO. 2
WILLIAM BENNETT SURVEY ABSTRACT

HARRISON WEBB SURVEY ABSTRACT

CITY OF DALLAS, DALLAS COUNTY

CITY PLAN FILE NO. S245-1

ENGINEERING PLAN NO. _____

JOB NO.: 24-1202		DATE: 01/16/2025		SHEET 2	
FIELD DATE: 12/30/2024		www.peisersurveying.com			
SCALE: 1" = 50'		1612 HART STREET SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)		COMMERCIAL RESIDENTIAL SURVEYING TOPOGRAPHY MORTGAGE	
FIELD: E. = 50'				2	
DRAWN: J.B.W.				OF	
CHECKED: T.R.M.				2	
trmankin@peisersurveying.com		FIRM NO. 100999-00		Member Since 1977	