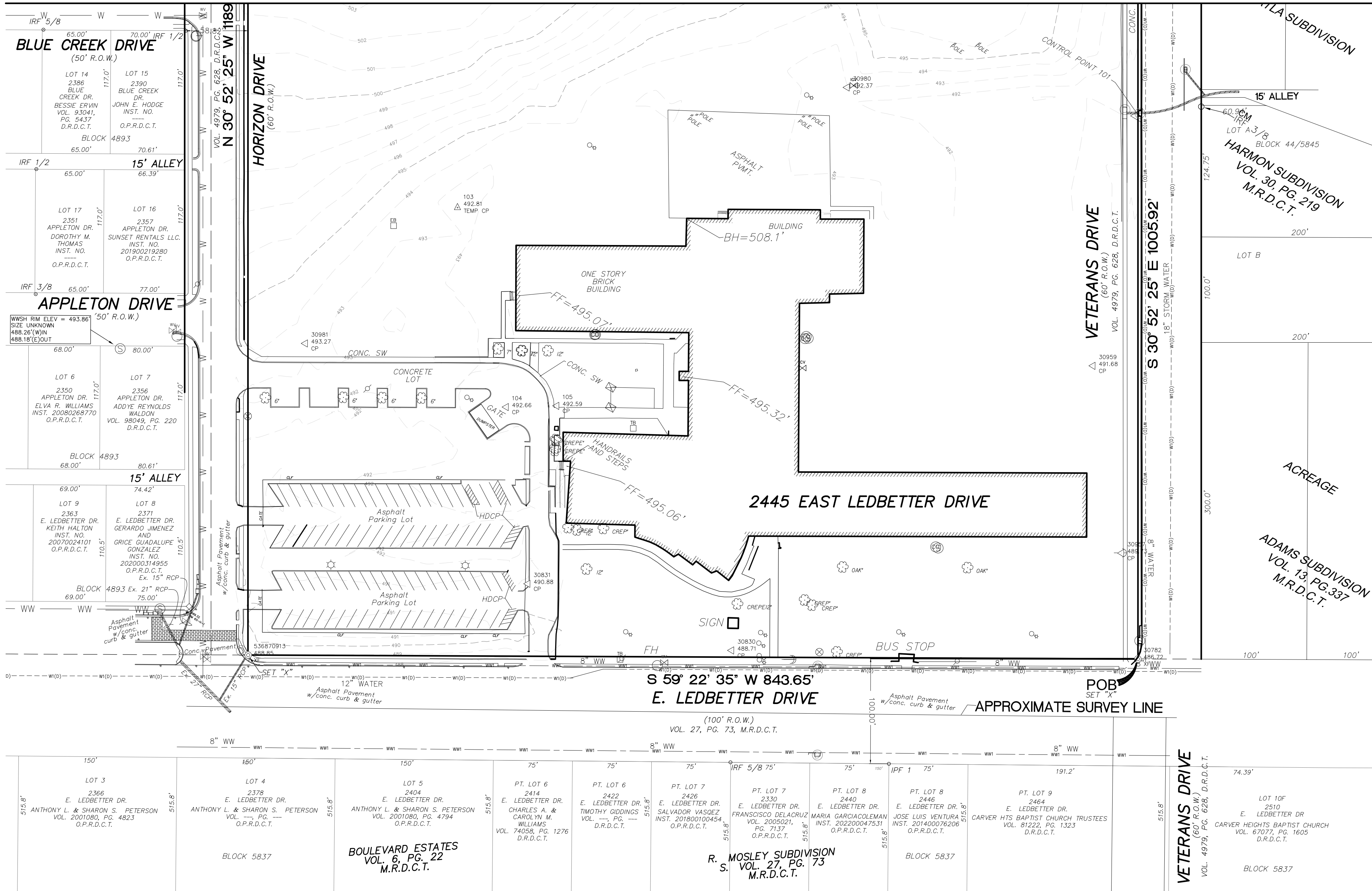


MATCH LINE SHEET 2, SEE PAGE 1 of 2



LEGAL DESCRIPTION:

BEING a tract of land situated in the Felix Sadler Survey, Abstract Number 1378, Dallas County, Texas, and also being part of a Deed Without Warranty to Dallas Independent School District (DISD) of Dallas County, Texas, and recorded in Volume 4527, Page 269 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows;

BEGINNING at an "X" cut set at the east corner of said DISD tract, and being at the west intersection of the north right-of-way line of E Ledbetter Drive (a 100-foot right-of-way) and the west right-of-way Veterans Drive (a 60-foot right-of-way);

THENCE South 59 degrees 22 minutes 35 seconds West, with the south line of said DISD tract and the north right-of-way line of said E Ledbetter Drive, a distance of 843.65 feet an "X" cut set for the south corner of said DISD tract and at the intersection of the north right-of-way line of said E Ledbetter Drive and the east right-of-way line of Horizon Drive (a 60-foot right-of-way);

THENCE North 30 degrees 52 minutes 25 seconds West, with the east right-of-way line of said Horizon Drive and the west line of said DISD tract, a distance of 1,189.09 feet a 1/2-inch found iron rod for corner at the intersection of east right-of-way line of Horizon Drive and the south right-of-way line of 52nd Street (a 50-foot wide right-of-way);

THENCE with the south right-of-way line of said 52nd street, and over and across said DISD tract, the following courses and distances:

North 59 degrees 26 minutes 45 seconds East, departing said west line of DISD tract, a distance of 15.05 feet to a corner, and being a tangent curve to the right, having a radius of 348.20 feet and whose chord bears North 74 degrees 26 minutes 25 seconds East, a distance of 180.24 feet, from which a 1-inch iron pipe bears South 76 degrees 20 minutes 41 seconds West, a distance of 0.69 feet;

Northeasterly, continuing with said curve to the right, through a central angle of 30 degrees 00 minutes 00 seconds, and an arc distance of 182.32 feet to a corner, from which a 1/2-inch found iron rod bears North 68 degrees 45 minutes 04 seconds East, a distance of 0.63 feet;

South 89 degrees 26 minutes 25 seconds West, a distance of 165.31 feet to a corner, and being a tangent curve to the left, having a radius of 425.00 feet and whose chord bears North 74 degrees 03 minutes 10 seconds East, a distance of 225.54 feet, from which a 1/2-inch iron rod bears North 51 degrees 36 minutes 38 seconds West, a distance of 0.72 feet;

Northeasterly, continuing with said curve to the left, through a central angle of 30 degrees 46 minutes 30 seconds, and an arc distance of 228.28 feet to a corner, from which a 1/2-inch iron rod bears South 64 degrees 05 minutes 54 seconds West, a distance of 0.71 feet;

North 58 degrees 39 minutes 55 seconds East, a distance of 294.11 feet to an PK nail cut set for corner at the intersection of the south right-of-way line of said 52nd Street and the west right-of-way line of said Veterans Drive, and on the east line of said DISD tract;

THENCE South 30 degrees 52 minutes 25 seconds East, with the east line of said DISD tract and the west right-of-way line of said Veterans Drive, a distance of 1,005.92 feet to the **POINT OF BEGINNING**, and containing 896,725 square feet, or 20.586 acres of land more or less.

NOTE: All Coordinates shown hereon are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011), no scale, no projection. All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

OWNER'S DEDICATION

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 **FREDERICK DOUGLAS TODD, LOT 1, BLOCK A/7880** 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 _____, 2024.

By:

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 _____, 2024.

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 _____, 2024.

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 _____, 2024.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Notary Public in and for the State of Texas

My commission expires: _____

OWNER

DALLAS INDEPENDENT
SCHOOL DISTRICT
9400 N. CENTRAL EXPWAY
DALLAS, TX 75231

SURVEYOR

DAL-TECH ENGINEERING
17400 DALLAS PARKWAY, SUITE 110
DALLAS, TEXAS 75248
(972) 250-2727
TBPELS FIRM NO. 101235-11

DAL-TECH
ENGINEERING, INC.
17400 DALLAS PKWY., SUITE 110
DALLAS, TEXAS 75248
TEL: (972) 250-2727
TEXAS SURVEYING FIRM NO.
10123500

FELIX SADLER SURVEY, ABSTRACT NO. 1378
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5234-192

PRELIMINARY PLAT
FREDERICK DOUGLAS TODD
LOT 1, BLOCK 4893
20.586 ACRES

CERTIFICATE OF APPROVAL Attest:	
I, Tony Shidd, 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	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.