

LOT 1, BLOCK A/8138
0.267 ACRES
11,629 SQ. FT.
CALLED 52.35 ACRES
RICHARDSON INDEPENDENT
SCHOOL DISTRICT
VOLUME 5819, PAGE 282
D.R.D.C.T.

**POINT OF
BEGINNING**

DALLAS AREA RAPID TRANSIT
150' RIGHT-OF-WAY
VOLUME 88083, PAGE 4905
D.R.D.C.T.

12' STREET EASEMENT
VOLUME 70206, PAGE 1564
D.R.D.C.T.

WHITE ROCK TRAIL
70' ROW EASEMENT
VOLUME 70104, PAGE 2084
D.R.D.C.T.

70' ROW DEDICATION
2.048 ACRES
89,572 SQ. FT.

LOT 2, BLOCK A/8138
WILDCATS 2
INST. NO. 200302190531
P.R.D.C.T.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	54°03'54"	1382.69'	1304.72'	N 23°10'06" E	1256.85'
C2	37°45'23"	1312.69'	865.03'	S 31°39'41" W	849.46'
C3	29°44'51"	423.37'	219.77'	S 02°06'17" E	217.51'
C4	18°39'06"	493.37'	160.61'	S 07°39'03" E	159.90'
C5	16°37'51"	1382.69'	401.34'	N 04°26'22" E	399.89'
C6	29°44'32"	493.37'	256.11'	S 02°06'59" E	253.24'
C7	19°29'31"	423.37'	144.03'	S 07°14'33" E	143.34'

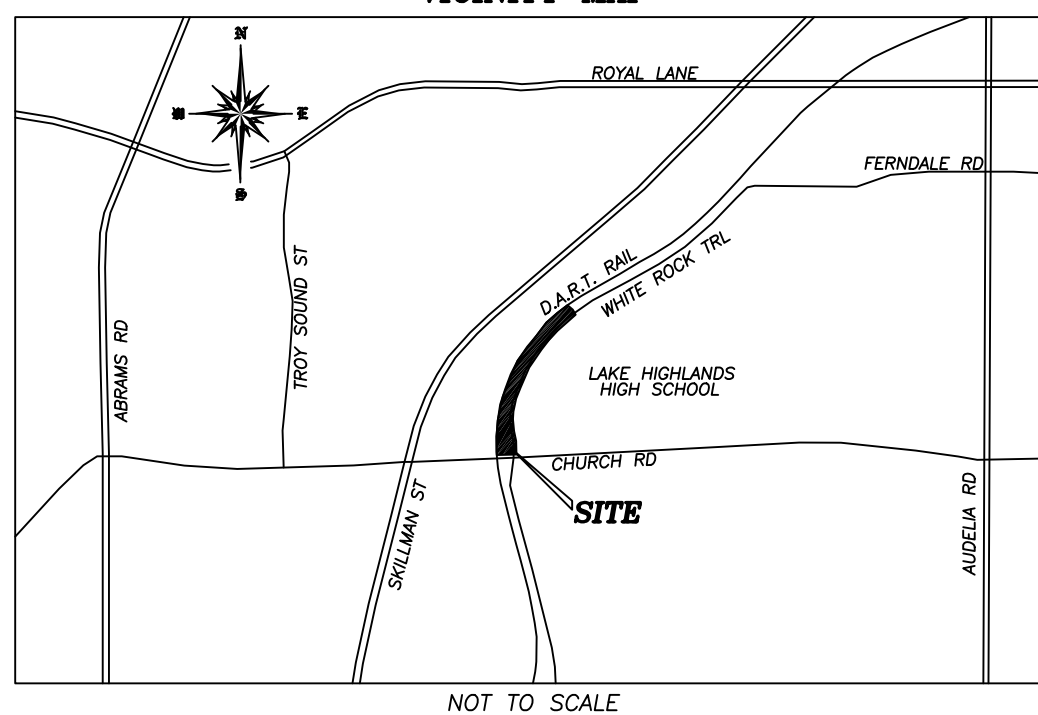
LEGEND

R.M. = REFERENCE MONUMENT
YC4613 = 1/2" IRON ROD WITH YELLOW
PLASTIC CAP STAMPED "4613"
YCRLG = 1/2" IRON ROD WITH YELLOW
PLASTIC CAP STAMPED "RLG"
IRF = IRON ROD FOUND
CUT FOUND = "X" CUT FOUND
P.R.P.C.T. = PLAT RECORDS, DALLAS COUNTY,
TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY,
TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF
DALLAS COUNTY, TEXAS
ROW = RIGHT OF WAY
SQ. FT. = SQUARE FEET
POB = POINT OF BEGINNING
INST. NO. = INSTRUMENT NUMBER
SBL = SET BACK LINE
□ = FENCE POST
⋈ = FIRE HYDRANT
* = LIGHT POLE
⚡ = POWER POLE
◆ = SIGN
⊙ = STORM MANHOLE
⊙ = TRAFFIC SIGNAL LIGHT
● = TREE (NOT TO BE DISTURBED)
⊠ = VAULT BOX
⊗ = WATER VALVE

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FOR THE PLACEMENT OF A SIGN/STATUE FOR LAKE HIGHLANDS HIGH SCHOOL AND TO DEDICATE RIGHT-OF-WAY TO THE PUBLIC
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- THE BASIS OF BEARINGS, ARE DERIVED FROM ALLTERRA CENTRAL RTK NETWORK, TEXAS STATE PLANE COORDINATES SYSTEM, NAD83, NORTH CENTRAL ZONE, NAD 83 (CORS96) EPOCH 2002.0. COORDINATES SHOWN ARE NOT GRID COORDINATES.
- THE VERTICAL POSITION ARE DERIVED FROM TEXAS ALLTERRA CENTRAL RTK NETWORK, TEXAS STATE PLANE COORDINATES SYSTEM, NAD83, NORTH CENTRAL ZONE, NAD 83 (CORS96) EPOCH 2002.0. VERTICAL POSITION ARE REFERENCED TO NAVD88 USING (GEIOD03).

VICINITY MAP



PRELIMINARY PLAT
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

RICHARDSON ISD WHITE ROCK
TRAIL ADDITION
BLOCK A/8138, LOT 1
2.315 ACRES
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
W.P. WYCHE SURVEY, ABSTRACT NO. 1522
DALLAS COUNTY, TEXAS
CITY OF DALLAS FILE NO. S223-045

SHEET 1 OF 2

OWNER
RICHARDSON INDEPENDENT SCHOOL DISTRICT
ATTN: JAMES WATSON
400 S. GREENVILLE AVENUE
RICHARDSON, TEXAS 75081
(972) 301-3333

SURVEYOR
SURDUKAN SURVEYING, INC.
ATTN: DAVID SURDUKAN
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-5200
FIRM NO. 10069800

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, the Richardson Independent School District is the owner of a tract of land situated in the W.P. Wyche Survey, Abstract No. 1522, Dallas County, in Block 8138 of the City of Dallas, Texas, being part of a called 3.7886 acres tract of land recorded in Volume 69148, Page 2045 of the Deed Records of Dallas County, Texas, also being part of a called 52.35 acres tract of land recorded in Volume 5819, Page 282 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING in the north Right-of-Way line of Church Road at a 1/2" iron rod with yellow plastic cap stamped "4613" set for the southwest corner of the called 52.35 acre tract of land at the beginning of a non-tangent curve to the right and said iron rod being in the east line of the Dallas Area Rapid Transit; THENCE with said non-tangent curve to the right with an arc length of 1304.72', with a radius of 1382.69', with a chord bearing of N 23°10'06" E, with a chord length of 1256.85', to a 1/2" iron rod with yellow plastic cap stamped "4613" set for the corner;

THENCE S 45°48'51" E a distance of 70.41' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for the northwest corner of Lot 1A, Block A/8138, Lake Highlands Ninth Grade Center Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 97135, Page 5896 of the Plat Records of Dallas County, Texas, and said iron rod also being at the beginning of a non-tangent curve to the left;

THENCE with the west line of said Lot 1A, Block A/8138 and with said non-tangent curve to the left with an arc length of 865.03', with a radius of 1312.69', with a chord bearing of S 31°38'41" W, with a chord length of 849.46', to a 1/2" iron rod with yellow plastic cap stamped "RLG" found for corner in the west line of Lot 2, Block A/8138, Wildcats 2, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 200302190531 of the Plat Records of Dallas County, Texas, and said iron rod also being at the beginning of a compound curve to the left;

THENCE with said compound curve to the left with an arc length of 219.77', with a radius of 423.37', with a chord bearing of S 02°06'17" E, with a chord length of 217.31', to a 1/2" iron rod with yellow plastic cap stamped "RLG" found for corner at the beginning of a reverse curve to the right;

THENCE with a reverse curve turning to the right with an arc length of 160.61', with a radius of 493.37', with a chord bearing of S 07°39'03" E, with a chord length of 159.90', to an X Cut found in the north Right-of-Way line of Church Road;

THENCE S 86°36'34" W with the north Right-of-Way line of Church Road a distance of 128.80' to the POINT OF BEGINNING, and containing 100,841 Square Feet or 2.315 acres of land.

OWNER DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT the Richardson Independent School District, acting by and through its duly authorized agent, ,Officer, does hereby adopt this plat, designating the herein described property as RICHARDSON ISD WHITE ROCK TRAIL 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, _____, 2022.

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

Richardson Independent School District

Name: JAMES WATSON

Title: Deputy Superintendent of Business and Employee Services

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JAMES WATSON, 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 therein stated.

Given under my hand and seal of office this ____ of _____, 2022.

Notary Public in and for said State.

My Commission Expires:

KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF COLLIN

SURVEYORS STATEMENT:

I, David J. Surdukan, 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 Land Surveying, 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 Signed Final Plat.

Dated this the ____ day of _____, 2022.

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DAVID J. SURDUKAN

Texas Registered Professional Land Surveyor No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DAVID J. SURDUKAN, 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 therein stated.

Given under my hand and seal of office this ____ of _____, 2022.

Notary Public in and for said State.

My Commission Expires:

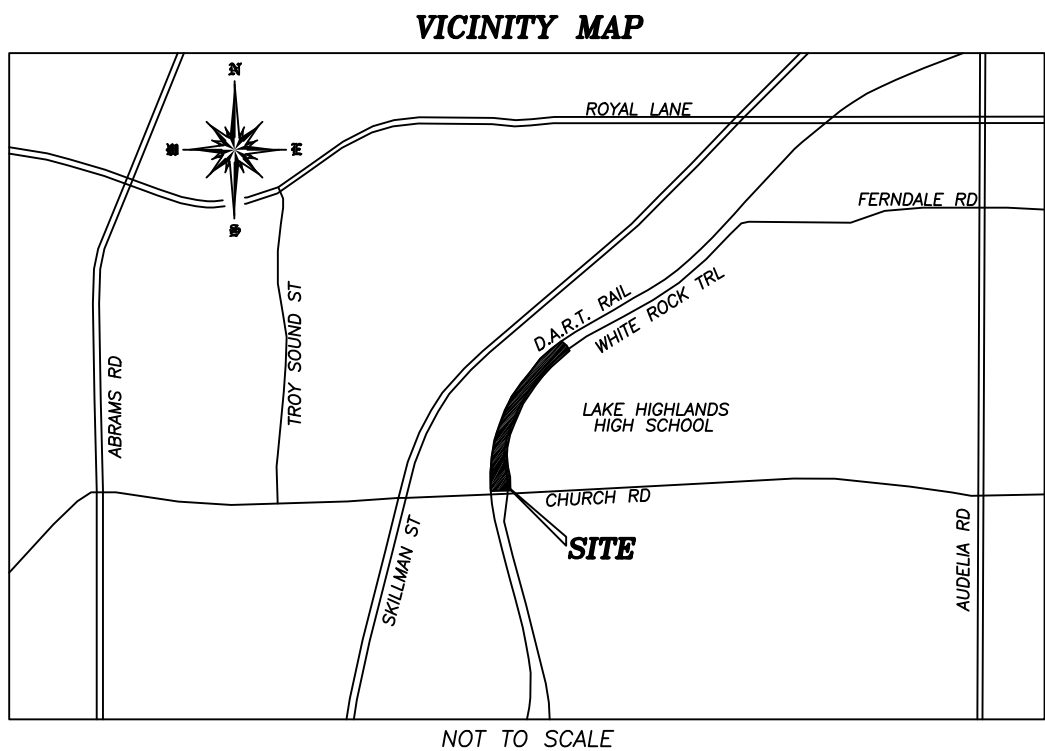
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2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

3. THE BASIS OF BEARINGS, ARE DERIVED FROM ALLTERRA CENTRAL RTK NETWORK, TEXAS STATE PLANE COORDINATES SYSTEM, NAD83, NORTH CENTRAL ZONE, NAD 83 (CORSS96) EPOCH 2002.0. COORDINATES SHOWN ARE NOT GRID COORDINATES.

4. THE VERTICAL POSITION ARE DERIVED FROM TEXAS ALLTERRA CENTRAL RTK NETWORK, TEXAS STATE PLANE COORDINATES SYSTEM, NAD83, NORTH CENTRAL ZONE, NAD 83 (CORSS96) EPOCH 2002.0. VERTICAL POSITION ARE REFERENCED TO NAVD88 USING (GEI0D03).



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SHEET 2 OF 2

OWNER
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ATTN: JAMES WATSON
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SURVEYOR
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P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069800

SCALE 1" = 50'

DATE: NOVEMBER 18, 2022

JOB No. 2022-222 PLAT