

OWNERS CERTIFICATE:

COUNTY OF DALLAS
STATE OF TEXAS

BEING A 19,240.00 ACRE TRACT OF LAND BEING PART OF THE JOHN L. HUNT SURVEY, ABSTRACT NO. 588 LOCATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF WALNUT STEMMONS INDUSTRIAL PARK, AN ADDITION TO THE CITY OF DALLAS, TEXAS AS RECORDED IN VOLUME 70011, PAGE 1962 AND WALNUT-STEMMONS INDUSTRIAL PARK, SECOND INSTALLMENT RECORDED IN VOLUME 70217, PAGE 1855 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 INCH METALLIC DISC WITH MAG NAIL STAMPED "COLE DESIGN GROUP #10193871" SET AT THE NORTHWEST CORNER OF BLOCK B/6509 OF SAID FIRST ADDITION BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF ABLES (60 FOOT WIDE) LANE WITH THE SOUTH RIGHT OF WAY LINE OF WALNUT HILL (100 FOOT WIDE) LANE;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 89 DEGREES 12 MINUTES 53 SECONDS EAST, A DISTANCE OF 617.58 FEET TO A 2 INCH METALLIC DISC WITH MAG NAIL STAMPED "COLE DESIGN GROUP #10193871" SET, BEING THE NORTHEAST CORNER OF BLOCK B/6509 OF SAID FIRST ADDITION, ON THE WEST LINE OF A DRAINAGE EASEMENT TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 70217, PAGE 1855 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE WEST LINE OF SAID DRAINAGE EASEMENT BEING THE EAST LINE OF LAND CONVEYED TO PARKER COLLEGE OF CHIROPRACTIC, AS RECORDED IN VOLUME 89,822, PAGE 3535 AND VOLUME 95189, PAGE 1725 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, THE FOLLOWING COURSES AND DISTANCES: SOUTH 00 DEGREES 47 MINUTES 07 SECONDS EAST, A DISTANCE OF 1118.76 FEET TO A 5/8 INCH IRON ROD WITH A 3 1/4 INCH METALLIC DISC STAMPED "COLE DESIGN GROUP #10193871" SET FOR CORNER; SOUTH 39 DEGREES 14 MINUTES 43 SECONDS WEST A DISTANCE OF 32.65 FEET TO A 2 INCH METALLIC DISC WITH MAG NAIL STAMPED "COLE DESIGN GROUP #10193871" SET FOR CORNER; AND SOUTH 00 DEGREES 47 MINUTES 07 SECONDS EAST, A DISTANCE OF 205.00 FEET TO A 5/8 INCH IRON ROD WITH A 3 1/4 INCH METALLIC DISC STAMPED "COLE DESIGN GROUP #10193871" SET AT THE SOUTHEAST CORNER OF LAND CONVEYED TO PARKER COLLEGE OF CHIROPRACTIC, ON THE NORTH LINE OF LAND CONVEYED TO TEXAS ELECTRONICS, LP, AS RECORDED IN VOLUME 2004219, PAGE 2644 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG SAID NORTH LINE OF TEXAS ELECTRONICS, LP, BEING THE SOUTH LINE OF SAID PARKER COLLEGE OF CHIROPRACTIC, SOUTH 89 DEGREES 12 MINUTES 53 SECONDS WEST, A DISTANCE OF 209.92 FEET TO A 5/8 INCH IRON ROD WITH A 3 1/4 INCH METALLIC DISC STAMPED "COLE DESIGN GROUP #10193871" SET FOR CORNER ON THE EAST RIGHT OF WAY LINE OF ELECTRONIC (60 FOOT WIDE) LANE;

THENCE ALONG SAID EAST RIGHT OF WAY LINE OF ELECTRONIC LANE, NORTH 00 DEGREES 48 MINUTES 39 SECONDS WEST, A DISTANCE OF 157.52 FEET TO A 5/8 INCH IRON ROD WITH A 3 1/4 INCH METALLIC DISC STAMPED "COLE DESIGN GROUP #10193871" AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF ELECTRONIC (60 FOOT WIDE) LANE AND THE NORTH RIGHT OF WAY LINE OF PROGRAM (60 FOOT WIDE) DRIVE AS RECORDED IN VOLUME 70217, PAGE 1855 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF PROGRAM DRIVE, SOUTH 89 DEGREES 17 MINUTES 18 SECONDS WEST, A DISTANCE OF 554.45 FEET TO A 2 INCH METALLIC DISC WITH MAG NAIL STAMPED "COLE DESIGN GROUP #10193871" SET AT THE SOUTHWEST CORNER OF LAND CONVEYED TO PARKER COLLEGE OF CHIROPRACTIC AS RECORDED IN VOLUME 96193, PAGE 5783 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, ON THE EAST LINE OF LAND CONVEYED TO "KTI LLC", AS RECORDED IN INSTRUMENT NUMBER 201500300419 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE EAST LINE OF SAID "KTI LLC", NORTH 00 DEGREES 42 MINUTES 42 SECONDS WEST, A DISTANCE OF 422.64 FEET TO A 5/8 INCH IRON ROD WITH A 3 1/4 INCH METALLIC DISC STAMPED "COLE DESIGN GROUP #10193871" SET AT THE NORTHWEST CORNER OF LAST DESCRIBED AREA OF PARKER COLLEGE OF CHIROPRACTIC ON THE SOUTH RIGHT OF WAY LINE OF ELECTRONIC (60 FOOT WIDE) LANE;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF ELECTRONIC LANE, NORTH 89 DEGREES 17 MINUTES 19 SECONDS EAST, A DISTANCE OF 167.66 FEET TO A 5/8 INCH IRON ROD WITH A 3 1/4 INCH METALLIC DISC STAMPED "COLE DESIGN GROUP #10193871" SET AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF ELECTRONIC LANE AND THE EAST RIGHT OF WAY LINE OF THE AFOREMENTIONED ABLES LANE;

THENCE ALONG SAID EAST RIGHT OF WAY LINE OF ABLES LANE, NORTH 00 DEGREES 48 MINUTES 39 SECONDS WEST, A DISTANCE OF 768.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 838,098 SQUARE FEET OR 19,240.00 ACRES.

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT PARKER UNIVERSITY ACTING BY AND THROUGH ITS AUTHORIZED AGENT DAVID GARAFOLA, VICE PRESIDENT OF BUSINESS AFFAIRS AND CHIEF FINANCIAL OFFICER, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **PARKER UNIVERSITY CAMPUS, 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 PRELIMINARY DESIGN SHALL BE OPEN TO THE PUBLIC, FREE AND WITHOUT CHARGE, FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OF 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 THE 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 SERVICE AND WASTEWATER SERVICE FROM THE MAIN TO THE CURB OR PAVEMENTS LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREBY 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 _____, 2017

BY: PARKER UNIVERSITY

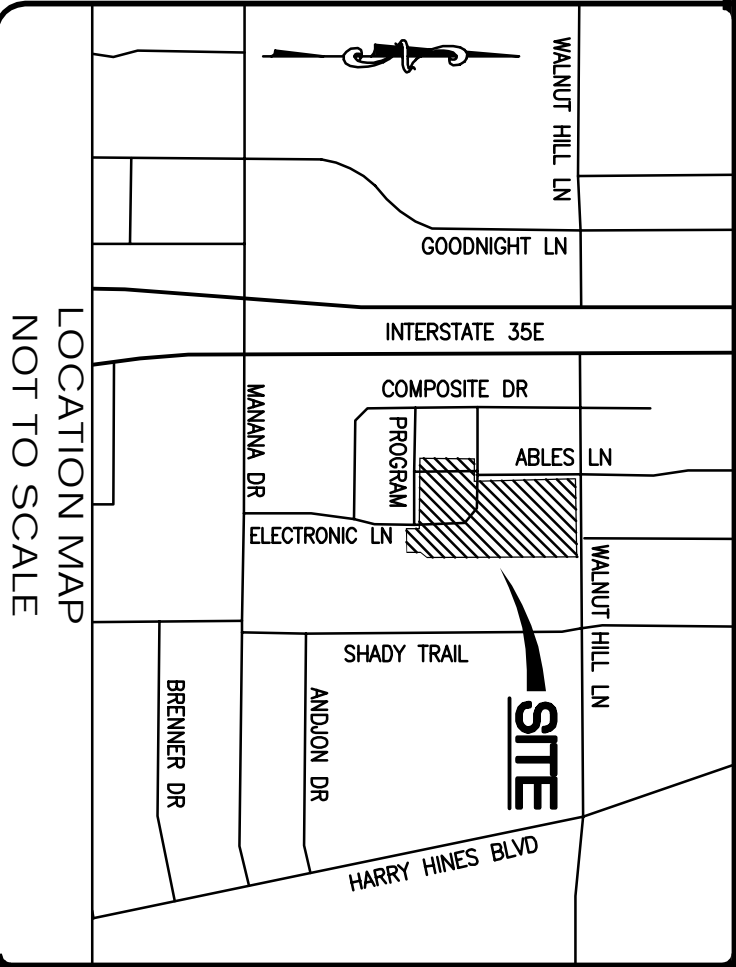
BY: DAVID GARAFOLA, CFO & VP OF BUSINESS AFFAIRS

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, AND SET ON THIS DAY PERSONALLY APPEARED TERRY D. WESTERMAN, HE 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 AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



DEVELOPER/OWNER:
PARKER UNIVERSITY
2540 WALNUT HILL LN
DALLAS, TX 75229
(972) 438-6932

THE PROFESSIONAL, WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREIN ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO, OR INTENDED TO BE USED FOR, ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

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DRAWING SCALE: SEE SCALE
DATE: 07/06/2017

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16-0044
Sheet Number

2 OF 2

PRELIMINARY PLAT
PARKER UNIVERSITY CAMPUS

LOT 1, BLOCK B/6509
BEING 19,240 ACRES OF THE
WALNUT STEMMONS INDUSTRIAL PARK
BLOCK B/6509 & BLOCK C/6509 OF
THE JOHN L. HUNT SURVEY
ABSTRACT NO. 588
IN THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. XXXX XXXX

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

- GENERAL NOTES:**
1. ALL BEARINGS AND DISTANCES ARE RECORDED (R) AND SURVEYED (S), UNLESS OTHERWISE NOTED.
 2. BASIS OF BEARING: GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83, 2011 ADJUSTMENT. THE SOUTH RIGHT OF WAY LINE OF WALNUT HILL LANE, WHICH BEARS NORTH 89° 12' 53" EAST.
 3. TOTAL AREA OF BOUNDARY = 19,240.00 ACRES
 4. THE PURPOSE OF PLAT: CREATE ONE LOT
 5. COORDINATES SHOWN ARE FROM THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE NORTH AMERICAN DATUM 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 6. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 7. ALL EXISTING BUILDINGS TO REMAIN UNALTERED.

SURVEYOR'S STATEMENT:

I, TERRY D. WESTERMAN, 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 COMPLES 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 SEALED FINAL PLAT.

DATE THIS THE 27TH DAY OF JUNE 2017

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT"

TERRY D. WESTERMAN
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6381

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERRY D. WESTERMAN, 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 AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.