

VICINITY MAP - NOT TO SCALE

LEGEND

OP.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
CM	COUNTROLLING MONUMENT
IRN	IRON ROD FOUND
M.F.N.SET	3 INCH ALUMINUM DISK STAMPED "E.A." SET ON 1/2 INCH IRON ROD
R.O.W.	RIGHT-OF-WAY
ICV	IRRIGATION CONTROL VALVE
ICV	TEMPORARY BENCHMARK
TBM	CLEANOUT
CO	WATER VALVE
BD	BOLLARD
NP	NO PARKING

STATE PLANE COORDINATES
 N = 6946.54729'
 E = 2528.48225'
 GUARD RAIL

- GENERAL NOTES:**
- 1) The purpose of this plat is to create one lot from three existing lots.
 - 2) Lot-to-lot drainage will not be allowed without City of Dallas Permit and Drainage Engineering Section approval.
 - 3) Existing structures on the subject tract are to remain.
 - 4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.
 - 5) According to the F.I.R.M. No. 4811300330, 1, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area as shown.
 - 6) The maximum number of lots permitted by this plat is 1.
 - 7) **BENCHMARKS:**
 City of Dallas Benchmark No. 23-2-3
 A square is cut on top of concrete curb at midpoint of curve at northeast corner of the intersection of Shorecrest Drive and Webb Chapel Road, Northing: 6,999,439.307; Easting: 2,472,576.989; Elevation: 447.640
 A City of Dallas Benchmark is set on top of a concrete curb in front of the hydrant that sits in front of the FBI building.
 Northing: 6,987,779.521; Easting: 2,463,415.100; Elevation: 427.910

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS Lumini Education, a Texas Non-Profit Corporation, is the owner of a 2.792 acre tract of land situated in the Dickerson Parker, Abstract No. 1113, and being known as Lots 9, 10 and 11, Block A/5789 of Lake Line Park Fourth Section, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 6, Page 247, Map Records, Dallas County, Texas, and as described in Special Warranty Deed with Vendor's Lien to Lumini Education, a Texas Non-Profit Corporation as recorded in Instrument No. 201500022547, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found at the northeast corner of Lot 8, Block A/5789 and lying in the south right-of-way line of Overlake Drive (variable width right-of-way), said corner also being the northwest corner of the herein described tract and in a curve to the left with a radius of 631.55 feet.

Thence along said curve to the left with a central angle of 33 degrees 02 minutes 01 seconds with a chord bearing of South 74 degrees 53 minutes 28 seconds East, a chord distance of 335.32 feet and an arc length of 384.55 feet to a 1/2 inch iron rod found lying in said south right-of-way line of Overlake Drive.

Thence North 88 degrees 45 minutes 23 seconds East, along said south right-of-way line of Overlake Drive, a distance of 38.29 feet to a 3/8 inch aluminum disk stamped "E.A." set on a 1/2 inch iron rod at the beginning of a curve to the right with a radius of 1500 feet.

Thence along said curve to the right with a central angle of 90 degrees 00 minutes 00 seconds with a chord that bearing of South 46 degrees 06 minutes 31 seconds East, a chord distance of 21.21 feet and an arc length of 23.56 feet to a 3/8 inch aluminum set on a 1/2 inch iron rod lying in the west right-of-way line of Ovella Avenue (50 foot right-of-way).

Thence South 00 degrees 50 minutes 07 seconds East, along said west right-of-way line of Ovella Avenue, a distance of 227.64 feet to a 1/2 inch iron rod found at the intersection of said west right-of-way line of Ovella Avenue and the north line of a 15 foot alley.

Thence South 89 degrees 04 minutes 22 seconds West, along said north line of a 15 foot alley, a distance of 57.78 feet to a PK Nail found at the beginning of a tangent curve to the right with a radius of 874.45 feet.

Thence along said curve to the right with a central angle of 34 degrees 17 minutes 28 seconds, with a chord bearing of North 73 degrees 52 minutes 34 seconds West, a chord distance of 515.58 feet and an arc length of 523.35 feet to an "X" found at the southeast corner of the aforesaid Lot 8, Block A/5789.

Thence North 36 degrees 44 minutes 10 seconds East, along the east line of said Lot 8, Block A/5789, a distance of 243.29 feet to the POINT OF BEGINNING and containing 121,634 square feet or 2.792 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Lumini Education, a Texas Non-Profit Corporation does hereby adopt this plat, designating the herein described property as **LUMINI EDUCATION ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in the whole or in part, to the use forever any streets, alleys and roadway management areas shown hereon. The use hereof shall be open to the public purposes indicated. The utility and the lane easements shall be open to the public purposes 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 dedicated 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 or 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 or 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 areas of working space for construction and maintenance of the systems. Additional easement areas 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 THIS _____ DAY OF _____, 2019.

Lumini Education, a Texas Non-Profit Corporation

 Executive Director
 STATE OF TEXAS
 COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Terry N. Ford, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2019.

Notary Public in and for the State of Texas
 My commission expires: _____

SURVEYORS STATEMENT

STATE OF TEXAS

I, Gary E. Johnson, 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)(1)(c)(i) & (v), and that the digital drawing accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2019.

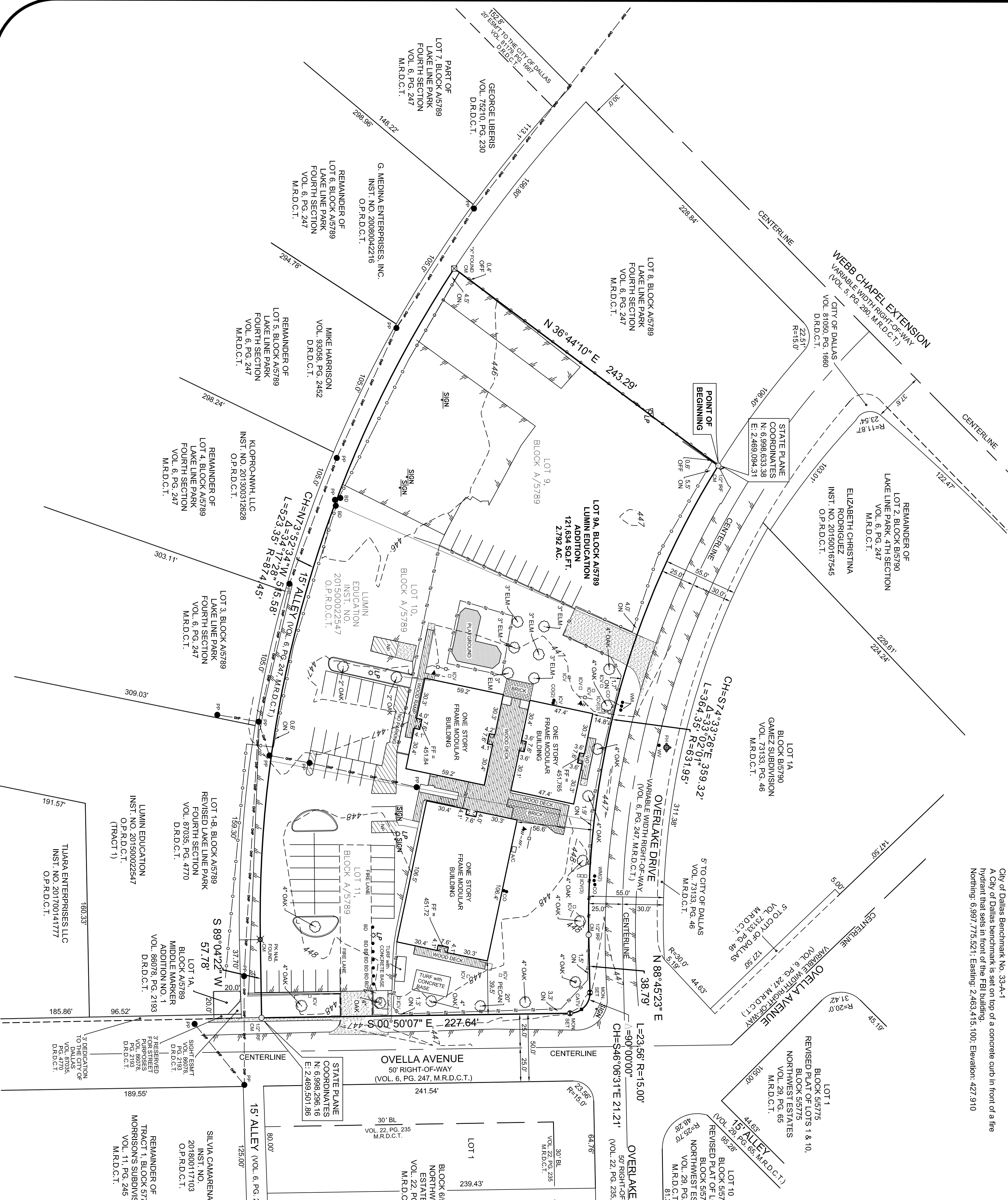
Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (01/09/2019)

Gary E. Johnson
 Texas Registered Professional Land Surveyor No. 52929
 STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas
 My commission expires: _____



OWNER
 LUMINI EDUCATION
 924 Wayne Street
 Dallas, Texas 75223
 Phone: 214-424-8950, ext. 254
 Lumineducation.org
 a/n: Jodi Campbell

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 xhntextage.com
 Firm #10169300

PRELIMINARY PLAT
LUMINI EDUCATION ADDITION
LOT 9A, BLOCK A/5789
 A REPLAT OF LOTS 9, 10 AND 11, BLOCK A/5789
 LAKE LINE PARK, FOURTH SECTION
 SITUATED IN THE DICKERSON PARKER SURVEY,
 ABSTRACT NO. 1113
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S189-104
 ENGINEERING PLAN NO. 3111-____

DANE: 01/03/2019 / JOB #: 1893457-1 / SCALE=1"=40' / DRAWING NO.