

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

Whereas, Richardson Independent School District, is the owner of a 799,843 square foot (18.3619 acre) tract of land situated in the Harrison Husted Survey, Abstract No. 587, City of Dallas, Dallas County, Texas, being all of a called 18.425 acre tract of land described in a Warranty Deed to Richardson Independent School District, recorded in Volume 5074, Page 274 Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a point in the intersection of Walnut Hill Lane (a 70-foot right-of-way, 36-foot by Use and Occupation and 40-foot dedicated by Lake Highlands Estates, 18th Installment, recorded in Volume 26, Page 119, Map Records, Dallas County, Texas) and Lynbrook Drive (a 25-foot dedicated right-of-way dedicated by Lake Highlands Estates, 18th installment, recorded in Volume 39, Page 173, Map Records, Dallas County, Texas) for the southeast corner of said 18.425 acre tract and the southeast corner of a 21,050 square foot Street Easement to the City of Dallas, recorded in Volume 5149, Page 294, D.R.D.C.T., from which a 1/2-inch iron rod found bears South 20°22'05" East, a distance 74.19 feet to the intersection of the south right-of-way of said Walnut Hill Lane and the east right-of-way of said Lynbrook Drive for the northwest corner of Lot 1, Block J, Lake Highlands Estates, 18th Installment, Volume 26, Page 119, Map Records, Dallas County, Texas and from which a 1/2" iron rod found bears South 15°14'38" West, a distance 74.22 feet at the intersection of the south right-of-way of said Walnut Hill Lane and the west right-of-way of said Lynbrook Drive for the northeast corner of Lot 59, Block H of said Lake Highlands Estates, 18th installment;

THENCE South 89°07'52" West, along the south line of said 18.425 acre tract, passing the southwest corner of said 23,957 square foot Street Easement and the southeast corner of a called 23,957 square foot Street Easement to the City of Dallas, recorded in Volume 5149, Page 292, D.R.D.C.T., at 33.00 feet, passing the southwest corner of said 23,957 square foot tract and the southeast corner of a called 0.46840 acre Street Easement to the City of Dallas, recorded in Volume 5149, Page 288, D.R.D.C.T., at 1,232.86 feet and continuing for a total distance of 1,262.85 feet to point at the intersection of said Walnut Hill Lane and Farnale Road, a 60-foot undedicated public road) for the southwest corner of said 18.425 acre tract, the southwest corner of said 0.46840 acre tract and the southeast corner of a called 1.38085 acre Street Easement to the City of Dallas, recorded in Volume 5149, Page 299, D.R.D.C.T.;

THENCE along the approximate centerline of said Farnale Road, and the common line between said 0.46840 acre tract and said 1.38085 acre tract and the west line of said 18.425 acre tract, the following courses and distances:

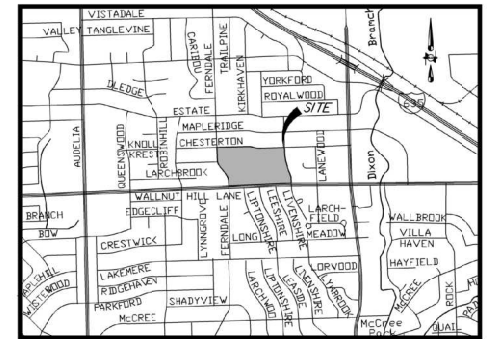
- North 00°51'23" West, distance of 33.99 feet to the beginning of a tangent curve to the left
- in a northwesterly direction along said curve to the left, whose chord bears North 18°20'32" West a distance of 240.38 feet, having a radius of 460.00 feet, a central angle of 34°58'19", and an arc length of 244.15 feet to the end of said tangent curve to the right;
- North 35°49'42" West, a distance of 123.52 feet to the beginning of a tangent curve to the right;
- in a northwesterly direction along said tangent curve to the right, whose chord bears North 18°25'52" West a distance of 255.95 feet, having a radius of 428.02 feet, a central angle of 34°47'39", and an arc length of 259.92 feet to the end of said tangent curve to the right;
- North 01°02'03" West, a distance of 18.64 feet to an interior ell corner of said 1.38085 acre tract, the northwest corner of said 0.46840 acre tract and the northwest corner of said 18.425 acre tract, from which a 5/8" iron rod found on the south right-of-way of Chesterton Drive (a 50-foot right-of-way, recorded in Volume 41, Page 207, D.R.D.C.T.), bears North 11°50'48" East, a distance of 136.54 feet to the northwest corner of Lot 1, Lake Highlands Estates, 24th installment, recorded in Volume 841, Page 1818, D.R.D.C.T.;

THENCE along the north line of said 18.425 acre tract, the following courses and distances:

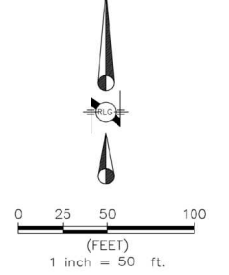
- North 88°27'18" East, passing the southwest corner of Lake Highlands Estates, 19th Installment, recorded in Volume 41, Page 207, D.R.D.C.T. and the northwest corner of a called 0.227 acre Easement to the City of Dallas for alley purposes, recorded in Volume 5234, Page 500, D.R.D.C.T. at 30.00 feet and continuing for a total distance of 569.39 feet to the beginning of a tangent curve to the right, from which a 5/8" iron rod found bears North 80°20'09" West for the southeast corner of Lot 8 and the southwest corner of Lot 9 of said Lake Highlands Estates, 19th installment;
- in a southeasterly direction along said tangent curve to the right, whose chord bears South 83°41'42" East a distance of 100.39 feet, having a radius of 367.50 feet, a central angle of 15°42'00", and an arc length of 100.70 feet to the end of said tangent curve to the right, from which a 1/2" iron rod found bears North 63°42'38" West, a distance of 29.35 feet southeast corner of Lot 10 and the southwest corner of Lot 11 of said Lake Highlands Estates, 19th installment;
- South 75°51'03" East, a distance of 10.80 feet to the beginning of a tangent curve to the left, from which a 1/2" iron rod found bears North 82°55'52" East, a distance of 20.23 feet to the southeast corner of Lot 11 and the southwest corner of Lot 12, of said Lake Highlands Estates, 19th installment;
- in a southeasterly direction along said tangent curve to the left, whose chord bears South 83°41'42" East a distance of 272.47 feet, having a radius of 398.25 feet, a central angle of 15°41'16", and an arc length of 273.33 feet to the end of said curve;
- North 88°27'18" East, passing the southeast corner of said Lake Highlands Estates, 19th Installment, an exterior ell corner of said Lake Highlands Estates, 18th installment, and the northwest corner of said 21,050 square foot tract at 395.68 feet and continuing for a total distance of 430.68 feet to the northeast corner of said 18.425 acre tract, the northeast corner of said 21,050 square foot tract and an interior ell corner of said Lake Highlands Estates, 18th installment for the beginning of a curve to the left from which a 1/2" iron rod found bears North 09°08'17" East, a distance of 134.84 feet to the intersection of the east line of said Lynbrook Drive and the south line of said Chesterton Drive for the northwest corner of Lot 30, Block D, 8093, of said Lake Highlands Estates, 18th installment;

THENCE along the east line of said 18.425 acre tract, the east line of said 21,050 acre tract and the west line of said Lake Highlands Estates, 18th Installment, the following courses and distances:

- in a southeasterly direction along said curve to the left, whose chord bears South 11°21'14" East a distance of 404.69 feet, having a radius of 1,225.00 feet, a central angle of 19°00'55", and an arc length of 406.55 feet to the end of said curve, from which a 1/2" iron rod found bears North 02°56'51" East, a distance of 65.89 feet for the northwest corner of Lot 24 and the southwest corner of Lot 25, Block B, 8093 of said Lake Highlands Estates, 18th Installment;
- South 20°42'42" East, a distance of 23.11 feet to the beginning of a tangent curve to the right,
- in a southeasterly direction along said tangent curve to the right, whose chord bears South 10°47'02" East a distance of 129.30 feet, having a radius of 375.00 feet, a central angle of 19°51'19", and an arc length of 129.95 feet to a point for the end of said tangent curve to the right;
- South 00°51'23" East, a distance of 42.37 feet to the POINT OF BEGINNING, and containing 799,843 square feet or 18.3619 acres of land, more or less.



VICINITY MAP
 NOT TO SCALE



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ALUMINUM DISK SET
- 1/2" IRON ROD WITH YELLOW PLASTIC CAP
- IRON ROD FOUND
- MAG NAIL SET / FOUND
- CHISEL "X" SET / FOUND
- PN NAIL SET / FOUND
- CONTROLLING MONUMENT
- MAP RECORDS DALLAS COUNTY, TX
- DEED RECORDS DALLAS COUNTY, TX
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
- INSTRUMENT NUMBER
- VOLUME PAGE

- GENERAL NOTES:**
- Bearings are based on the Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) EPOCH 2010.00, based on Real-Time Kinematic Observations utilizing AllTerra Virtual Reference Network.
 - Controlling Monuments: As Shown.
 - Lot-to-lot drainage is not permitted without engineering approval.
 - The purpose of this plat is create one (1) platted lot from a called 18.425 acres tract.
 - Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
 - Existing structures to be demolished for new site development.

PRELIMINARY PLAT
 OF
LHJH
LOT 1, BLOCK 8093
HARRISON HUSTED SURVEY, ABSTRACT NO.587
CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S201-613
 ENGINEERING NO. 311T-
 SCALE: 1" = 50' DATE: 01-08-2021

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| OWNER: RICHARDSON INDEPENDENT SCHOOL DISTRICT 400 S. GREENVILLE AVENUE RICHARDSON, TEXAS 75081-4198 972-301-3333 C/O JAMES WATSON | SURVEYOR: RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX 75243 214-739-8100 rig@rlginc.com TX PE REG #F-498 TBFELS REG #100341-00 | SHEET 1 OF 2 | | | | | |
| RECORDED | INST# | JOB NO. | 2111.025 | E-FILE | 211.025PP | DWG NO. | 27,542W |

