

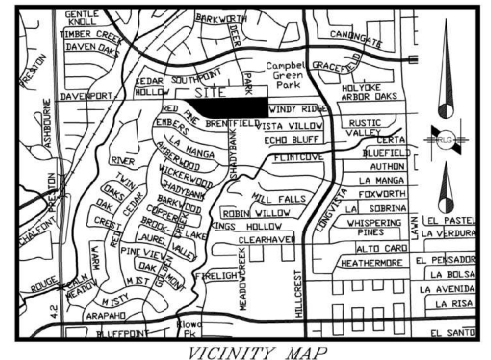
GENERAL NOTES:

- 1. 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.
- 2. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 3. Coordinates based on State Plane Coordinate System, North Central Zone, Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- 4. Purpose of this plat is to combine platted land and unplatted land into 1 lot and to dedicate right-of-way.
- 5. There are 3 ancillary structures to be removed and are indicated on the plat. The main structures are to remain and be connected with future development.
- 6. Zoning: R-10(A) - Single Family
Front: 30 feet
Side and Rear: 6 feet
Height: 30 feet.
Zoning: R-7.5(A) - Single Family
Front: 25 feet
Side and Rear: 5 feet
Height: 30 feet.
- 7. The subject tract is depicted within Zone X on the Flood Insurance Rate Map, Map No. 48113C0185K, dated July 7, 2014. Zone X is defined thereon as "Areas determined to be outside the 0.2% annual chance floodplain".
The location of the flood zone lines were determined by scaling from said FEMA map. The actual location as determined by elevation contours may differ. This flood statement does not imply that this property or structures thereon will be free from flooding or flood damage, on rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor or Raymond L. Goodson Jr., Inc. as a result of flooding.

MATCH LINE SHEET 2

**PRELIMINARY PLAT
OF
BFE
LOT 1, BLOCK 15/8195
REPLAT
OF
PRESTONWOOD NORTH SCHOOL ADDITION
BLOCK 15/8195**

**JOHN BECKNELL SURVEY, ABSTRACT NO. 53
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-621
ENGINEERING NO. 3111-—
SCALE: 1" = 50' DATE: FEBRUARY 02, 2021**



LEGEND

———	PROPERTY LINE	-----	OVERHEAD POWER
----	EXISTING CURB	-----	GAS LINE
----	BUILDING	-----	SEWER LINE
----	ASPHALT	-----	STORM SEWER LINE
----	CONCRETE	-----	WATER LINE
----	FENCE LINE	-----	EXISTING CONTOUR LINE
----	LIGHT STANDARD	-----	EXISTING SPOT ELEVATION
----	WATER VALVE	-----	ADS
----	WATER METER	-----	YCRIF
----	FIRE HYDRANT	-----	1/2" IRF
----	INDICATOR POST VALVE	-----	3/8" IRF
----	CLEAN OUT	-----	MANIFOLD
----	IRIGATION BOX	-----	CHISED 1" IRF
----	POWER POLE	-----	CONC. FOUND.
----	GUY WIRE	-----	PK. NAIL FOUND
----	SON	-----	CONTR. MONUMENT
----	SEWAGE SEWER MANHOLE	-----	M.D.C.T.
----	STORM SEWER MANHOLE	-----	MAP RECORDS, DALLAS COUNTY, TX
----	GAS MANHOLE	-----	D.R.D.C.T.
----	ELECTRIC MANHOLE	-----	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
----	CREEP MARKER	-----	INST. NO.
----	TREE	-----	INSTRUMENT NUMBER
----		-----	VOL.
		-----	PAGE
		-----	POINT FOR CORNER

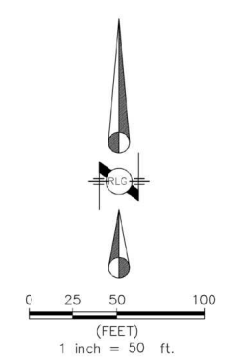
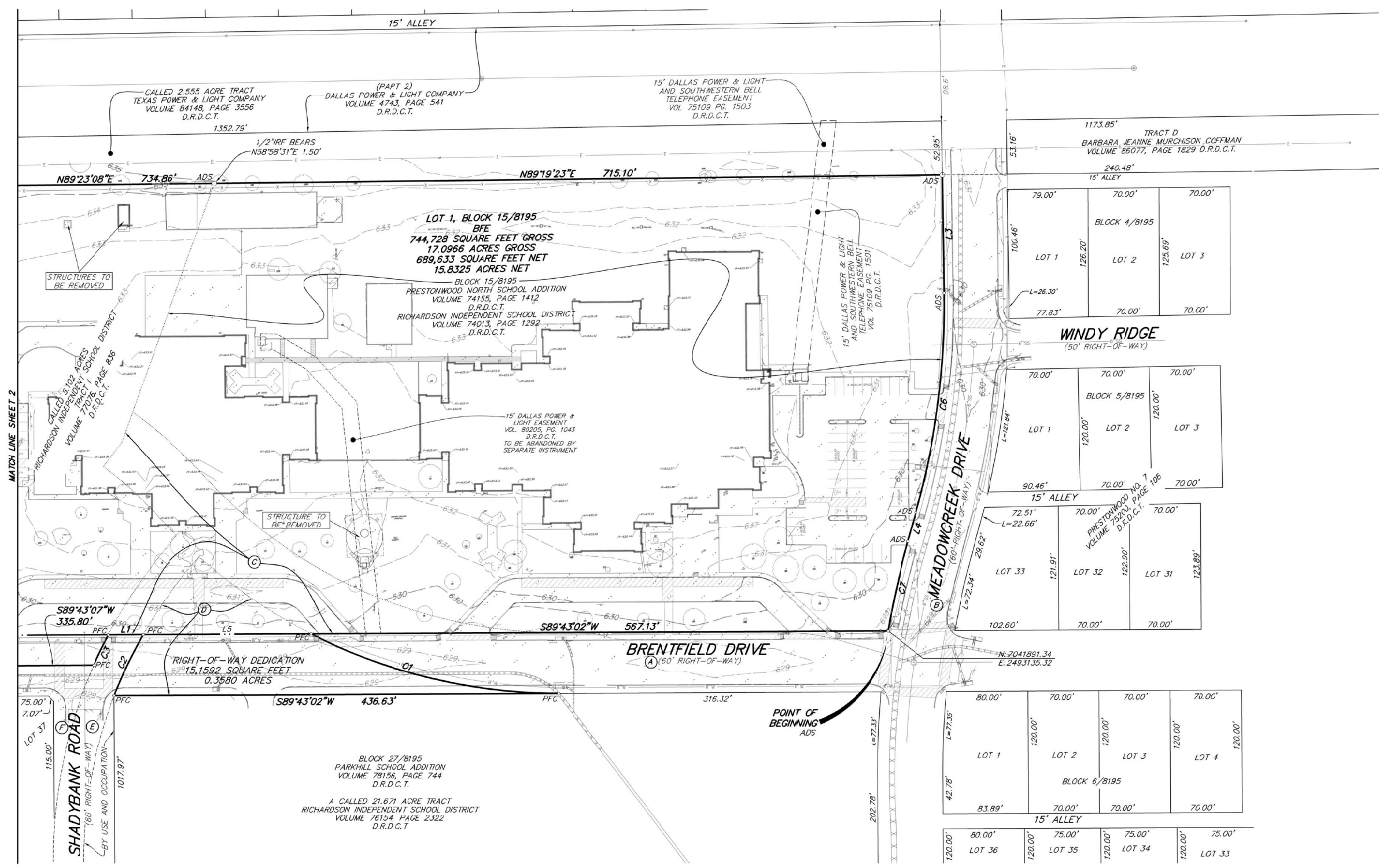
- STREET DEDICATIONS**
- (A) BRENTFIELD DRIVE
VOLUME 74155, PAGE 1412 D.R.D.C.T.
VOLUME 76154, PAGE 2322 D.R.D.C.T.
VOLUME 77076, PAGE 836 D.R.D.C.T.
VOLUME 77182, PAGE 1 D.R.D.C.T.
 - (B) MEADOWCREEK DRIVE
VOLUME 74155, PAGE 142 D.R.D.C.T.
SHADYBANK ROAD
 - (E) VOLUME 76247, PAGE 1574 D.R.D.C.T.
 - (F) VOLUME 77199, PAGE 1574 D.R.D.C.T.

- OWNERSHIPS**
- (C) CITY OF DALLAS ABANDONMENT
ORDINANCE NUMBER 15678
VOLUME 86068, PAGE 5180 D.R.D.C.T.
 - (D) RICHARDSON INDEPENDENT SCHOOL DISTRICT TRACT
VOLUME 76154, PAGE 2322

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
TBP&LS REG #100341-00

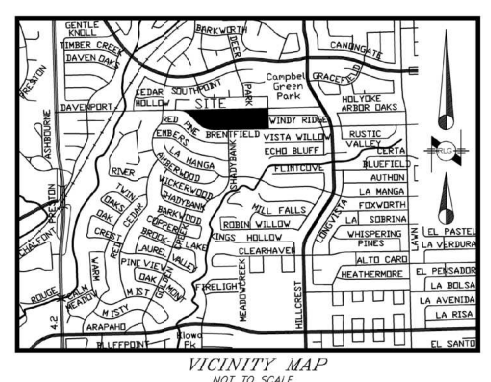
RECORDED	INST#	JOB NO.	2011.053	E-FILE	2011.053PP	DWG NO.	27.516W
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OF
BFE
LOT 1, BLOCK 15/8195
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OF
PRESTONWOOD NORTH SCHOOL ADDITION
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JOHN BECKNELL SURVEY, ABSTRACT NO. 53
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CITY PLAN FILE NO. S201-621
ENGINEERING NO. 311T-
SCALE: 1" = 50'
DATE: FEBRUARY 02, 2021



LEGEND

.....	PROPERTY LINE	OVERHEAD POWER
-----	EASEMENT LINE	-----	GAS LINE
	BUILDING	-----	SEWER LINE
-----	ASPHALT	-----	STORM SEWER LINE
-----	CONCRETE	-----	WATER LINE
-----	FENCE LINE	-----	EXISTING CONTOUR LINE
-----	EXISTING CONTOUR LINE	-----	EXISTING SPOT ELEVATION
-----	3-1/2" ALUMINUM DISK STAMPED "RAYMOND L. GOODSON JR. INC."	-----	AND "BFE" ON A 1/2" IRON ROD SET
-----	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND	-----	YCRF
-----	IRRF	-----	IRON ROD FOUND
-----	MRF/W	-----	MAG. JAIL FOUND WITH WASHER STAMPED "CITY OF DALLAS"
-----	CHISED " " FOUND	-----	CPW
-----	PK NAIL FOUND	-----	PK NAIL FOUND
-----	CONROLLING MOVEMENT	-----	MAP RECORDS, DALLAS COUNTY, TX
-----	DEED RECORDS, DALLAS COUNTY, TX	-----	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
-----	D.R.D.C.T.	-----	INSTRUMENT NUMBER
-----	VOL.	-----	PAGE
-----	PFC	-----	POINT FOR CORNER
-----	TREE		

- STREET DEDICATIONS**
- (A) BRENTFIELD DRIVE VOLUME 74155, PAGE 142 D.R.D.C.T. VOLUME 76154, PAGE 2322 D.R.D.C.T. VOLUME 77076, PAGE 836 D.R.D.C.T. VOLUME 77182, PAGE 1 D.R.D.C.T.
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 - (D) VOLUME 77199, PAGE 1574 D.R.D.C.T.
- OWNERSHIPS**
- (C) CITY OF DALLAS ABANDONMENT ORDINANCE NUMBER 15678 VOLUME 86060, PAGE 5180 D.R.D.C.T.
 - (D) RICHARDSON INDEPENDENT SCHOOL DISTRICT TRACT VOLUME 76154, PAGE 2322

OWNER:
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400 S. GREENVILLE AVENUE
RICHARDSON, TEXAS 75081-4198
972-301-3333
C/O JAMES WATSON

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 W. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rig@rlginc.com
TX PE REG #F-488
TBPFLS REG #100341-00

RECORDED	INST#	JOB NO.	2011.053	E-FILE	2011.053PP	DWG NO.	27.516W
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SHEET 2 OF 3

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas RICHARDSON INDEPENDENT SCHOOL DISTRICT is the sole owner of a 744,728 square foot (17,096 acre) tract of land situated in the John Becknell Survey, Abstract No. 53, City of Dallas, Dallas County, Texas, being all of Preston North School Addition, an addition to the City of Dallas, according to the plat recorded in Volume 74155, Page 1412, Deed Records, Dallas County, Texas, being a portion of a called 8,000 acre tract of land described in a Warranty Deed to Richardson Independent School District, recorded in Volume 74013, Page 1292, of said Deed Records, a portion of a called 21,571 acre tract of land described in a Warranty Deed to Richardson Independent School District, recorded in Volume 76154, Page 2322, of said Deed Records, all of a called 8,102 acre tract of land described as Tract 1 in a Warranty Deed to Richardson Independent School District, recorded in Volume 77076, Page 836 of said Deed Records, in all of a called 0.535 acre tract of land described in City of Dallas Ordinance No. 15678 to Richardson Independent School District, recorded in Volume 86068, Page 5180, of said Deed Records, and being more particularly described as follows:

BEGINNING at a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BFE" on a 1/2" iron rod set at the intersection of the north right-of-way line of Brentfield Drive (60' right-of-way at this point, as created by Volume 74155, Page 142, Volume 76154, Page 2322, Volume 77076, Page 836 and Volume 77182, Page 1, Deed Records, Dallas County, Texas) and the west right-of-way line of Meadowcreek Drive (60' right-of-way at this point, as created by Volume 74155, Page 1412, Deed Records, Dallas County, Texas) for the southeast corner of said Prestonwood North School Addition;

THENCE South 88° 43' 02" West, along the north line of said Brentfield Drive, a distance 567.13 feet to a point for the beginning of a non-tangent curve to the left;

THENCE in a southeast direction, departing the north right-of-way line of said Brentfield Drive and along said non-tangent curve to the left, whose chord bears South 76° 24' 50" East for a distance of 250.31 feet feet, having a radius of 530.00 feet, a central angle of 27° 19' 04", and an arc length of 252.70 feet to a point on the south right-of-way line of said Brentfield Road and the north line of Block 27/8195, Parkhill School Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 78156, Page 744, Deed Records, Dallas County, Texas for the end of said non-tangent curve to the left;

THENCE South 89° 43' 02" West, along the north line of said Parkhill School Addition, a distance 436.63 feet to a point for the northwest corner of said Parkhill School Addition on the east right-of-way line of Shadybank Drive (60' right-of-way) for the beginning of a non-tangent curve to the right;

THENCE in a northeast direction along said non-tangent curve to the right, whose chord bears North 25° 17' 55" East for a distance of 66.52 feet, having a radius of 447.60 feet feet, a central angle of 08° 31' 23", and an arc length of 66.58 feet to a point on the north right-of-way line of said Brentfield Road for the end of said non-tangent curve to the right;

THENCE South 88° 43' 02" West, along the north right-of-way line of said Brentfield Road, a distance 34.25 feet to a point for the beginning of a non-tangent curve to the left;

THENCE in a southwest direction along said non-tangent curve to the left, whose chord bears South 25° 30' 46" West for a distance of 33.33 feet, having a radius of 477.60 feet, a central angle of 03° 59' 57", and an arc length of 33.34 feet to a point in the centerline of said Brentfield Road at the end of said curve to the right;

THENCE along the centerline of said Brentfield Road, the following bearings and distances:

South 89° 43' 07" West, a distance 335.80 feet to a point at the beginning of a tangent curve to the right, from which a round 1/2" iron rod bears North 00° 16' 58" West, a distance of 36.00';

In a northwest direction along said tangent curve to the right, whose chord bears North 62° 14' 42" West for a distance of 467.20 feet, having a radius of 496.96 feet feet, a central angle of 56° 04' 32", and an arc length of 486.38 feet feet to a point for corner at the end of said tangent curve to the right and the beginning of a reverse curve to the left, from which a round 5/8" iron rod bears North 55° 10' 00" East, a distance of 30.56 feet;

In a northwest direction along said reverse curve to the left, whose chord bears North 62° 11' 52" West a distance of 467.40 feet, having a radius of 497.95 feet, a central angle of 55° 58' 52", and an arc length of 486.52 feet to a point for corner at the end of said reverse curve to the left;

THENCE North 00° 11' 18" West, a distance 30.00 feet to a point on the north right-of-way line of said Brentfield Road and the south line of a Texas Power & Light Company tract, recorded in Volume 84148, Page 3556, Deed Records, Dallas County, Texas for the west corner of said 8,102 acre tract, from which a round 1/2" iron rod bears South 06° 47' 37" East, a distance of 0.29 feet;

THENCE along the south line of said Texas Power & Light Company, the following bearings and distances:

North 89° 50' 56" East, a distance 546.32 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BFE" on a 1/2" iron rod set for corner;

North 89° 23' 08" East a distance 734.86 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BFE" on a 1/2" iron rod set for corner, from which a round 1/2" iron rod bears North 58° 58' 31" East, a distance of 1.50 feet;

North 89° 19' 23" East, a distance 715.10 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BFE" on a 1/2" iron rod set on the west right-of-way line of said Meadowcreek Drive for the northeast corner of said Block 15/8195 of said Prestonwood North School Addition;

THENCE, along the west right-of-way line of said Meadowcreek Drive, the following bearings and distances:

South 00° 52' 28" East, a distance 115.68 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BFE" on a 1/2" iron rod set at the beginning of a tangent curve to the right;

In a southwest direction and along said tangent curve to the right, whose chord bears South 07° 15' 56" West a distance of 217.49 feet, having a radius of 768.00 feet, a central angle of 16° 16' 49", and an arc length of 218.22 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BFE" on a 1/2" iron rod set at the end of said tangent curve to the right;

South 15° 24' 21" West a distance 29.62 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BFE" on a 1/2" iron rod set for corner and the beginning of a tangent curve to the left;

In a southwest direction and along said tangent curve to the left, whose chord bears South 12° 18' 28" West a distance of 89.93 feet, having a radius of 832.00 feet, a central angle of 06° 11' 46", and an arc length of 89.97 feet to the POINT OF BEGINNING, containing 744,728 square feet or 17,096 acres, more or less.

SURVEYOR'S STATEMENT

I, BRIAN R. WADE, 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 documentation shown herein 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 'his the _____ day of _____, 2021.

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

Brian R. Wade
Texas Registered Professional Land Surveyor No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN R. WADE, 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 stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2021.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RICHARDSON INDEPENDENT SCHOOL DISTRICT, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as BFE, 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 _____, 2021.

Owner: RICHARDSON INDEPENDENT SCHOOL DISTRICT

Signature: _____

Name: Karen Clardy
Title: RISD Board of Trustees, President

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 KAREN CLARDY, 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 _____, 2021.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
OF
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OF
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Table with 4 columns: OWNER, SURVEYOR, RECORDED, SHEET. Includes details for RICHARDSON INDEPENDENT SCHOOL DISTRICT and RAYMOND L. GOODSON JR., INC.