

Whereas, PARKER UNIVERSITY is the sole owner of a tract of land situated in the John L. Hunt Survey, Abstract No. 588, City of Dallas, Dallas County, Texas, being all of a called 3.444 acre tract of land (Tract I) described to Parker University by Special Warranty Deed recorded in Instrument No. 2020/0167212, Olds Olds County, Texas, being part of Block C/6509 Warlanty-Stemmons Industrial Park, an addition to the City of Dallas according to the plat recorded in Volume 70011, Page 1962, Deed Records, Dallas County, Texas, being part of Block C/6509, Wahut-Stemmons Industrial Park Second Installment, an addition to the City of Dallas according to the plat recorded in Volume 70217, Page 1965, Deed Records, Dallas County, Texas, being part of Block C/6509, Wahut-Stemmons Industrial Park Second Installment, an addition to the City of Dallas according to the plat recorded in Volume 70217, Page 1855, Deed Records, Dallas County, Texas, and being more particularly described as follows:

th 89° 17' 12" West, along the north right-of-way line of said Program Drive, a 354.44 feet to a 3-1/4 inch aluminum disc on a 1/2 inch iron rod stamped ... GOQDSON" and "PUC2" set for the intersection of the north right-of-way of n Drive and the east right-of-way line of said Camposite Drive;

nally appeared BRIAN R. WADE, to the foregoing instrument purposes and considerations t

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PARKER UNWERSITY, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as PUC2 an addition to the City of Dallas, Country, 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 large easements shall be open to the public, fire and policic units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paining 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 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 destring 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 systems 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, impacting, protoling, maintening and adding to a 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 constructing reconstructing each purpose of constructing reconstructing and the purpose of constructing the purpose of constructions.

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 manhales, 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.

day of

MITNESS, my hand at Dallas, Texas, this the 2020.

Donnie McNutt Vice President & Chief Operating Officer Parker University

STATE OF TEXAS \$
COUNTY OF DALLAS \$

BEFORE. ME, the undersigned, a Notary Public in and for the said contry and State, on this day personally appeared. Donnie McNutt, 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 theein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND 2020. SEAL OF OFFICE this day

Notary Public in and for the State of Texas

FLOOD STATEMENT

The subject tract is depicted within Zone X, Zone X (shaded), and Zone AE on the Flood insurance Rate Map, Map No. 48113C0170K, dated July 7, 2014, Zone X is defined thereon as "Areas obtermined to be outside the 0.2% annual chance floodypin", Zone X (shaded) is defined theecon as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with overage eights of less than 1 foot or with drainage areas less than 1 foot or with drainage

The location of the flood zone lines were determined by scaling from sold FIMA Map. The actual location as determined by elevation contours may differ. This flood statement does not imply that the property or structures thereon will be free from flooding or flood admage. On recording fooling to the domage, on recording 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 Raymand L. Goodson Jr., Inc. as a result of flooding.

PRELIMINARY PLAT

PARKER UNIVERSITY CAMPUS PUC2 LOT 1R, BLOCK B/5609 REPLAT

LOT 1, BLOCK B/5609

JOHN L. HUNT SURVEY, ABSTRACT NO. 588

CITY OF DALLAS, DALALS COUNTY, TEXAS CITY PLAN FILE NO. S190-186 ENGINEERING NO. 311T-

DATE: JUNE 2020

SCALE: 1" = 40'

RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX, 75243 214-739-8100

PARKER UNIVERSITY 2540 WALNUT HILL LANE DALLAS, TX 75229 972-438-6932

rig@riginc.com TX PE REC #F-493 TBPELS REC #100341-00 SHEET 1 OF 1

JOB NO.

RECORDED INST#

2011.047 | E-FILE | 2011.047pplat | DWG NO. | 27,367W