

OWNERS' DESCRIPTION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS PARK CENTRAL EQUITIES, LP; LAKESIDE SQUARE OWNER LP; AND ZAYA YOUNAN AND SHERRY YOUNAN, TRUSTEES OF THE ZAYA AND SHERRY YOUNAN FAMILY TRUST DATED MAY 27, 2010 are the owners of a tract of land situated in the M.J. Sanchez Survey, Abstract No. 1272, in the City of Dallas, Dallas County, Texas and being all of Lot 2, Block A/7735 of Park Central On The Lake II, an addition to the City of Dallas as recorded in Volume 86159, Page 1542 Dead Records of Dallas County, Texas (D.R.D.C.T.), said tract being part of the property described by deed to PARK CENTRAL EQUITIES, LP as recorded in Instrument No. 201100209907 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); all of the property conveyed by special warranty deed to LAKESIDE SQUARE OWNER LP as recorded in Instrument No. 201800322837 O.P.R.D.C.T.; all of the property conveyed by special warranty deeds to ZAYA YOUNAN AND SHERRY YOUNAN, TRUSTEES OF THE ZAYA AND SHERRY YOUNAN FAMILY TRUST DATED MAY 27, 2010 as recorded in Instrument Nos. 201000124296 and 201800319346 O.P.R.D.C.T. and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the east right-of-way line of Park Central Drive (80' R.O.W.), said iron being the most southwest corner of said Lot 2, Block A/7735 and also being the northwest corner of Lot 1A, Block B/7736 of Forest Plaza Addition, an addition to the City of Dallas as recorded in Volume 95137, Page 1952 D.R.D.C.T., said point being the beginning of a curve to the left, having a radius of 720.00 feet, and a chord which bears North 11°50'44" West, for a distance of 57.91 feet;

THENCE along said curve and said west right-of-way line, through a central angle of 04°36'34", with an arc length of 57.92 feet to a 3 inch aluminum disk stamped "Park Central 3689" set for corner, said disk being a southwest corner of Lot 1, Block A/7735 of Liquid Paper Addition, an addition to the City of Dallas as recorded in Volume 76021, Page 2270 D.R.D.C.T.;

THENCE North 66°15'00" East, departing said west right-of-way line, for a distance of 37.85 feet to a mag nail with washer in concrete set for corner;

THENCE South 04°46'56" West, for a distance of 17.67 feet to a 3 inch aluminum disk stamped "Park Central 3689" set for corner;

THENCE South 85°13'04" East, for a distance of 12.00 feet to a 3 inch aluminum disk stamped "Park Central 3689" set for corner;

THENCE South 04°46'56" West, for a distance of 5.86 feet to a 3 inch aluminum disk stamped "Park Central 3689" set for corner;

THENCE South 89°13'04" East, for a distance of 217.00 feet to a 3 inch aluminum disk stamped "Park Central 3689" set for corner of aforementioned Lot 1, Block A/7735;

THENCE North 04°46'56" East, along the east line of said Lot 1, Block A/7735 and west line of aforementioned Lot 2, Block A/7735, for a distance of 449.58 feet to a 1/2 inch iron rod found for corner in the south line of Lot 1, Block A/7730 of Park Central XII, an addition to the City of Dallas as recorded in Volume 87079, Page 3787 D.R.D.C.T.;

THENCE South 87°37'05" East, for a distance of 71.88 feet to a 5/8 inch iron rod found for corner in the south line of Lot 1, Block C/7730 of T. Boone Pickens Hospice Addition, an addition to the City of Dallas as recorded in Instrument No. 201700038175 O.P.R.D.C.T., said iron being the beginning of a curve to the left, having a radius of 175.50 feet and a chord which bears South 53°00'02" East, for a distance of 7.27 feet;

THENCE continuing along said curve, through a central angle of 02°22'20", with an arc length of 7.27 feet to a 3 inch aluminum disk stamped "Park Central 3689" set for corner, said disk being South 86°50'45" East, a distance of 0.55 feet from a 5/8 inch iron rod with "BDD" cap, said disk also being the beginning of a curve to the left, having a radius of 235.50 feet and a chord which bears North 74°08'22" East, for a distance of 369.50 feet;

THENCE continuing along said curve, through a central angle of 103°20'50", with an arc length of 424.78 feet to a 3 inch aluminum disk stamped "Park Central 3689" set for corner;

THENCE North 22°27'56" East, for a distance of 23.50 feet to an aluminum monument stamped "BDD T.BOONE HOSPICE PICKENS ADDITION" found for corner, said monument being the beginning of a curve to the right, having a radius of 134.50 feet and a chord which bears North 52°10'27" East, for a distance of 133.31 feet;

THENCE continuing along said curve, through a central angle of 59°25'01", with an arc length of 139.48 feet to PK nail and tack labeled "BDD" found for corner;

THENCE North 81°52'49" East, for a distance of 1.02 feet to PK nail and tack labeled "BDD" found for corner in the westerly right-of-way line of Merit Drive (variable width public R.O.W.);

THENCE South 08°07'01" East, along said westerly right-of-way line, for a distance of 108.51 feet to a 3 inch aluminum disk stamped "Park Central 3689" set for corner, said disk being South 58°02'55" East, a distance of 1.17 feet from a bent 1/2 inch iron rod, said disk also being the beginning of a curve to the left, having a radius of 630.00 feet and a chord which bears South 23°44'17" East, for a distance of 339.29 feet;

THENCE continuing along said curve and said right-of-way line, through a central angle of 311°4'33", with an arc length of 343.53 feet to a mag nail with washer in concrete set for corner, said nail being South 32°25'35" East, a distance of 0.94 feet from an "x" cut in concrete, said mag nail also being the beginning of a curve to the right, having a radius of 550.00 feet and a chord which bears South 22°54'38" East, for a distance of 311.47 feet;

THENCE continuing along said curve and said right-of-way line, through a central angle of 32°53'51", with an arc length of 315.79 feet to a 1/2 inch iron rod found for corner;

THENCE North 89°13'04" West, departing said right-of-way line, for a distance of 1108.81 feet to the POINT OF BEGINNING, and containing 395,279 square feet or 9.074 acres of land, more or less.

OWNERS' DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PARK CENTRAL EQUITIES, LP; LAKESIDE SQUARE OWNER LP; ZAYA YOUNAN AND SHERRY YOUNAN, TRUSTEES OF THE ZAYA AND SHERRY YOUNAN FAMILY TRUST DATED MAY 27, 2010 do hereby adopt this plat, designating the herein described property as PARK CENTRAL ON THE LAKE II, 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 constructing and maintenance of the systems. Additional easement area is also conveyed for installation 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 plotting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2019.

By: _____

Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2019.

NOTARY PUBLIC in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2019.

By: _____

Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2019.

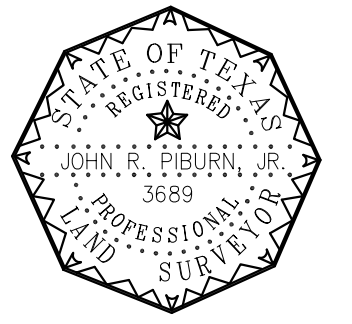
NOTARY PUBLIC in and for the State of Texas

SURVEYOR'S STATEMENT

I, John R. Piburn, Jr., 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 from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas State Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the ____ day of _____, 2019.

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



John R. Piburn, Jr., RPLS No. 3689

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared John R. Piburn, Jr. known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2019.

NOTARY PUBLIC in and for the State of Texas

PRELIMINARY PLAT
PARK CENTRAL ON THE LAKE II
LOTS 2A, 2B & 2C BLOCK A/7735
A REPLAT OF
LOT 2 Block A/7735
PARK CENTRAL ON THE LAKE
M.J. SANCHEZ SURVEY, ABSTRACT NO. 1272
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-304

OWNER: ZAYA YOUNAN and SHERRY YOUNAN, trustees of the Zaya Younan and Sherry Younan Family Trust dated May 27, 2010, 2400 White Stallion Road, Westlake Village, CA 91363
OWNER: PARK CENTRAL EQUITIES, LP, 12300 Park Central Drive, Dallas, Texas 75251, CONTACT: Aien Hinckley
OWNER: LAKESIDE SQUARE OWNER, LP, 12277 Merit Dr., Suite 250, Dallas, Texas 75251-3201
ENGINEER/SURVEYOR: Piburn & Carson, LLC, 801 E. Campbell Road - Suite 575, Richardson, Texas 75081, Ph: 214.328.3500 Fax: 214.328.3512, CONTACT: Alison Hersey