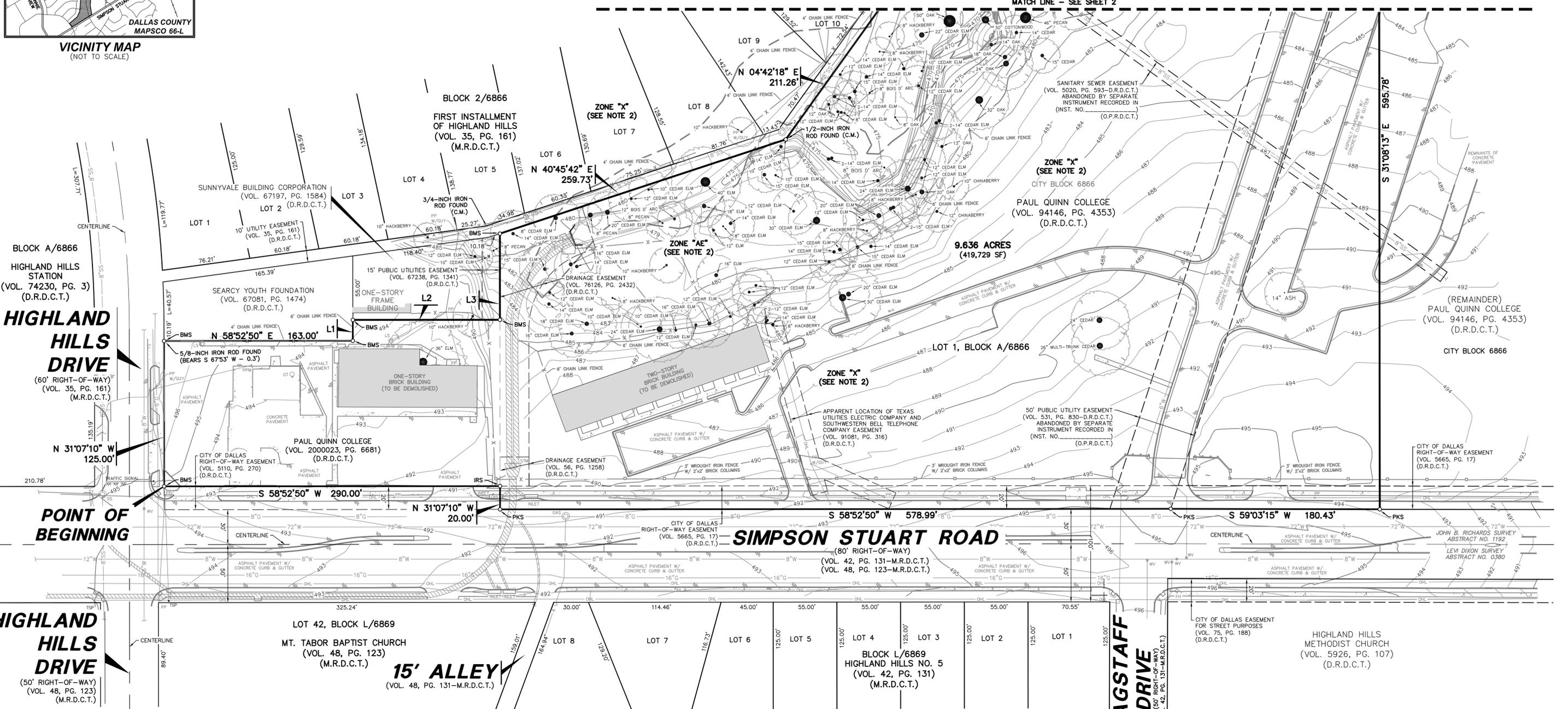
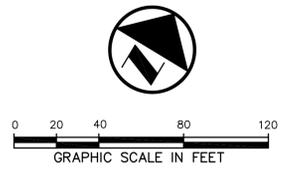


VICINITY MAP
(NOT TO SCALE)



LEGEND

○ CLEANOUT	BMS 3-1/4" INCH BRASS MONUMENT SET
FDX FIRE DEPT. CONN.	PKS PK-NAIL WITH SHINER SET
PH FIRE HYDRANT	(C.M.) CONTROLLING MONUMENT
GAS UG GAS MARKER	— PROPERTY LINE
— GUY ANCHOR	- - - EASEMENT LINE
LS LIGHT STANDARD	- - - FENCE
MH (MANHOLE TYPE UNKNOWN)	- - - OVERHEAD UTILITY LINE
PP POWER POLE	- - - UNDERGROUND GAS LINE
PP W/ LIGHT	- - - STORM DRAIN LINE
SS TRAFFIC SIGN	— WATER LINE
SS SAN. SEWER MANHOLE	— SANITARY SEWER LINE
TSC TRAFFIC SIGNAL CONTROL	— EXISTING CONTOUR
TSP TRAFFIC SIGNAL POLE	D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
WM WATER VALVE	M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
GM GAS METER	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
— TRAFFIC SIGNAL	

GENERAL NOTES

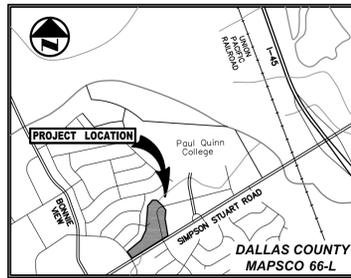
- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 4813C0495K, Community-Panel No. 480171 0495 K, Map Revised Date: July 7, 2014. A portion of the subject property is shown to be located in Zone "X" and Zone "AE" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
 Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
 Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.
- Lot-to-lot drainage will not be permitted without engineering section approval.
- The purpose of this plat is to create one (1) Lot from a previously unplatted property.

PRELIMINARY PLAT
QUINNITE DEVELOPMENT
LOT 1, BLOCK A/6866
 BEING PART OF OFFICIAL CITY BLOCK NO. 6866
 LOCATED IN THE CITY OF DALLAS, TEXAS
 AND BEING OUT OF THE
 JOHN B. RICHARDS SURVEY, ABSTRACT NO. 1192
 DALLAS COUNTY, TEXAS
 SHEET 1 OF 3
 CITY PLAN FILE NO. S167-050

SURVEYOR / ENGINEER: PACHECO KOCH LLC 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TEXAS 75231 PH: 972-235-3031 CONTACT: JONATHAN E. COOPER		OWNER: PAUL QUINN COLLEGE 3837 SIMPSON STUART ROAD DALLAS, TX 75241 PH: 214-376-100 CONTACT: MICHAEL J. SORRELL, ESQ.		
Pacheco Koch	7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805	SCALE 1"=40'	DATE DEC. 2016	JOB NUMBER 3810-16.174

C:\MENDOCZA_11_16_14\MR_1402_3810-16.174\DWG\SURVEY_C3D_2015\3810-16.174PP.DWG
 11:36 AM
 MR_1402_3810-16.174

PAUL QUINN COLLEGE ADDITION - PRELIMINARY PLAT



VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

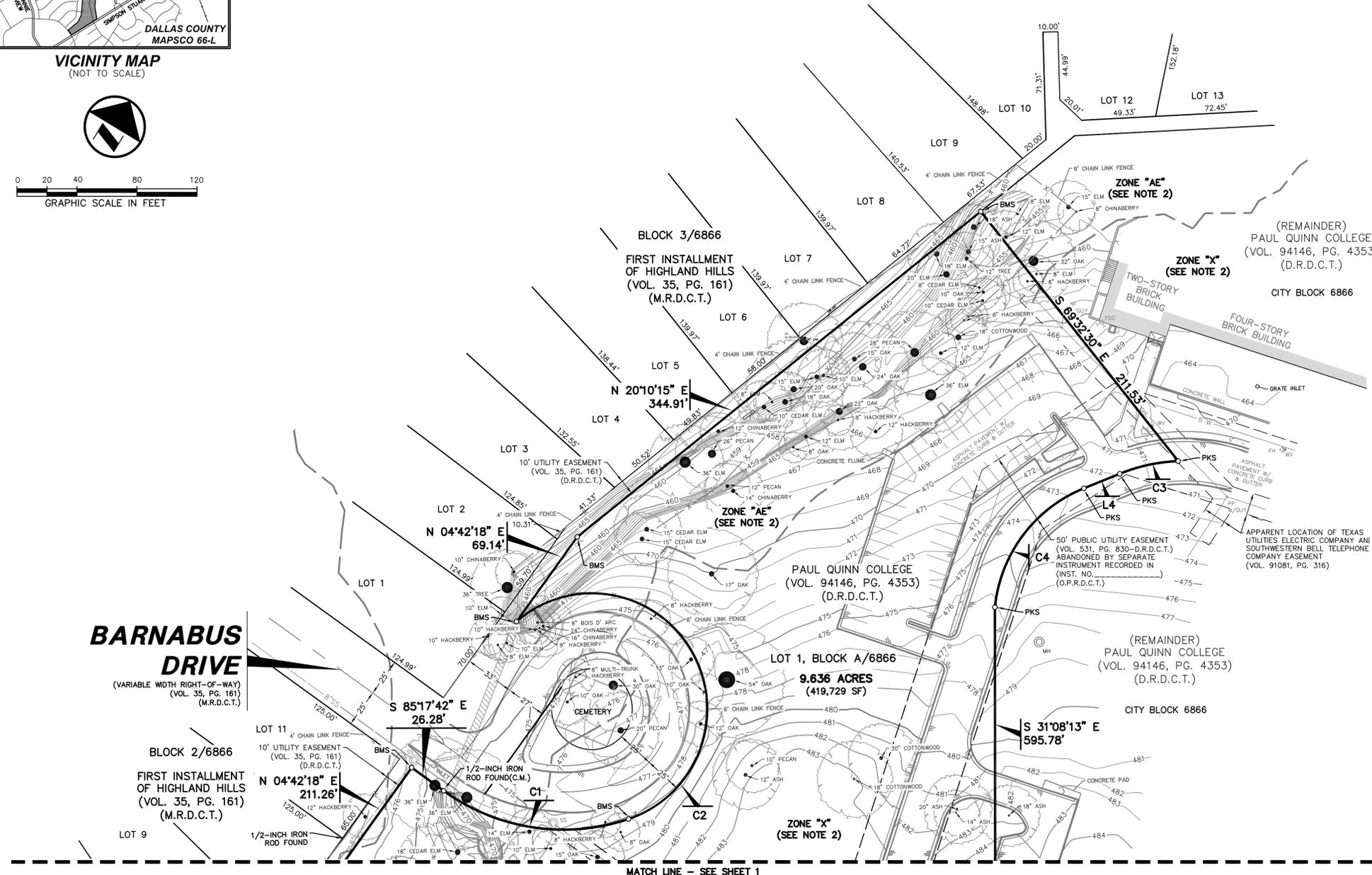
- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0495K, Community-Panel No. 480171 0495 K, Map Revised Date: July 7, 2014. A portion of the subject property is shown to be located in Zone "X" and Zone "AE" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
 Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
 Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.
- Lot-to-lot drainage will not be permitted without engineering section approval.
- The purpose of this plat is to create one (1) Lot from a previously unplatted property.

LINE TABLE

LINE	BEARING	LENGTH
L1	N 31°07'10" W	18.00'
L2	N 58°52'50" E	127.00'
L3	N 31°07'10" W	74.08'
L4	S 37°00'03" W	25.73'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	54°15'33"	136.62'	129.38'	70.00'	N 67°34'31" E	124.60'
C2	202°21'37"	76.87'	271.49'	388.93'	N 60°44'04" W	150.82'
C3	20°13'05"	113.56'	40.07'	20.25'	S 46°45'39" W	39.87'
C4	62°16'20"	95.50'	103.79'	57.69'	S 05°51'53" W	98.76'



MATCH LINE - SEE SHEET 1

LEGEND

- | | |
|----------------------------|--|
| CO CLEANOUT | BMS 3-1/4-INCH BRASS MONUMENT SET |
| FD FIRE DEPT. CONN. | PKS PK-NAIL WITH SHINER SET |
| FD FIRE HYDRANT | (C.M.) CONTROLLING MONUMENT |
| GAS UG GAS MARKER | PROPERTY LINE |
| GLY ANCHOR | EASEMENT LINE |
| LS LIGHT STANDARD | FENCE |
| MH MANHOLE (TYPE UNKNOWN) | OVERHEAD UTILITY LINE |
| PP POWER POLE | UNDERGROUND GAS LINE |
| PP W/ LIGHT | STORM DRAIN LINE |
| STRAIN | WATER LINE |
| SS SAN. SEWER MANHOLE | 6" SS SANITARY SEWER LINE |
| TSC TRAFFIC SIGNAL CONTROL | EXISTING CONTOUR |
| TSP TRAFFIC SIGNAL POLE | D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY TEXAS |
| SM STORM SEWER MANHOLE | M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS |
| WV WATER VALVE | O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS |
| GM GAS METER | |
| TS TRAFFIC SIGNAL | |

PRELIMINARY PLAT
QUINNITE DEVELOPMENT
LOT 1, BLOCK A/6866
 BEING PART OF OFFICIAL CITY BLOCK NO. 6866
 LOCATED IN THE CITY OF DALLAS, TEXAS
 AND BEING OUT OF THE
 JOHN B. RICHARDS SURVEY, ABSTRACT NO. 1192
 DALLAS COUNTY, TEXAS
 SHEET 2 OF 3
 CITY PLAN FILE NO. S167-050

SURVEYOR / ENGINEER:
 PACHECO KOCH LLC
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TEXAS 75231
 PH: 972-235-3031
 CONTACT: JONATHAN E. COOPER

OWNER:
 PAUL QUINN COLLEGE
 3837 SIMPSON STUART ROAD
 DALLAS, TX 75241
 PH: 214-376-100
 CONTACT: MICHAEL J. SORRELL, ESQ.

Pacheco Koch
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-14439
 TX REG. SURVEYING FIRM LS-10193805

DRAWN BY CM	CHECKED BY JEC	SCALE 1"=40'	DATE DEC. 2016	JOB NUMBER 3810-16.174
----------------	-------------------	-----------------	-------------------	---------------------------

C:\MENDOCZA_11_16_16.MXD (DWG) 3810-16.174P.DWG
 C:\MENDOCZA_11_16_16.MXD (DWG) 3810-16.174P.DWG
 C:\MENDOCZA_11_16_16.MXD (DWG) 3810-16.174P.DWG

PAUL QUINN COLLEGE ADDITION - PRELIMINARY PLAT

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

DESCRIPTION, of a 9.636 acre tract of land situated in John B. Richards Survey, Abstract No. 1192, Dallas County, Texas; said tract being part of Block 6866, Official Block Numbers of the City of Dallas, Texas; said tract being part of that tract of land described as "146.544 acre tract Save and Except 10.497 acre tract and Save and Except 2.053 acre tract" in Special Warranty Deed with Vendor's Lien to Paul Quinn College recorded in Volume 94146, Page 4353 of the Deed Records of Dallas County, Texas and all of that certain tract of land described as "0.8847 acre tract" in Special Warranty Deed to Paul Quinn College recorded in Volume 2000023, Page 6681 of said Deed Records; said 9.636 acre tract being more particularly described as follows:

BEGINNING, at a 3-1/4-inch brass monument set for corner at the intersection of the northwest right-of-way line of Simpson Stuart Road (a variable width right-of-way) and the northeast right-of-way line of Highland Hills Drive (a 60-foot wide right-of-way); said point being the south corner of said 0.8847 acre tract;

THENCE, North 31 degrees, 07 minutes, 10 seconds West, along the said northeast line of Highland Hills Drive and the southwest line of said 0.8847 acre tract, a distance of 125.00 feet to a 3-1/4-inch brass monument set point for corner; said point being the south corner of a tract of land described Warranty Deed with Vendor's Lien to Searcy Youth Foundation recorded in Volume 67081, Page 1474 of said Deed Records and the west corner of said 0.8847 acre tract; from said point a 5/8-inch iron rod found bears Souht 67 degrees, 53 minutes, West, 0.3 feet;

THENCE, North 58 degrees, 52 minutes, 50 seconds East, departing the said northeast line of Highland Hills Drive; along the southeast line of said Searcy Youth Foundation tract and the northwest line of said 0.8847 acre tract, a distance of 163.00 feet to a 3-1/4-inch brass monument set; said point being the east corner of said Searcy Youth Foundation tract and an ell corner of said 0.8847 acre tract;

THENCE, North 31 degrees, 07 minutes, 10 seconds West, along the northeast line of said Searcy Youth Foundation and the southwest line of said 0.8847 acre tract, a distance of 18.00 feet to a 3-1/4-inch brass monument set; said point being the south corner of a tract of land described in Warranty Deed to Sunyvale Building Corporation recorded in Volume 67197, Page 1584 of said Deed Records; said point also being a re-entrant corner of said 0.8847 acre tract;

THENCE, North 58 degrees, 52 minutes, 50 seconds East, along the southeast line of said Sunyvale Building Corporation tract and the northwest line of said 0.8847 acre tract, a distance of 127.00 feet to a 3-1/4-inch brass monument set in the southwest line of said 146.544 acre tract; said point being the east corner of said Sunyvale Building Corporation tract and the north corner of said 0.8847 acre tract;

THENCE, North 31 degrees, 07 minutes, 10 seconds West, along the northeast line of said Sunyvale Building Corporation and the southwest line of said 146.544 acre tract, a distance of 74.08 feet to a 3-1/4-inch brass monument set in the southeast line of First Installment of Highland Hills addition; to the City of Dallas, Texas according to the plat recorded in Volume 35, Page 161 of the Map Records of Dallas County, Texas; said point being the north corner of said Sunyvale Building Corporation and the southwest corner of said 146.544 acre tract;

THENCE, along the southeast line of said First Installment of Highland Hills addition and the northwest line of said 146.544 acre tract, the following two (2) calls:

North 40 degrees, 45 minutes, 42 seconds East, a distance of 259.73 feet to a 3-1/4-inch brass monument set for an angle point;

North 04 degrees, 42 minutes, 18 seconds East, a distance of 211.26 feet to a 3-1/4-inch brass monument set in the south right-of-way line of Barnabus Drive (a variable width right-of-way); said point being the northeast corner of Lot 11, Block 2/6866 of said First Installment of Highland Hills addition and an ell corner of said 146.544 acre tract;

THENCE, along the said south line of Barnabus Drive and the west line of said 146.544 acre tract, the following three (3) calls:

South 85 degrees, 17 minutes, 42 seconds East, a distance of 26.28 feet to a 1/2-inch iron rod found; said point being also being the beginning of a tangent curve to the left;

In a northeasterly direction along said curve to the left, having a central angle of 54 degrees, 15 minutes, 33 seconds, a radius of 136.62 feet, a chord bearing and distance of North 67 degrees, 34 minutes, 31 seconds East, 124.60 feet, an arc distance of 129.38 feet to a 3-1/4-inch brass monument set at the end of said curve; said point also being the beginning of a compound curve to the left;

In a northwesterly direction along said curve to the left, having a central angle of 202 degrees, 21 minutes, 37 seconds, a radius of 76.87 feet, a chord bearing and distance of North 60 degrees, 44 minutes, 04 seconds West, 150.82 feet, an arc distance of 271.49 feet to a 3-1/4-inch brass monument set at the end of said curve, said point being in the said east line of the First Installment of Highland Hills addition;

THENCE, along the said east line of the First Installment of Highland Hills addition and the west line of said 146.544 acre tract, the following two (2) calls:

North 04 degrees, 42 minutes, 18 seconds East, a distance of 69.14 feet to a 3-1/4-inch brass monument set for an angle point;

North 20 degrees, 10 minutes, 15 seconds East, a distance of 344.91 feet to a 3-1/4-inch brass monument set for corner;

THENCE, departing the said east line of the First Installment of Highland Hills addition and the said west line of the 146.544 acre tract, the following five (5) calls:

South 69 degrees, 32 minutes, 30 seconds East, a distance of 211.53 feet to a PK-Nail with shiner set for corner; said point being the beginning of a non-tangent curve to the left;

In a southwesterly direction along said non-tangent curve to the left, having a central angle of 20 degrees, 13 minutes, 05 seconds, a radius of 113.56 feet, a chord bearing and distance of South 46 degrees, 45 minutes, 39 seconds West, 39.87 feet, an arc distance of 40.07 feet to a PK-Nail with shiner set at the end of said curve;

South 37 degrees, 00 minutes, 03 seconds West, a distance of 25.73 feet to a PK-Nail with shiner set for corner; said point being the beginning of a curve to the left;

In a southwesterly direction along said curve to the left, having a central angle of 62 degrees, 16 minutes, 20 seconds, a radius of 95.50 feet, a chord bearing and distance of South 05 degrees, 51 minutes, 53 seconds West, 98.76 feet, an arc distance of 103.79 feet to a PK-Nail with shiner set at the end of said curve;

South 31 degrees, 08 minutes, 13 seconds East, a distance of 595.78 feet to a PK-Nail with shiner set in the said northwest line of Simpson Stuart Road and the southeast line of the 146.544 acre tract;

THENCE, along the said northwest line of Simpson Stuart Road, the said southeast line of the 146.544 acre tract and the said southeast line of the 0.8847 acre tract; the following four (4) calls:

South 59 degrees, 03 minutes, 15 seconds West, a distance of 180.43 feet to a PK-Nail with shiner set for an angle point;

South 58 degrees, 52 minutes, 50 seconds West, a distance of 578.99 feet to a PK-Nail with shiner set for corner; said point being the south corner of the said 146.544 acre tract;

North 31 degrees, 07 minutes, 10 seconds West, a distance of 20.00 feet to a 3-1/4-inch brass monument set for corner; said point being the east corner of said 0.8847 acre tract;

South 58 degrees, 52 minutes, 50 seconds West, a distance of 290.00 feet to the POINT OF BEGINNING;

CONTAINING: 419,729 square feet or 9.636 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Paul Quinn College, a Texas non-profit corporation, acting by and through its duly authorized agent, Michael J. Sorrell, Esq., President, does hereby adopt this plat, designating the herein described property as QUINNITE DEVELOPMENT, 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 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, 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 _____, 2016.

Michael J. Sorrell, Esq., President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael J. Sorrell, Esq., 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Jonathan E. Cooper, 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)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____nd day of December, 2016.

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.
RELEASED 12/8/16.

Jonathan E. Cooper
Registered Professional Land Surveyor
No. 5369

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2016.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0495K, Community-Panel No. 480171 0495 K, Map Revised Date: July 7, 2014. A portion of the subject property is shown to be located in Zone "X" and Zone "AE" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.
3. Lot-to-lot drainage will not be permitted without engineering section approval.
4. The purpose of this plat is to create one (1) Lot from a previously unplatted property.

PRELIMINARY PLAT
QUINNITE DEVELOPMENT
LOT 1, BLOCK X/6866
BEING PART OF OFFICIAL CITY BLOCK NO. 6866
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
JOHN B. RICHARDS SURVEY, ABSTRACT NO. 1192
DALLAS COUNTY, TEXAS
SHEET 3 OF 3
CITY PLAN FILE NO. S167-050

Pacheco Koch logo and contact information including address, phone numbers, and a table with columns: DRAWN BY, CHECKED BY, SCALE, DATE, JOB NUMBER.

PAUL QUINN COLLEGE ADDITION - PRELIMINARY PLAT

Vertical text on the left margin: C:\MENDOCZA\11-16-16 AM\16-174PP.DWG