NOW W THEREFORE, XNOW W ALL MEZ 8 THESE PRESENTS:

THAT I, FOCUS LEARNING ACADEMY INC, AND HAMPTON LEDBETTER, do hereby adopt this plat, designating the herein described property as **FOCUS CENTER ADDITION REVISED**, 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 shown thereon. The 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 of 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, 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 to procuring the purpose of reading meters and any maintenance of service required or ordinarily performed by that utility).

Notwithstanding the general easement language recited above, the floodway easement shown on the plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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.

68—1038 and in accordance with the requirements of the Director of Public Works and Transporta	Dallas. Sidwalks shall be constructed by the builder as required by City Council Resolution No.	White Est approved autobatics of Telkasia thing the dinances. rules y regulations and restrictions of the Cit
of Public Works and Transport	City Council Resolution No.	<u>ons_and_restri</u> c t2015 .of the Cit

Leroy McClure

BEFORE ME, the undersigned, a Na Leroy McClure Jr., known to me to instrument and acknowledged to r considerations thereon expressed.

Notary Public in and for said County and State of this to be the persons whose names are subscribed to the me that they executed the same for the purposes and

UNDER MY HAND AND, 2015. SEAL 유 OFFICE, our hands Dallas,

The existing water courses, creek or creeks described as Floodway Easements traversing along Bla 6051 within the limits of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage course in Block A/6051. The City of Dallas will not be responsible for the maintainance coperation of said watercourses, creek or creeks of for any damage to private property or person results from the flow of water along said creek, or for the control of erosion in the Floodway Easement. Block and n th

No obstruction to the natural flow of storm water run—off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block A/6051, unless approved by the Chief Engineer of Sustainable Development and Construction; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets or alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain and drainage facility deemed necessary for drainage purposes. Each property owner shall and keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and The City of Dallas shall have the right of ingress and egress for the purpose of inspecting and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block A/6051, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined, The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

STATE OF TEXAS COUNTY OF DALL,

Dated this the RAUL DOMINGUEZ REYES, a Registered Professional Land Surveyor, licensed by the State of Texas, ffirm that this plat was prepared under my direct supervision, from recorded documentation, vidence collected on the ground during field operations and other reliable documentation; and that his 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 Sovernment Code, Chapter 212. I further affirm that the monumentation shown hereon was either ound or place in compliance with City of Dallas Development Code, Sec 51-A.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed in Plat.

FOR PRELIMINARY REVIEW ONLY and the control of this Signed in the control of the state of the control of the State of Texas Control of

NOT TO BE RECORDED FOR ANY PURPOSE

a Notary Public in to me to be the position to me to be the position to me that he exe

at Dallas,

lien holder or rest to the pro mortgagee concurs with the ovisions of the Owners Dedicc Own

Lien holder [Bank/mortgagee]

STATE OF TEXAS COUNTY OF DALLAS

2015

on behalf

2524 LEDBETTER DR, DALLAS, TEXAS 75233 Phone (214) 467-7751 FOCUS LEARNING ACADEMY, LOTS 2A & 2B

SURVEYOR: RAUL REYES SURVEYING 209 LAKEHURST DRIVE, WYLIE, TX 75098 Phone (214) 478-7879

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Focus Learning Academy Inc. are the owners of all that certain lot, tract or parcel of land situated in the JOHN COX SURVEY, ABSTRACT NO. 250, City of Dallas, Dallas County, Texas and being Lot 2A & 2B, Block A/6051, of FOCUS CENTER ADDITION, an addition to the City of Dallas, Dallas County, Texas according to the Plat therof recorded under Instrument No. 201400322473, Deed Records, Dallas County Texas, and being and more particularly described by metes and bounds as

COMMENCING at the intersection of the South ROW line of Ledbetter Drive (a variable width right-of-way) with the West ROW line of Hampton Road (a variable width right-of-way);

THENCE South 00 degrees 24 minutes 00 seconds East, along the line of said Hampton Road, a distance of 318.06 feet; West right of way

THENCE North 89 degrees 58 minutes 00 seconds West a distance of 5.00 feet to THE POINT OF BEGINNING to a 1/2 inch iron rod found with a plastic yellow cap stamped (D.C.&A. RPS 3935) for corner in the West right of way line of Hampton of 5.00 feet to

THENCE South 00 degrees 24 minutes 00 seconds East, along the line of Hampton Road, a distance of 10.00 feet to a 1/2 inch iron rod and being in the West right of way line of said Hampton Road; West right of way found for corner,

THENCE South 89 degrees 36 minutes 00 seconds West, departing way line of said Hampton Road, a distance of 2.50 feet to a 1/2 inch an interior ell corner; g the West right of h iron rod found for

THENCE North 00 degrees 24 minutes 00 seconds West, a distance of 7.52 feet to 1/2 inch iron found for an interior ell corner

THENCE North 89 degrees 58 minutes 00 seconds West, a distance of 204.59 feet to a 1/2 inch iron rod found for an interior ell corner;

THENCE South 00 degrees 24 minutes 00 seconds East, a distance of 142.71 feet to an 1/2 inch iron rod found for an interior ell corner, said found rod also being on the North line of that certain tract of land as described in a deed to Tenth Episcopal Distri African Methodist Episcopal Church as recorded in Volume 94014, Page 560, Deed Records Dallas County Texas; of 142.71 feet to District

THENCE North 89 degrees 58 minutes 17 seconds West,f along the north line said Tenth Episcopal District tract, a distance of 87.91 feet to a 1/2 inch iron rod found with a plastic yellow cap stamped (D.C. & A. RPLS 3935) for an interior ell corner and Northwest corner of said Tenth Episcopal District tract;

THENCE South 00 degrees 24 minutes 00 seconds East, along the West line of said Tenth Episcopal District tract, a distance of 115.18 feet, to a found "X" cut in concrete for the Southeast corner of the herein described tract and on the north line of David Chapel Missionary Baptist Church as recorded in Volume 2002097, Page 18, Deed Records Dallas County, Texas;

THENCE North 89 degrees 58 minutes 03 seconds West along the north line of said access easement, passing at a distance of 50.00 feet to a found 1/2 inch iron rod for the Northwest corner of said access easement and being an easement corner of that certain tract of land as described in a deed to David Chapel Missionary Baptist Church tract as recorded in Volume 2002097, Page 18, Deed Records Dallas County Texas, continuing along the south line of aforementioned Lot 4D common with the north line of said David Chapel Missionary Baptist tract, (Vol. 2002097, Pg. 18) passing at a distance of 623.06 feet, a 1/2 inch iron rod found with a plastic yellow cap stamped (D.C.& A. RPS 3935) at the Southwest corner of said Lot 4D, said found rod also being the most Southerly corner of Lot 3, Block A/6051, of said Hampton Crossing, and continuing along for a total distance of 755.07 feet to a found 1/2 inch iron rod, said found rod being the southwest corner of said Lot 3, of said Hampton Crossing, common with the easterly line of that certain tract of land as described in a deed to 2M Millican II LTD, as recorded in Volume 92215, Page 1414, Deed Records Dallas County, Texas;

THENCE North 04 degrees 14 minutes 00 seconds West, along the common line of said Millican tract and said Lot 3, a distance of 76.16 feet to a 1/2 inch iron rod found for corner and being the southeast corner of that certain tract of land as described in deed to Baclak, LLC and recorded in Instrument No. 201100109185, of said Official Public, Dallas County, Texas;

THENCE North 21 degrees 14 minutes 00 seconds West, along the common line of said Baclak tract and said Lot 3 and passing at a distance of 108.09 feet, a found 1/2 inch iron rod for the southwest corner of said Lot 3, common with the southeast corner of that certain tract of land as described in a deed to Hampton Ledbetter Partners, L.P. and recorded in Volume 2002214, Page 16659, of said Deed Records, and continuing along a total distance of 194.19 feet to a found 1/2 inch iron rod for corner;

THENCE North 12 degrees 14 minutes 00 seconds West, contining along said common line and passing at 11.26 feet, the southwesterly corner of said Hampton Ledbetter Partners, L.P. tract, and continuing a total distance of 158.46 feet to a found 1/2 inch iron rod for corner;

THENCE North 00 degrees 16 minutes 00 seconds East, continuing along said common line, a distance of 89.68 feet to a 1/2 inch iron rod found for corner;

THENCE North 17 degrees 44 minutes 00 seconds West, a distance of 37.79 feet to set 1/2 inch iron for corner for the northwest corner of said Lot 2 and being in the souright of way line of Ledbetter Drive a variable width right of way.

THENCE North 89 degrees 59 minutes 00 seconds East, along the south right of way line of said Ledbetter Drive, a distance of 41.06 feet to a found 1/2 inch iron rod for

THENCE North 73 degrees 17 minutes 00 seconds East, continuing along the south right of way line of said Ledbetter Drive a distance of 104.40 feet to a found 1/2 inch

THENCE North 89 degrees 59 minutes 00 seconds East, continuing along the south right of way line of said Ledbetter Drive, passing at a distance of 247.52 feet, the northeast corner of said Lot 2, common with the northwest corner of said Lot 3, and continuing along a total distance of 350.07 feet, to a found 1/2 inch iron rod for corner;

THENCE North 84 degrees 16 minutes 22 seconds East, continuing along the south right of way line of said Ledbetter Drive, a distance e of 100.50 feet to a 1/2 iron rod for

THENCE North 89 degrees 59 minutes 00 seconds East, continuing along the south right of way line of said Ledbetter Drive, at a distance of 56.99 feet, to a found 1/2 iron rod with a plastic yellow cap marked "DC&A RPS 3935 for corner, said found rod being the northeast corner of said Lot 3, common with the northwest corner of Lot 4A, of THE SELENA SURVEY, an addition to the City of Dallas, Dallas County Texas according to the Plat thereof recorded in Volume 96024, Page 1481, Deed Records Dallas County

THENCE South 45 degrees 02 minutes 00 seconds East, along a common line of said Lot 4A, a distance of 183.49 feet to an "x" found for corner, and being an ell

THENCE South 44 degrees 58 minutes 00 seconds West, continuing along said common line a distance of 196.82 feet to a found "x" for corner, said "x" being the southwest corner of said Lot 4A and the Northwest corner of Lot 4D of said SELENA SURVEY REVISED.

THENCE North 89 degrees 59 minutes 00 seconds East, along the south line of said Lot 4A common with north line of said Lot 4D, a distance of 234.68 feet to a found 1/2 inch iron rod for corner;

THENCE South 00 degrees 24 minutes 00 seconds East, along the east line of said Lot 4D a distance of 48.87 feet to a found 1/2 iron for corner and being on the west line of that certain tract of land as described in a deed to;

THENCE North 89 degrees 58 minutes 00 seconds East, a distance of 295.00 feet to THE PLACE OF BEGINNING and containing 437,474 square feet or 10.043 acres.

FOCUS Lot CENTER Lot 2C E **PRELIMINARY** Block A / 6051 ADDITION REVISED PLAT Block 6051 of

CITY Being a CITY OF DALLAS, DALLAS COUNTY, TEXAS JOHN COX SURVEY, ABSTRACT NO. 9 Re-Plat of Lots 2A & 2B, FOCUS CENTER ADD 437,474 SQ. FT. DALLAS PLAN FILE 2 of 2 / 10.043 AC **ADDITION** NO. 156 - 014 250

OCTOBER 9, 2015