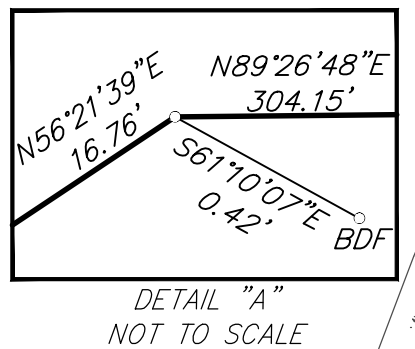
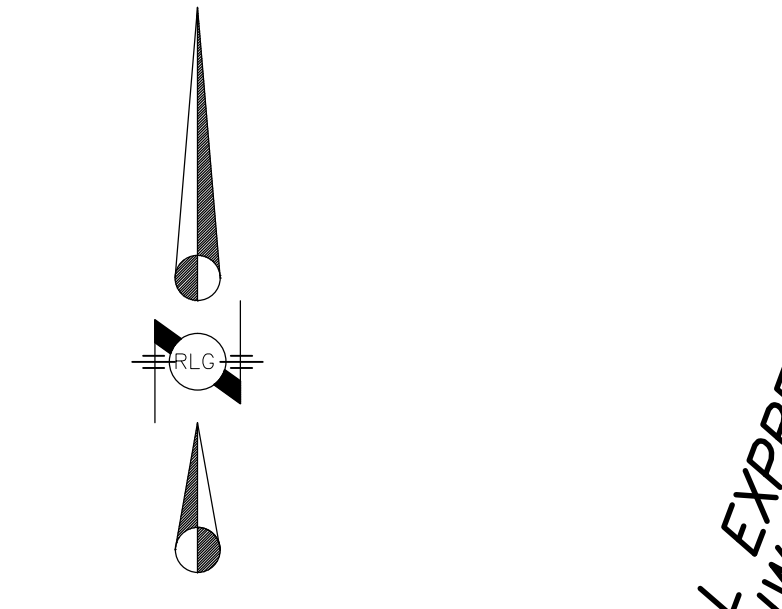
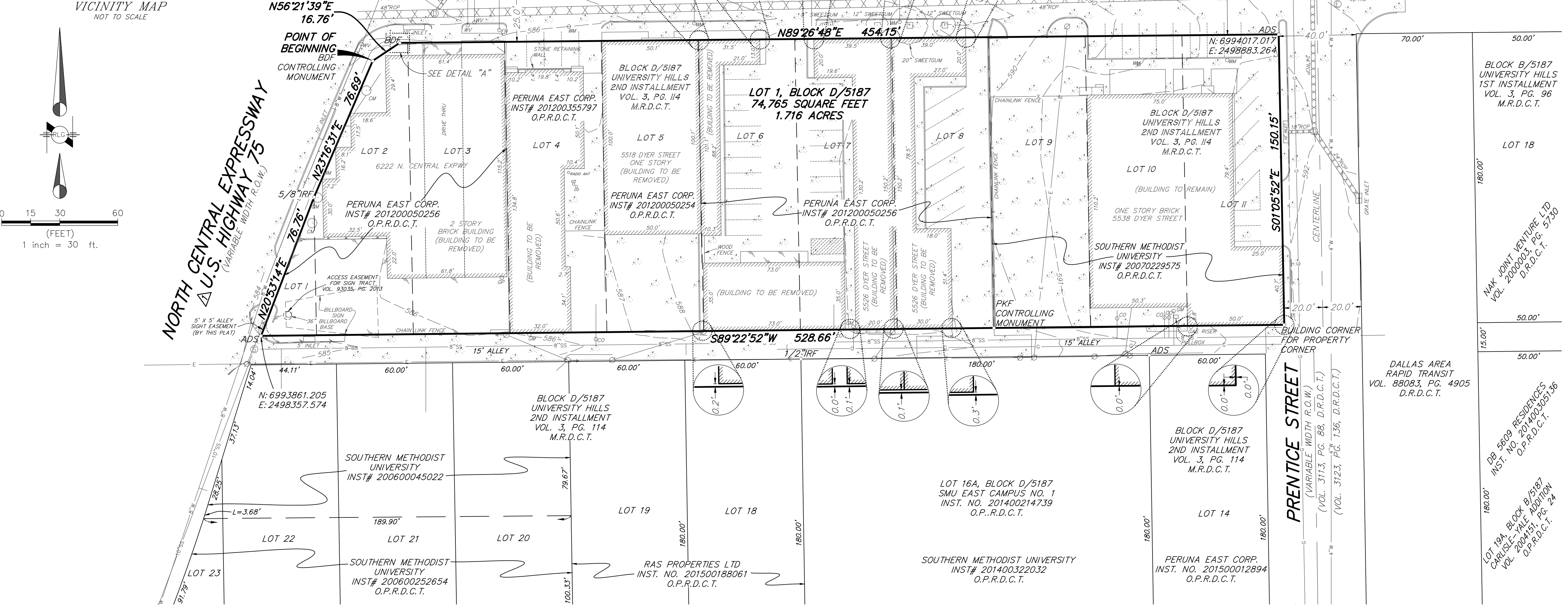


VICINITY MAP
NOT TO SCALE



DETAIL "A"
NOT TO SCALE



OWNER'S CERTIFICATE
COUNTY OF DALLAS §
STATE OF TEXAS §
Whereas, Southern Methodist University and Peruna East Corporation, are the sole owners of a 1.7164 acre tract of land situated in the Joel Sykes Survey, Abstract No. 1338, City of Dallas, Dallas County, Texas, and being part of Lots 1 & 2 and all of Lots 3-11, Block D/5187, University Hills, 2nd installment, an addition to the City of Dallas created by the plat recorded in Volume 3, Page 114, Map Records, Dallas County, Texas, and being all those tracts of land conveyed to Peruna East Corporation by Special Warranty Deeds recorded in Instruments No. 201200050254, No. 201200050256 and No. 201200355797, Official Public Records, Dallas County, Texas and the tract of land conveyed to Southern Methodist University by Special Warranty Deed recorded in Instrument No. 20070229575, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a brass disk found at the intersection of the east right-of-way line of North Central Expressway, U.S. Highway 75 (variable width right-of-way) and the cut-off line between the east right-of-way line of said North Central Expressway and the south right-of-way line of Dyer Street (variable width right-of-way).

THENCE North 56° 21' 39" East along said cut-off line a distance of 16.76 feet to a point for corner in the south right-of-way line of said Dyer Street from which a brass disk found bears South 61° 10' 07" East a distance of 0.42 feet;

THENCE North 89° 26' 48" East along the south right-of-way line of said Dyer Street a distance of 454.15 feet to a 3-1/2" aluminum disk stamped "SMU EAST CAMPUS NO. 2" and "RAYMOND L. GOODSON, JR., INC." on a 1/2" iron rod set for corner at the intersection of the south right-of-way line of said Dyer Street and the west right-of-way line of Prentice Street (variable width right-of-way);

THENCE South 01° 05' 52" East along the west right-of-way line of said Prentice Street a distance of 150.15 feet to an existing building corner for property corner at the intersection of the west right-of-way line of said Prentice Street and the north line of a 15 foot alley;

THENCE South 89° 22' 52" West along the north right-of-way line of said 15 foot alley a distance of 528.66 feet to a 3-1/2" aluminum disk stamped "SMU EAST CAMPUS NO 2" and "RAYMOND L. GOODSON, JR., INC." on a 1/2" iron rod set for corner at the intersection of the north right-of-way line of said 15 foot alley and the east line of said North Central Expressway;

THENCE North 20° 53' 14" East along the east right-of-way line of said North Central Expressway a distance of 76.76 feet to a 5/8" iron rod found for corner;

THENCE North 23° 16' 31" East continuing along the east right-of-way line of said North Central Expressway a distance of 76.69 feet to the POINT OF BEGINNING and containing 74,765 square feet or 1.716 acres, more or less.

OWNER'S DEDICATION
COUNTY OF DALLAS §
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That, SOUTHERN METHODIST UNIVERSITY and PERUNA EAST CORPORATION, acting by and through its duly authorized agents, does hereby adopt this plat, designating the herein described property as SMU EAST CAMPUS No. 2, 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 _____, 2016.

By: _____
Name:
Title:

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 _____ 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 _____, 2016.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2016.

By: _____
Name:
Title:

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 _____ 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 _____, 2016.

SURVEYOR'S STATEMENT:
I, Dale R. White, 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 _____ day of _____, 2016.

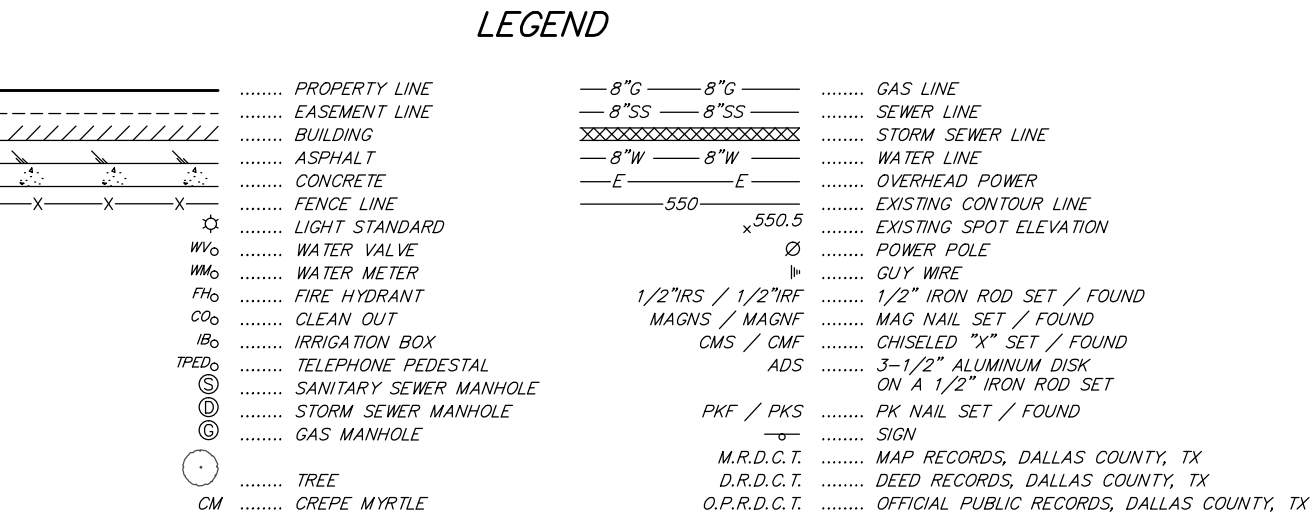
"Preliminary" this document shall not be recorded for any purpose and shall not be used or viewed upon as a final survey document."

Dale R. White
Texas Registered Professional Land Surveyor No. 4762

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 Dale R. White, 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 _____, 2016.



- NOTES:**
- BASIS OF BEARINGS: THE SOUTH LINE OF DYER STREET (N89°26'48"E) PER TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, BASED ON CITY OF UNIVERSITY PARK GEODETIC MONUMENT NO. 23 AND AZIMUTH MARKER.
 - CONTROLLING MONUMENTS: AS SHOWN
 - NO LOT TO LOT DRAINAGE WILL BE PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 - COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - THE PURPOSE OF THIS PLAT IS TO COMBINE ELEVEN LOTS INTO ONE LOT.

OWNER:
PERUNA EAST CORPORATION
P.O. BOX 750132
DALLAS, TX 75275-0132
214-768-7000

OWNER:
SOUTHERN METHODIST UNIVERSITY
P.O. BOX 750416
DALLAS, TX 75275-0416
214-768-3239

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
5445 LBJ SIERRA STE 300, LB 17
DALLAS, TX 75231-4138
214-739-8100
rlg@rlginc.com
TX PE REG #493
TBPALS REG #100341-00

U.S. HIGHWAY No. 75 ESTABLISHED BY: DEED TO STATE OF TEXAS RECORDED IN VOLUME 92117, PAGE 238, DEED RECORDS, DALLAS COUNTY, TEXAS. CITY OF DALLAS DEEDS RECORDED IN VOLUME 2823, PAGE 108; VOLUME 3175, PAGE 549; VOLUME 2867, PAGE 584; VOLUME 3687, PAGE 243 AND VOLUME 3971, PAGE 438; VOLUME 2860, PAGE 434; VOLUME 3033, PAGE 398; VOLUME 2972, PAGE 257; AND VOLUME 2902, PAGE 196.

PRELIMINARY PLAT
OF
SMU EAST CAMPUS No. 2
LOT 1, BLOCK D/5187
JOEL SYKES SURVEY, ABSTRACT NO. 1338
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-089

SCALE: 1" = 30' DATE: JANUARY, 2016

RECORDED	INST#	JOB NO.	14.331.30	E-FILE	14.331.30Bpp	DWG NO.	25,837W
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