

OWNER'S CERTIFICATE

WHEREAS, DALLAS INDEPENDENT SCHOOL DISTRICT is the owner of a 3.907 acre tract of land situated in the John Grigsby Survey, Abstract Number 495 and being all of Lots 3-8, Block A/1991, Bon View Place recorded in Volume 1, Page 43 of the Map Records of Dallas County, Texas; said 3.907 acre tract of land being all of that tract conveyed to Dallas Independent School District by Warranty Deeds recorded in Volume 981, Page 616, Volume 981, Page 617, Volume 981, Page 618, Volume 1203, Page 523 and Volume 1209, Page 590, of the Deed Records of Dallas County, Texas; said 3.907 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with yellow plastic cap stamped "GSSES, INC., RPLS 4804" found at the east corner of said Lot 8, Block A/1991; said point also being the east corner of said 3.907 acre tract; said point also being at the intersection of the southwest right-of-way line of N. Henderson Avenue (50 feet wide) and the northwest right-of-way line of Manett Street (50 feet wide);

THENCE, South 38 degrees 45 minutes 21 seconds West, with said northwest right-of-way line, a distance of 598.67 feet to a 1/2-inch iron rod found at the south corner of said Lot 3, Block A/1991; said point also being the south corner of said 3.907 acre tract; said point also being the east corner of Lot 1A, Block A/1991, Franconia Park, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 2002234, Page 63, Deed Records, Dallas County, Texas;

THENCE, North 45 degrees 14 minutes 12 seconds West, leaving said northwest right-of-way line and with the common line of said Lot 3, Block A/1991 and Lot 1A, Block A/1991, a distance of 253.20 feet to a 1/2-inch iron rod with plastic cap stamped "SGI, RPLS 3664" found at the west corner of said Lot 3, Block A/1991; said point also being the west corner of said 3.907 acre tract; said point also being the north corner of said Lot 1A, Block A/1991; said point also being the south corner of a tract of land conveyed to the City of Dallas for park purposes and known as Cochran Park; said point also being on the southeast right-of-way line of a 20-foot alley (unimproved);

THENCE, North 32 degrees 38 minutes 04 seconds East, with the said southeast right-of-way line a distance of 608.97 feet to a 1/2-inch iron rod with plastic cap stamped "SGI, RPLS 3664" found at the north corner of said Lot 8, Block A/1991; said point also being the north corner of said 3.907 acre tract; said point also being the east corner of said City of Dallas tract; said point also being on the said being in the southwest right-of-way line of N. Henderson Avenue;

THENCE, South 45 degrees 14 minutes 12 seconds East, with said southwest right-of-way line, a distance of 318.50 feet to the POINT OF BEGINNING;

CONTAINING, 170,190 square feet or 3.907 acres of land, more or less.

DETENTION AREA EASEMENT STATEMENT

The proposed detention area(s) along Block 7379 within the Limits of this addition will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block 7379. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block 7379, unless approved by the Chief Engineer of Development Services. 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 and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall 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 inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The Detention Area in Block 7379, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, DALLAS INDEPENDENT SCHOOL DISTRICT, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **SOLAR PREP ACADEMY**, 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 area shown thereon. The easements shown thereon are hereby reserved for the purpose 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 the utility and fire lane easements is the responsibility of the property owner. No building, 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.]

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas this _____ day of _____, 2017.

Donald Smith
Interim Director Executive
Dallas ISD Construction Services

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Donald Smith, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES

- Bearing system for this plat are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- Purpose of this Plat: To create 1 lot from 6 lots.
- Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Buildings will remain on this site.

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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. 19435, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either FOUND (CM) (CM) 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 _____, 2017.

RELEASED 1/20/2017 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

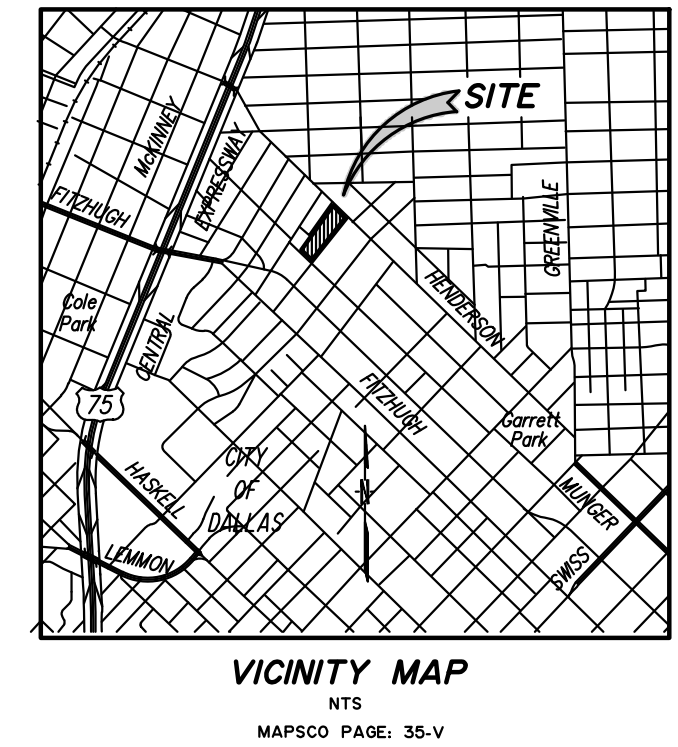
BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

LEGEND

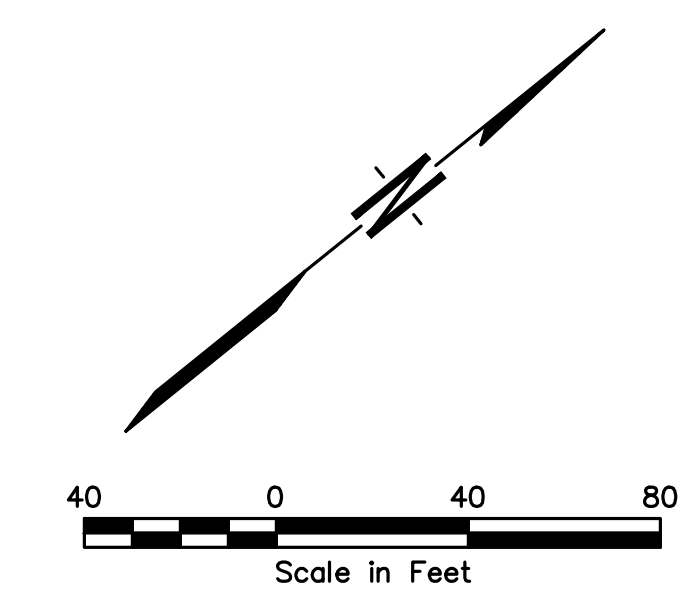
- | | | | |
|---|---|---|----------------------------|
| — | PROPERTY LINE | — | ELECTRIC METER |
| — | ADJOINER PROPERTY LINE | — | GRATE INLET |
| — | EASEMENT LINE | — | ELECTRIC RISER |
| — | CENTERLINE | — | SANITARY SEWER MANHOLE |
| — | DEED RECORDS, DALLAS COUNTY, TEXAS | — | WATER MANHOLE |
| — | MAP RECORDS, DALLAS COUNTY, TEXAS | — | GAS MANHOLE |
| — | OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS | — | TOP OF WALL/BOTTOM OF WALL |
| — | INSTRUMENT NUMBER | — | FIRE DEPT. CONNECTION |
| — | VOLUME | — | EDGE OF CONCRETE |
| — | PAGE | — | EDGE OF ASPHALT |
| — | CONTROLLING MONUMENT | — | BASKETBALL GOAL |
| — | SQUARE FEET | — | TRAFFIC LIGHT |
| — | POWER POLE | — | EXISTING WATER |
| — | WATER METER | — | EXISTING SANITARY SEWER |
| — | WATER VALVE | — | EXISTING STORM SEWER |
| — | LIGHT STANDARD | — | EXISTING GAS |
| — | TRANSFORMER | — | EXISTING TELEPHONE |
| — | FIRE HYDRANT | — | PROPERTY LINE |
| — | CLEANOUT | — | ADJACENT PROPERTY LINE |
| — | IRRIGATION CONTROL VALVE | — | STREET CENTER LINE |
| — | JUNCTION BOX | — | CHAINLINK FENCE |
| — | WATER VAULT | — | |
| — | GAS METER | — | |
| — | GAS VALVE | — | |
| — | METAL SIGN | — | |
| — | POWER POLE ANCHOR | — | |
| — | OVERHEAD POWER LINE | — | |
| — | TELEPHONE RISER | — | |
| — | CABLE RISER | — | |



ENGINEER - SURVEYOR:
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972-925-3700
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FILED IN INSTRUMENT NO. _____



FINAL PLAT
OF
SOLAR PREP ACADEMY
LOT 1, BLOCK A/1991

BEING ALL OF
LOTS 3-8, BLOCK A/1991, BON VIEW PLACE
CONVEYED TO THE

Dallas Independent School District
IN V. 981, P. 616, V. 981, P. 617, V. 981, P. 618,
V. 1203, P. 523, & V. 1209, P. 590 D.R.D.C.T.

OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-094

Gonzalez & Schneeberg
engineers ■ surveyors
18721 516-8855 Fax:(972) 516-8901
TX ENGINEERING FIRM REG. NO. F-33376 TX SURVEYING FIRM REG. NO. 100752-00
SCALE 1" = 40' DATE FEBRUARY, 2017 PROJ. NO. 6529-16-10-07 DWG. NO. 6529 Plat.dwg