

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, DALLAS COUNTY SCHOOLS, DALLAS COUNTY SCHOOL TRUSTEES AND COUNTY SCHOOL TRUSTEES OF DALLAS COUNTY, STATE OF TEXAS ARE THE OWNERS OF A 4.514 ACRE (196,650 SQUARE FOOT) TRACT OF LAND SITUATED IN THE GEORGE S.C. LEONARD SURVEY, ABSTRACT NO. 780, DALLAS COUNTY, TEXAS, BEING ALL OF LOTS 3, 4, AND PART OF LOT 10 IN BLOCK C/3369 AND ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 IN BLOCK NO. B/3368 OF 'ZANG'S CRYSTAL HILL ADDITION', AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 75, MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.), BEING ALL OF LOT 1A IN BLOCK C/3369 OF 'FINAL REPLAT, DCS ADMINISTRATIVE PARKING ON ZANG', AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO PLAT RECORDED IN INSTRUMENT NO. 201100266127, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND ALSO DESCRIBED TO DALLAS COUNTY SCHOOL TRUSTEES IN THE GENERAL WARRANTY DEED RECORDED IN VOLUME 80248, PAGE 1523, DEED RECORDS, DALLAS COUNTY TEXAS, (D.R.D.C.T.), TO DALLAS COUNTY SCHOOL TRUSTEES OF DALLAS COUNTY, TEXAS IN THE WARRANTY DEED RECORDED IN VOLUME 82125, PAGE 3690, D.R.D.C.T., TO DALLAS COUNTY SCHOOLS IN THE GENERAL WARRANTY DEEDS RECORDED IN INSTRUMENT NUMBERS 2008033319, 201200006436, 20130071883 AND 20130085069, O.P.R.D.C.T., THE SHERIFF'S DEEDS RECORDED IN INSTRUMENT NUMBERS 201000315620, 201000315621, 201000315622, 201100114028, O.P.R.D.C.T., AND TO COUNTY SCHOOL TRUSTEES OF DALLAS COUNTY, STATE OF TEXAS IN THE AGREED FINAL JUDGMENT RECORDED IN INSTRUMENT NUMBER 201100232217, O.P.R.D.C.T. AND ALSO BEING ALL OF A CALLED 0.390 ACRE PORTION OF WEST NEELY STREET ABANDONED BY DALLAS CITY COUNCIL ORDINANCE NO. 28936 AND SUBSEQUENTLY QUITCLAIMED TO DALLAS COUNTY SCHOOLS, RECORDED IN INSTRUMENT NO. 201300123306 O.P.R.D.C.T., SAID 4.514 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH 3 1/4-INCH ALUMINUM DISK STAMPED "DALLAS COUNTY SCHOOLS ADD, RPLS 5504" FOUND (AMON FOUND), AT THE NORTHWEST CORNER OF LOT 4 AND THE SOUTHWEST CORNER OF LOT 5, BLOCK C/3369 IN SAID ZANG'S CRYSTAL HILL ADDITION, AND LOCATED IN THE EASTERLY RIGHT-OF-WAY LINE OF ZANG BOULEVARD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE NORTH 88° 53' 22" EAST DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID ZANG BOULEVARD AND ALONG THE COMMON LINE OF SAID LOT 4 AND LOT 5, BLOCK C/3369, A DISTANCE OF 152.50 FEET TO THE COMMON CORNER OF LOTS 4, 5, 6 AND 7 OF SAID BLOCK C/3369, AND FROM WHICH A FOUND AMON BEARS NORTH 57° 51' 22" WEST, A DISTANCE OF 0.42 FEET;

THENCE SOUTH 00° 50' 32" EAST ALONG THE COMMON LINE OF LOTS 3, 4, 7 AND 8 OF SAID BLOCK C/3369, PASSING THE NORTHEAST CORNER OF SAID LOT 1A, BLOCK C/3369 AT A DISTANCE OF 200.00 FEET, AND CONTINUING ALONG THE COMMON LINE OF SAID LOT 1A AND LOTS 9 AND 10 OF SAID BLOCK C/3369 IN ALL FOR A TOTAL DISTANCE OF 350.00 FEET TO A 5/8 INCH IRON ROD WITH A 3 1/4-INCH ALUMINUM DISK STAMPED "DCSA-STANTEC" SET (AMON SET) FOR THE NORTHWEST CORNER OF SAID DALLAS COUNTY SCHOOLS TRACT OF LAND RECORDED IN INSTRUMENT NUMBER 201200006436, O.P.R.D.C.T., SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED TO RAY GOMEZ IN THE WARRANTY DEED RECORDED IN VOLUME 98018, PAGE 2837, D.R.D.C.T., AND FROM WHICH A 3/8-INCH IRON ROD FOUND BEARS SOUTH 12° 23' 20" WEST, A DISTANCE OF 0.96 FEET;

THENCE NORTH 88° 53' 22" EAST ALONG THE COMMON LINE OF SAID DALLAS COUNTY SCHOOLS TRACT AND SAID RAY GOMEZ TRACT OF LAND, OVER AND ACROSS SAID LOT 10, A DISTANCE OF 130.00 FEET TO AN AMON SET IN THE WESTERLY RIGHT-OF-WAY LINE OF BECKLEY AVENUE (A 60-FOOT PUBLIC RIGHT-OF-WAY), FROM WHICH A 3/8-INCH IRON ROD FOUND BEARS NORTH 56° 50' 06" WEST, A DISTANCE OF 0.55 FEET;

THENCE SOUTH 00° 50' 32" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BECKLEY AVENUE, A DISTANCE OF 509.00 TO A CUT "X" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK B/3368 AND BEING THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DAVIS STREET (A 60-FOOT WIDE RIGHT-OF-WAY AT THIS POINT);

THENCE SOUTH 88° 53' 22" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DAVIS STREET, A DISTANCE OF 233.28 FEET TO A MAGNETIC NAIL WITH WASHER STAMPED "RPLS 5504" FOUND FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 49.00 FEET;

THENCE NORTHWESTERLY WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°16'20", FOR AN ARC LENGTH OF 77.20 FEET, A CHORD BEARING OF NORTH 45°58'35" WEST, AND A CHORD DISTANCE OF 69.46 FEET TO AN AMON FOUND AT THE POINT OF TANGENCY IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID ZANG BOULEVARD;

THENCE NORTH 00° 50' 32" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 809.77 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 196,650 SQUARE FEET OR 4.514 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DALLAS COUNTY SCHOOLS, DALLAS COUNTY SCHOOL TRUSTEES AND COUNTY SCHOOL TRUSTEES OF DALLAS COUNTY, STATE OF TEXAS ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENT, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS DALLAS COUNTY SCHOOLS ADDITION, 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 BUILDINGS, 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: RICK D. SORRELLS, EDUCATION DOCTORATE SUPERINTENDENT
DALLAS COUNTY SCHOOLS, DALLAS COUNTY SCHOOL TRUSTEES AND COUNTY SCHOOL TRUSTEES OF DALLAS COUNTY, STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK D. SORRELLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, DAVID J. DE WEIRD, 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--B.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.

DAVID J. DE WEIRD, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.
FOR REVIEW PURPOSES ONLY
DAVID J. DE WEIRD, R.P.L.S.
REGISTRATION NO. 5066
July 21, 2016

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 DAVID J. DE WEIRD, 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 THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT
DALLAS COUNTY SCHOOLS ADDITION
LOTS 1R, 2R, 3R AND 4R, BLOCK B/3368

REPLAT OF LOTS 1-8, BLOCK B/3368,
ALL OF LOTS 3 & 4, BLOCK C/3369, A PORTION OF LOT 10,
BLOCK C/3369 OF ZANG'S CRYSTAL HILL ADDITION,
RECORDED IN VOLUME 1, PAGE 75, M.R.D.C.T. &
ALL OF LOT 1A, BLOCK B/3369
OF DCS ADMINISTRATIVE PARKING ON ZANG,
RECORDED IN INSTRUMENT NO. 201100266127, O.P.R.D.C.T.
NEELY STREET RIGHT-OF-WAY ABANDONMENT
PER CITY OF DALLAS ORDINANCE NO. 28936
IN THE GEORGE S.C. LEONARD SURVEY, ABSTRACT NO. 780,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TOTAL ACRES - 4.514 ACRES

CITY PLAN FILE NO. S156-255
JULY 22, 2016

OWNER: DALLAS COUNTY SCHOOLS, ET. AL
612 N. ZANG BLVD.
DALLAS, TEXAS 75208
PH: (214) 944-9568
CONTACT: RICK SORRELLS
SURVEYOR: STANTEC CONSULTING SERVICES INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PH: (972) 991-0011
CONTACT: DAVID DE WEIRD, R.P.L.S.
TBPLS REGISTRATION NO. 10194229