

OWNER'S CERTIFICATE

OWNER'S CERTIFICATE (CONTINUED)

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, the City of Dallas, Texas is the owner of a 46.266 acre tract of land situated in the William H. Ford Survey, Abstract No. 560 and the Thomas McDowell Survey, Abstract No. 875, Dallas County, Texas; said tract being all of Lots 1 and 2, Block 2/3442, all of Lots 1, 2, 7 and 8 and part of Lots 3, 4 and 6, Block 3/3442, Thomas' South Oak Cliff Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 615, Page 267 of the Deed Records of Dallas County, Texas; all of Lot 5 and part of Lot 4, Block 1/3442, J. Oak Smith's Subdivision, an addition to the City of Dallas, Texas according to the plat recorded in Volume 10, Page 497 of the Map Records of Dallas County, Texas; and part of Block 4, T.J. Oliver's Subdivision, an addition to the City of Dallas, Texas according to the plat recorded in Volume 125, Page 362 of said Deed Records; said tract also being all of that certain tract of land described as Tract No. 3, and part of those certain tracts of land described as Tract No. 1, Tract No. 2 and Tract No. 4 in Warranty Deeds to the City of Dallas, Texas recorded in Volume 2603, Page 402 and Volume 2819, Page 169 of said Deed Records; all of those certain tracts of land described in Warranty Deeds to the City of Dallas, Texas recorded in Volume 2844, Page 297, Volume 2862, Page 270, Volume 2880, Page 483, Volume 2812, Page 140, Volume 2886, Page 654, Volume 2636, Page 488, Volume 2767, Page 188, Volume 4323, Page 583, Volume 2727, Page 330 and Volume 3349, Page 262, all of said Deed Records; all of those certain tracts of land described as Tract No. 1, Tract No. 1 and Tract No. 2 in Warranty Deed to the City of Dallas, Texas recorded in Volume 87194, Page 3114 of said Deed Records; all of that certain tract of land described in General Warranty Deed to the City of Dallas, Texas recorded in Volume 93117, Page 1837 of said Deed Records; all of those certain portions of Block Street, Nabors Street, Fifteenth Street, Marsalis Avenue, Seventeenth Street and Thomas Hill Place closed and vacated by City of Dallas Ordinance No. 21852 recorded in Volume 93209, Page 4770 of said Deed Records; all of those certain portions of Marsalis Avenue and the on-ramp to Marsalis Avenue closed and vacated by City of Dallas Ordinance No. 19197 recorded in Volume 86148, Page 1590 of said Deed Records; all of that certain portion of an unnamed street closed and vacated by City of Dallas Ordinance No. 18733; and part of those certain tracts of land described in Warranty Deeds to the City of Dallas, Texas recorded in Volume 2841, Page 349 and Volume 4321, Page 446, both of said Deed Records; said 46.266 acre tract being more particularly described as follows:

BEGINNING, at a three and one-quarter inch aluminum disk stamped "PACHECO KOCH" "WILDS OF AFRICA" (hereinafter referred to as "Disk") set for corner in the west right-of-way line of Marsalis Avenue (a variable width right-of-way, 80 feet wide at this point), said point being the northeast corner of Lot 11, Block 2-C/3748, Marsalis Manor Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 6, Page 305 of said Map Records and the southeast corner of said City of Dallas Tract No. 3 (Volume 2603, Page 402);

THENCE, South 89 degrees, 23 minutes, 25 seconds West, departing the said west line of Marsalis Avenue and along the south line of said Tract No. 3 and the north line of said Lot 11, at a distance of 106.64 feet passing the northwest corner of said Lot 11 and the intersection of the east line of a 10-foot wide alley (running in a north/south direction) with the north line of a 25-foot wide alley (running in an east/west direction), continuing along the north line of the last said alley, at a distance of 330.24 feet passing a southwest corner of said Tract No. 3 and the southeast corner of the unnamed street closed and vacated by Ordinance No. 18733, at a distance of 530.24 feet passing the southwest corner of the last said closed and vacated street and a southeast corner of said Tract No. 3, at a distance of 768.64 feet passing the northwest corner of the last said alley and the northeast corner of a 15-foot wide alley (also running in an east/west direction), then continuing along the north line of the last said alley in all a total distance of 1,098.64 feet to a Disk set for corner at the intersection of the north line of the last said alley with the west line of a 7.5-foot wide alley (running in a north/south direction); said point being the northeast corner of the said City of Dallas Tract No. 4 (Volume 2603, Page 402);

THENCE, South 00 degrees, 36 minutes, 35 seconds East, departing the north line of the last said east/west alley and the said south line of the City of Dallas Tract No. 3 (Volume 2603, Page 402) and along the west line of the last said north/south alley and the east line of said City of Dallas Tract No. 4 (Volume 2603, Page 402), at a distance of 635.00 feet passing the intersection of the said west line of the last said north/south alley and the north right-of-way line of Winters Street (a variable width right-of-way), then continuing along the west terminus of the north one-half of said Winters Street in all a total distance of 660.00 feet to a Disk set for corner; said point being the southeast corner of said City of Dallas Tract No. 4 (Volume 2603, Page 402) and the apparent northeast corner of a variable width tract, no record found;

THENCE, South 89 degrees, 23 minutes, 25 seconds West, departing the said west terminus of Winters Street and along the south line of said City of Dallas Tract No. 4 (Volume 2603, Page 402) and the north line of the said variable width tract, distance of 612.25 feet to a Disk set for corner in the southeast line of that certain tract of land described in Warranty Deed with Vendor's Lien to Cynthia Bartoo recorded in Volume 2003088, Page 3501 of said Deed Records;

THENCE, North 28 degrees, 09 minutes, 09 seconds East, departing the said south line of the City of Dallas Tract No. 4 (Volume 2603, Page 402) and along the said southeast line of the Bartoo tract, a distance of 29.01 feet to a Disk set for corner; said point being the easternmost corner of said Bartoo tract;

THENCE, North 41 degrees, 00 minutes, 35 seconds West, along the northeast line of said Bartoo tract, a distance of 57.80 feet to a Disk set for corner in the westernmost line of said City of Dallas Tract No. 4 (Volume 2603, Page 402) and an east line of Block M/3764, Beckley Club, an addition to the City of Dallas according to the plat recorded in Volume 3, Page 409 of said Map Records; said point being a reentrant corner of said Bartoo tract;

THENCE, North 00 degrees, 46 minutes, 35 seconds West, along the said west line of the City of Dallas Tract No. 4 (Volume 2603, Page 402), the said east line of Block M/3764 and the east line of said Bartoo tract, at a distance of 94.00 feet passing the northernmost corner of said Block M/3764, the northernmost corner of said Bartoo tract and a southeast corner of Block B/3765 of said Beckley Club, then continuing along an east line of said Block B/3765 in all a total distance of 149.85 feet to a point for corner (not monumented) in the centerline of Cedar Creek and the southeast line of that certain tract of land described in Warranty Deed with Vendor's Lien to Kenneth L. Harris and wife, Marilyn Harris recorded in Volume 72207, Page 920 of said Deed Records; said point being a northwest corner of said City of Dallas Tract No. 4 (Volume 2603, Page 402) and the northernmost corner of said Block B/3765;

THENCE, along the said centerline of Cedar Creek, the westerly line of said City of Dallas Tract No. 4 (Volume 2603, Page 402) and the easterly line of said Harris tract, the following six (6) calls:

North 38 degrees, 20 minutes, 54 seconds East, a distance of 98.20 feet to an angle point (not monumented);

North 21 degrees, 43 minutes, 12 seconds East, a distance of 112.10 feet to an angle point (not monumented);

North 04 degrees, 00 minutes, 29 seconds East, a distance of 64.55 feet to an angle point (not monumented);

North 05 degrees, 39 minutes, 27 seconds West, a distance of 81.40 feet to an angle point (not monumented);

North 10 degrees, 13 minutes, 25 seconds West, a distance of 88.43 feet to an angle point (not monumented);

North 12 degrees, 37 minutes, 56 seconds West, a distance of 16.90 feet to a Disk set for corner in the southeast line of the Chicago, Texas & Mexican Central Railway Company (a 100-foot wide right-of-way described in Warranty Deed recorded in Volume 51, Page 529 of said Deed Records-presently in use as a Dallas Area Rapid Transit (DART) railway, no record of conveyance found); said point being the northernmost corner of said Harris tract and the southernmost northwest corner of said City of Dallas Tract No. 4 (Volume 2603, Page 402);

THENCE, North 44 degrees, 54 minutes, 05 seconds East, along the said southeast line of the DART tract and the northwest line of said City of Dallas Tract No. 4 (Volume 2603, Page 402, at a distance of 16.40 feet passing the northernmost northwest corner of said City of Dallas Tract No. 4 (Volume 2603, Page 402), the southwest corner of said City of Dallas Tract No. 3 (Volume 2603, Page 402) and the southwest corner of City of Dallas Block 3442, then continuing along the north/west line of said City Block 3442 in all a total distance of 2,578.15 feet to a Disk set for corner at the northernmost corner of said City Block 3442; said point being the westernmost corner of the northwest terminus of said Marsalis Avenue at the intersection of the said southeast line of the DART tract and the southwest right-of-way line of said Marsalis Avenue;

THENCE, departing the said southeast line of the DART tract and in a southeast and generally southerly direction, along the said southwest line and the said west line of Marsalis Avenue, the following fourteen (14) calls:

South 43 degrees, 14 minutes, 17 seconds East, a distance of 45.01 feet to a Disk set at the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 22 degrees, 58 minutes, 37 seconds, a radius of 528.96 feet, a chord bearing and distance of South 31 degrees, 44 minutes, 58 seconds East, 210.71 feet, an arc distance of 212.13 feet to a Disk set for corner at the end of said curve;

South 44 degrees, 54 minutes, 04 seconds West, a distance of 6.66 feet to a Disk set for corner;

South 02 degrees, 40 minutes, 47 seconds East, a distance of 218.79 feet to a Disk set for corner;

South 03 degrees, 04 minutes, 34 seconds West, a distance of 157.50 feet to a Disk set for corner;

South 12 degrees, 58 minutes, 19 seconds West, a distance of 155.00 feet to a Disk set for corner;

South 35 degrees, 51 minutes, 39 seconds West, a distance of 75.00 feet to a Disk set for corner;

South 09 degrees, 25 minutes, 08 seconds West, a distance of 192.50 feet to a Disk set for corner;

South 24 degrees, 40 minutes, 29 seconds West, a distance of 171.00 feet to a Disk set for corner;

South 16 degrees, 16 minutes, 54 seconds West, a distance of 115.01 feet to a Disk set for corner;

South 25 degrees, 42 minutes, 40 seconds West, a distance of 60.32 feet to a Disk set for corner;

South 24 degrees, 13 minutes, 04 seconds West, a distance of 73.52 feet to a Disk set for corner at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 37 degrees, 53 minutes, 20 seconds, a radius of 641.00 feet, a chord bearing and distance of South 05 degrees, 16 minutes, 24 seconds West, 416.20 feet, an arc distance of 423.88 feet to a Disk set for corner at the end of said curve;

South 13 degrees, 40 minutes, 16 seconds East, a distance of 1.27 feet to THE POINT OF BEGINNING; CONTAINING, 2,015,329 square feet or 46.266 acres of land, more or less.

SURVEYOR'S STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, Michael C. Clover, 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 _____, 2015.

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 7/27/15.

Michael C. Clover
Texas Registered Professional Land Surveyor
No. 5225

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 C. Clover, 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 _____, 2015.

Notary Public in and for the State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, Texas a municipal corporation, acting through its duly authorized agent, Ricardo Galceran, P.E., does hereby adopt this plat, designating the herein above described property as WILDS OF AFRICA, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby dedicated 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 dedications 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 dedicated 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 reservation 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, Texas.

WITNESS my hand at Dallas, Texas, this the ____ day of _____, 2015.

By: The City of Dallas, Texas.

By: Ricardo Galceran, P.E.
Director of Public Works and Transportation

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 Ricardo Galceran, P.E., 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 _____, 2015.

Notary Public in and for the State of Texas

PRELIMINARY PLAT

WILDS OF AFRICA
LOT 1, BLOCK 3442

BEING PART OF CITY BLOCKS 3442, AND 3753, PART OF THOMAS' SOUTH OAK CLIFF ADDITION, PART OF J. OAK SMITH'S SUBDIVISION AND PART OF T.J. OLIVERS SUBDIVISION AND BEING OUT OF THE WILLIAM H. HORD SURVEY, ABSTRACT NO. 560 AND THE THOMAS MCDOWELL SURVEY, ABSTRACT NO. 875, CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NUMBER: S145-246 ENGINEERING PLAN NUMBER: 3111-_____

SHEET 5 OF 5

SURVEYOR:

PACHECO KOCH CONSULTING ENGINEERS
8350 N. CENTRAL EXPWY, SUITE 1000
DALLAS, TEXAS 75206
CONTACT: MICHAEL CLOVER
PHONE: (972) 235-3031

OWNER:

CITY OF DALLAS
650 S. R.L. THORNTON FRWY.
DALLAS, TEXAS 75203
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Pacheco Koch logo and contact information: 8350 N. CENTRAL EXPWY, SUITE 1000 DALLAS, TX 75206 972.235.3031 TX REG. ENGINEERING FIRM E-469 DALLAS • FORT WORTH • HOUSTON TX REG. SURVEYING FIRM LS-1008000

Table with 4 columns: DRAWN BY (GMP), CHECKED BY (MCC), SCALE (NONE), DATE (JULY 2015), JOB NUMBER (2499-14.448)