

VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT

I, Brian R. Wade, 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, and 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."

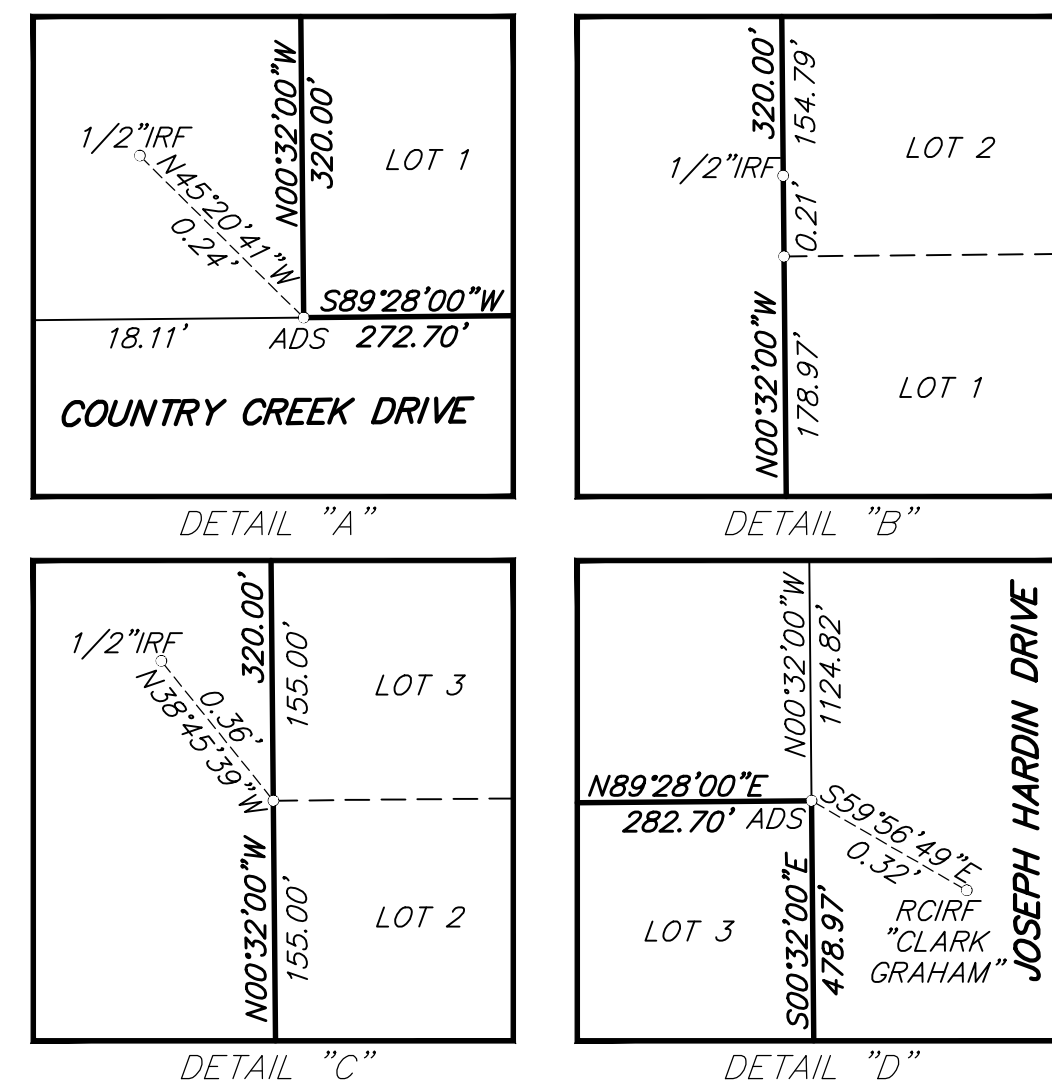
Brian R. Wade
Texas Registered Professional Land Surveyor No. 6098

COUNTY OF DALLAS §
STATE OF TEXAS §

BEFORE ME, the undersigned authority on this day personally appeared Brian R. Wade, 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2016

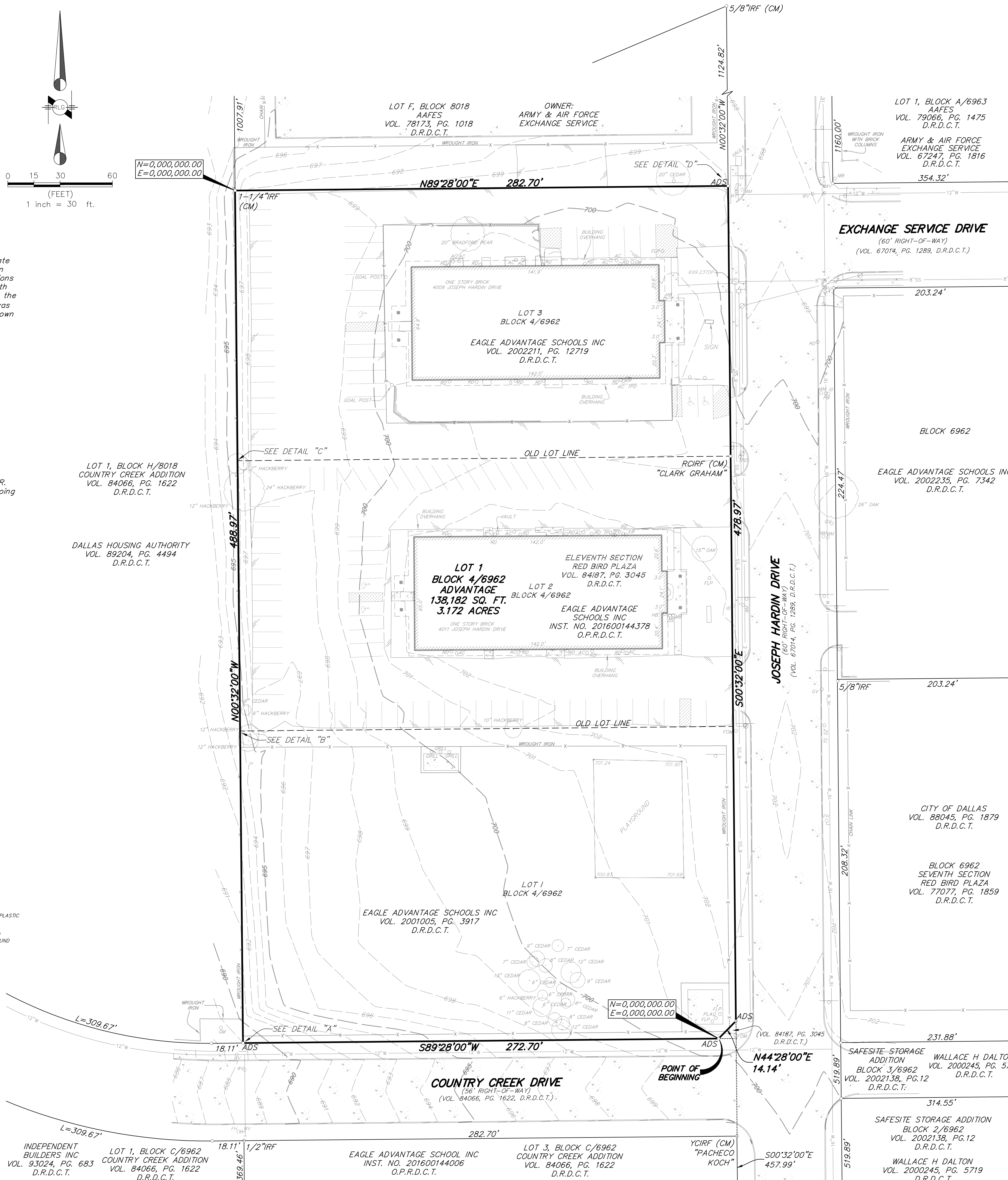
Notary Public in and for the State of Texas



LEGEND

.....	PROPERTY LINE	.....	OVERHEAD POWER
-----	EASEMENT LINE	.....	SEWER LINE
=====	BUILDING	.....	WATER LINE
-----	ASPHALT	.....	EXISTING CONTOUR LINE
-----	CONCRETE	.....	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
-----	FENCE LINE	.....	IRON ROD FOUND
.....	LIGHT STANDARD	.....	RCIRF
.....	WATER VALVE	.....	RED CAPPED IRON ROD FOUND
.....	WATER METER	.....	YELLOW CAPPED IRON ROD FOUND
.....	FIRE HYDRANT	.....	CONTR. MONUMENT
.....	IRRIGATION BOX	.....	D.C.T.
.....	TELEPHONE PEDESTAL	.....	D.E.R.
.....	POWER POLE	.....	OFFICIAL PUBLIC RECORDS
.....	GUY WIRE	.....	INST. NO.
.....	SIGN	.....	VOLUME
.....	SANITARY SEWER MANHOLE	.....	PAGE
.....	PULLBOX	.....	ROOF DRAIN
.....	MAILBOX	.....	TRAFFIC SIGNAL
.....	AIR CONDITIONING UNIT	.....	SCHOOL ZONE
.....	FLAGPOLE	.....	GAS VALVE
.....	FIBER OPTIC MARKER	.....	TREE

- NOTES:
1. BASIS OF BEARINGS: THE WEST LINE (N00°32'00"W) OF JOSEPH HARDIN DRIVE PER THE PLAT RECORDED IN VOLUME 84187, PAGE 3045, DEED RECORDS, DALLAS COUNTY, TEXAS
 2. CONTROLLING MONUMENTS: AS SHOWN
 3. NO LOT TO LOT DRAINAGE WILL BE PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 4. EXISTING BUILDINGS TO REMAIN.
 5. 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.
 6. PURPOSE OF THIS PLAT IS TO CONVERT 3 LOTS INTO 1 LOT.



OWNER'S CERTIFICATE

COUNTY OF DALLAS §
STATE OF TEXAS §

Whereas Eagle Advantage Schools, Inc. is the sole owner of a tract of land situated in Block 4692, William James Survey, Abstract No. 691, City of Dallas, Dallas County, Texas, being a tract of land conveyed to Eagle Advantage Schools by deeds recorded in Volume 2001005, Page 3917, Volume 2002211, Page 12719, Deed Records, Dallas County, Texas and Instrument No. 201600144378, Official Public Records, Dallas County, Texas, and being Lots 1-3, Block 4/6962, Red Bird Plaza, an addition to the City of Dallas according to the plat recorded in Volume 84187, Page 3045, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3-1/4 inch aluminum disk stamped "Raymond L. Goodson, Jr. Inc." and "EAS" set for corner at the intersection of the north right-of-way line of Country Creek Drive (56 foot right-of-way) and the cut-off line between the north right-of-way line of said Country Creek Drive and the west right-of-way line of Joseph Hardin Drive (60 foot right-of-way), said disk being the southerly southeast corner of said Lot 1, Block 4/6962;

THENCE South 89° 28' 00" West along the north right-of-way line of said Country Creek Drive and the south line of said Lot 1 a distance of 272.70 feet to a 3-1/4 inch aluminum disk stamped "Raymond L. Goodson, Jr. Inc." and "EAS", from which a 1/2 inch iron rod found bears North 45° 20' 41" West a distance of 0.24 feet, said disk being the southwest corner of said Lot 1, Block 4/6962 and the southeast corner of Lot 1, Block H/8018, Country Creek Addition, an addition to the City of Dallas according to the plat recorded in Volume 84066, Page 1622, Deed Records, Dallas County, Texas;

THENCE North 00° 32' 00" West along the east line of said Lot 1, Block H/8018, passing at a distance of 178.97 feet the west common corner of said Lot 1, Block 4/6962 and said Lot 2, passing at a distance of 333.97 feet the west common corner of said Lot 1, Block H/8018 and said Lot 3, continuing along the common line between said Lot 3 and said Lot 1, Block H/8018 a total distance of 488.97 feet to a 1-1/4 inch iron rod found for corner, said rod being the northwest corner of said Lot 3 and the southwest corner of Lot F, Block 8018, AAFES, an addition to the City of Dallas according to the plat recorded in Volume 78173, Page 1018, Deed Records, Dallas County, Texas;

THENCE North 89° 28' 00" East along the common line between said Lot 3 and said Lot F a distance of 282.70 feet to a 3-1/4 inch aluminum disk stamped "Raymond L. Goodson, Jr. Inc." and "EAS" set for corner on the west right-of-way line of said Joseph Hardin Drive, said disk being the northeast corner of said Lot 3 and the southeast corner of said Lot F;

THENCE South 00° 32' 00" East along the west line of said Joseph Hardin Road, passing at a distance of 155.00 feet an iron rod with red plastic cap stamped "CLARK GRAHAM" found for the east common corner of said Lot 3 and said Lot 2, passing at a distance of 310.00 feet the east common corner of said Lot 2 and said Lot 1, continuing along the west line of said Joseph Hardin Drive a total distance of 478.97 feet to a 3-1/4 inch aluminum disk stamped "Raymond L. Goodson, Jr. Inc." and "EAS" set for corner, said disk being the intersection of the west right-of-way line of said Joseph Hardin Drive and the cut-off line between the west right-of-way line of said Joseph Hardin Drive and the north right-of-way line of said Country Creek Drive;

THENCE South 44° 28' 00" West along said cut-off line a distance of 14.14 feet to the POINT OF BEGINNING and containing 138,182 square feet or 3.172 acres, more or less.

OWNER'S DEDICATION

COUNTY OF DALLAS §
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Eagle Advantage Schools, Inc., acting by and through its duly authorized agent, Angela McDonald does hereby adopt this plat, designating the herein described property as EAS, 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 roadway management areas shown hereon. 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 _____, Texas, this the _____ day of _____, 2016.

Signature: _____
Name: Angela McDonald
Title: Superintendent/CEO & Board President

COUNTY OF _____ §
STATE OF TEXAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Angela McDonald, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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.

Notary Public in and for the State of Texas
My commission expires:

PRELIMINARY PLAT
OF
EAS
LOT 1, BLOCK 4/6962
REPLAT
OF
ELEVENTH SECTION, RED BIRD PLAZA
LOTS 1-3, BLOCK 4/6962
WILLIAM JAMES SURVEY, ABSTRACT NO. 691
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-016

SCALE: 1" = 30' DATE: OCTOBER 13, 2016

OWNER:
EAGLE ADVANTAGE SCHOOLS, INC.
618 W. WHEATLAND ROAD
DUNCANVILLE, TX 75116
214-276-5800
C/O ANGELA McDONALD

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
6445 LA SIERRA, STE 300, LB 17
DALLAS, TX 75231-4138
214-739-8100
rlg@rlginc.com
TX PB REC #1-493
TBLPS RBG #100341-00

RECORDED	INST#	JOB NO.	16375	E-FILE	16375pp	DWG NO.
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