

OWNER'S CERTIFICATE:

STATE OF TEXAS)(COUNTY OF DALLAS)(

BEING all that certain 12.043 acre tract of land situated in the Thomas Dykes Survey, Abstract No. 405, City Block 4/4760, City of Dallas, Dallas County, Texas, and being all of Lot 6A, Block 4/7460, St. Alcuin Montessori School, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600174385, Official Public Records, Dallas County, Texas, and being all that certain tract of land conveyed to The St. Alcuin Montessori School, a Texas nonprofit corporation by Special Warranty Deed with Vendor's Lien recorded in Volume 91252, Page 2113, Deed Records, Dallas County, Texas, and being all that certain tract of land conveyed to The St. Alcuin Montessori School, a Texas nonprofit corporation by General Warranty Deed recorded in Instrument No. 20070157673, Official Public Records, Dallas County, Texas, and being all of Lot 3, Block 4/7460, Knowles Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 28, Page 209, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Lot 6A, same being the northeast corner of that certain tract of land conveyed to The Institute for Aerobics Research, by deed recorded in Volume 83247, Page 2597, Deed Records, Dallas County, Texas, and being in the south right-of-way line of Churchill Way (variable width public right-of-way) (Volume 2157, Page 425, Deed Records, Dallas County, Texas);

THENCE along the common line of said Lot 6A and said Churchill Way as follows:
 North 88 deg. 31 min. 44 sec. East, a distance of 340.88 feet to a 1/2 inch iron rod found for angle point;
 North 88 deg. 50 min. 18 sec. East, a distance of 357.10 feet to an 'X' cut found for corner,
 South 00 deg. 01 min. 21 sec. West, a distance of 5.00 feet to a 5/8 inch iron rod with orange plastic cap found for corner;
 North 88 deg. 38 min. 07 sec. East, passing at a distance of 241.65 feet, the northeast corner of said Lot 6A, same being the northwest corner of aforesaid Lot 3, and continuing along the common line of said Lot 3 and said Churchill Way, a total distance of 341.65 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 3, same being the most northerly northwest corner of Block 5/7460, Dallas Project No. 1 West, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 84158, Page 1494, Map Records, Dallas County, Texas;

THENCE along the common line of said Lot 3 and said Block 5/7460 as follows:
 South 00 deg. 01 min. 17 sec. West, a distance of 404.00 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 3;
 South 88 deg. 43 min. 54 sec. West, a distance of 100.00 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 3, same being in the east line of aforesaid Lot 6A, same being the most westerly northwest corner of said Block 5/7460;

THENCE South 00 deg. 01 min. 21 sec. West, along the common line of said Lot 6A and said Block 5/7460, a distance of 223.50 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 6A, same being the southwest corner of said Block 5/7460, same being in the north line of Block 23/7460, Parc Du Lac Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 78213, Page 2348, Deed Records, Dallas County, Texas;

THENCE South 88 deg. 44 min. 50 sec. West, along the common line of said Lot 6A and said Parc Du Lac Estates, a distance of 598.28 feet to a 1/2 inch iron rod found for the most southerly southwest corner of said Lot 6A, same being the most easterly southeast corner of that certain tract of land conveyed to Cooper Aerobics Enterprises, Inc., by deed recorded in Volume 91165, Page 769, Deed Records, Dallas County, Texas;

THENCE along the common line of said Lot 6A and said Cooper Aerobics tract as follows:
 North 00 deg. 04 min. 43 sec. West, a distance of 317.87 feet to a 1/2 inch iron rod found for the northeast corner of said Cooper Aerobics tract;
 South 88 deg. 44 min. 12 sec. West, a distance of 341.39 feet to a 1/2 inch iron rod found for the most westerly southwest corner of said Lot 6A, same being the southeast corner of aforesaid Aerobics Research tract;

THENCE North 00 deg. 08 min. 13 sec. East, along the common line of said Lot 6A and said Aerobics Research tract, a distance of 313.32 feet to the POINT OF BEGINNING and containing 524,574 square feet or 12.043 acres of computed land, more or less.

GENERAL NOTES:

1. BEARING SYSTEM BASED ON THE MONUMENTS FOUND ALONG THE MOST WESTERLY SOUTH LINE, BEING SOUTH 88 DEG. 44 MIN. 12 SEC. WEST, OF ST. ALCUIN ADDITION, RECORDED IN VOLUME 93161, PAGE 3733, OF THE DEED RECORDS, DALLAS COUNTY, TEXAS.
3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO COMBINE TWO PLATTED LOTS INTO ONE.
5. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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 ENGINEERS AND LAND SURVEYORS, 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.

PRELIMINARY NOT TO BE RECORDED FOR ANY REASON

TIMOTHY R. MANKIN _____ DATE _____ TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS: COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

OWNER'S DEDICATION:

STATE OF TEXAS)(COUNTY OF DALLAS)(

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **THE ST. ALCUIN MONTESSORI SCHOOL, A TEXAS NONPROFIT CORPORATION**, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **ST. ALCUIN MONTESSORI SCHOOL** AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DOES 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).

WITNESS MY HAND THIS THE ____ DAY OF _____, 2020.

By: _____ Lochwood V. Larson, Chief Financial Officer

STATE OF TEXAS: COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LOCHWOOD V. LARSON, CHIEF FINANCIAL OFFICER, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

PRELIMINARY PLAT ST. ALCUIN MONTESSORI SCHOOL LOT 6A-R, BLOCK 4/7460

A REPLAT OF LOT 6A, BLOCK 4/7460, ST. ALCUIN MONTESSORI SCHOOL AND LOT 3, BLOCK 4/7460, KNOWLES SUBDIVISION THOMAS DYKES SURVEY, ABSTRACT NO. 405 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S190-082 ENGINEERING PLAN NO. 311T-_____

ENGINEER:

HART GAUGLER & ASSOCIATES
 JAMIE GALLAGHER
 12801 N CENTRAL EXPRESSWAY
 SUITE 1400, DALLAS, TEXAS 75243
 972-239-5111 X229
 JGALLAGHER@HARTGAUGLER.COM

OWNER:

ST. ALCUIN MONTESSORI SCHOOL
 LOCHWOOD V. LARSON
 6144 CHURCHILL WAY
 DALLAS, TEXAS 75230
 972-239-1745
 LOCKWOOD.LARSON@ALCUINSCHOOL.ORG

JOB NO.: P-4381	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 1/20/2020	www.peisersurveying.com		
FIELD DATE: 01/15/2020	 1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	2
SCALE: 1" = 50'		 Texas Society of Professional Surveyors	OF
FIELD: A.R.M.	tmanikin@peisersurveying.com		2
DRAWN: J.B.W.	FIRM No. 100999-00		
CHECKED: T.R.M.	Member Since 1977		