

**JOHN B. RICHARDS SURVEY  
ABSTRACT NO. 1192**

CITY OF REFUGE CHURCH OF  
GOD IN CHRIST, INC.  
VOL. 43047, PAGE 4560  
D.R.D.C.T.

**BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 59°25'14" E	80.11'

**Easement Line Table**

Line #	Direction	Length
E1	S75° 51' 19"E	29.31'
E2	S14° 08' 53"W	29.68'
E3	S74° 37' 33"E	17.39'
E4	N59° 37' 44"E	73.87'
E5	N59° 37' 44"E	65.34'
E6	S74° 37' 33"E	34.11'
E7	S14° 01' 08"W	29.65'
E8	N75° 51' 19"W	12.27'
E9	N29° 43' 16"W	45.79'
E10	N60° 16' 44"E	17.00'
E11	N29° 43' 16"W	10.00'
E12	S60° 16' 44"W	17.00'
E13	N14° 08' 53"E	13.57'
E14	N58° 01' 01"E	11.68'
E15	S31° 59' 24"E	9.56'

**Easement Line Table**

Line #	Direction	Length
E16	N58° 00' 36"E	10.00'
E17	N31° 59' 24"W	9.56'
E18	S29° 37' 33"E	46.82'
E19	S60° 22' 27"W	11.37'
E20	S29° 37' 33"E	10.00'
E21	N60° 22' 27"E	11.37'
E22	S60° 22' 27"W	11.37'
E23	S29° 37' 33"E	10.00'
E24	N60° 22' 27"E	11.37'
E25	S29° 37' 33"E	12.09'
E26	S14° 01' 08"W	13.56'
E27	N31° 59' 24"W	33.75'
E28	N58° 00' 36"E	7.36'
E29	N31° 59' 26"W	9.80'
E30	S58° 24' 26"W	30.00'
E31	S31° 59' 26"E	10.01'
E32	N58° 00' 36"E	7.64'
E33	S31° 59' 24"E	33.75'

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, The Charter School Fund, LLC, acting by and through the undersigned, its duly authorized agent, is the owner of a tract of land situated in the Levi Dixon Survey, Abstract Number 380, in Dallas County, Texas, being the remainder of that certain called 15.6102 acre tract of land conveyed to Margaret Ann Hauteman by Warranty Deed recorded in Volume 90104, Page 3759, Deed Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/4" iron rod found in the recognized southeast right-of-way line of Simpson Stuart Road (100' right-of-way) at the north corner of the above mentioned Hauteman tract and the west corner of that tract of land described as Tract II in deed to Kinell Ingram et ux and recorded in Instrument Number 198900691076, (D.R.D.C.T.);

THENCE South 29 Degrees 43 Minutes 16 Seconds East, with the southwest line of the above mentioned Tract II and that tract of land described as Tract I in said deed to Kinell Ingram et ux as recorded in Instrument Number 198900691076, (D.R.D.C.T.), and that tract of land described in deed to Tower Asset Sub, Inc. and recorded in Volume 2004068, Page 13292, (D.R.D.C.T.), and that tract of land described as Lot 2, Block A/6882 of the Raylee Nicole Halbrooks Subdivision, an addition to the City of Dallas according to the plat thereof as recorded in Instrument Number 200402910896, Plat Records, Dallas County, Texas (P.R.D.C.T.), at a distance of 440.01 feet passing a 1/2" iron rod found at the west corner that tract of land described in deed to Tammings Family Partnership, LTD., and recorded in Instrument Number 201400146507, (D.R.D.C.T.), and continuing for a total distance of 650.01 feet to a point at the south corner of said Tammings tract, from which a 1/2" iron rod with red cap stamped "KFC found bears North 85 Degrees 22 Minutes 27 Seconds West, a distance of 0.22 feet.

THENCE North 58 Degrees 52 Minutes 52 Seconds East, along the south line of said Tammings tract, at a distance of 200.01 feet a 1/2" iron rod with red cap stamped "ONEAL 6570" set for reference, and continuing for a total distance of 250.01 feet to a point in the recognized southwest right-of-way line of Bonnie View Road (variable right-of-way) and being in the common northeast line of said Hauteman tract;

THENCE South 29 Degrees 40 Minutes 06 Seconds East, along the above mentioned southwest right-of-way line, a distance of 232.04 feet to a 1/2" iron rod with red cap stamped "ONEAL 6570" set at the east corner of said Hauteman tract;

THENCE South 59 Degrees 37 Minutes 44 Seconds West, a distance of 850.00 feet to a 1/2" iron rod with red cap stamped "ONEAL 6570" set at the south corner of said Hauteman tract;

THENCE North 29 Degrees 43 Minutes 16 Seconds West, a distance of 863.78 feet to a 1/2" iron rod with red cap stamped "ONEAL 6570" set in the above mentioned southeast right-of-way of Simpson Stuart Road at the west corner of said Hauteman tract;

THENCE North 59 Degrees 25 Minutes 14 Seconds East, along said southeast right-of-way line, a distance of 80.11 feet to a 1/2" iron rod with red cap stamped "ONEAL 6570" set for angle point;

THENCE North 58 Degrees 00 Minutes 34 Seconds East, continuing along said southeast right-of-way line, a distance of 520.53 feet to the POINT OF BEGINNING and containing a computed area 13.315 acres (580,011 Sq. Ft.) of land, more or less.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT The Charter School Fund, LLC, by and through the undersigned, their authorized agent(s), do hereby adopt this plat, designating the herein described property as **LOT 3, BLOCK A/6882, SIMPSON STUART CHARTER SCHOOL**, 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 structures, fire lines, 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 upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 the 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 plating ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

**MATT KOTTER, MANAGER**

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**SURVEYOR'S STATEMENT**

I, DANIEL CHASE O'NEAL, 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 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. 514-8.6.17 (c)(5)(c)(6) & (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."**

DANIEL CHASE O'NEAL  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL CHASE O'NEAL, 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 IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

- GENERAL NOTES:**
1. THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
  2. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING APPROVAL.
  3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT
  4. ACCORDING TO MAP NO. 48113C0495K, DATED JULY 7, 2014 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  5. NO STRUCTURES EXIST ON PROPERTY

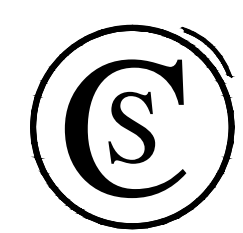
**LEGEND**

(CM)	CONTROLLING MONUMENT	⊕	POWER POLE
I.R.F.	IRON ROD FOUND	⊙	LIGHT POLE
I.P.F.	IRON PIPE FOUND	⊗	ELECTRIC METER
VOL.	VOLUME	⊕	FIRE HYDRANT
PG.	PAGE	⊕	WATER VALVE
ESMT.	EASEMENT	⊕	WATER METER
P.O.B.	POINT OF BEGINNING	⊕	SAN SEWER CLEANOUT
R.O.W.	RIGHT-OF-WAY	⊕	MAN HOLE (AS NOTED)
INST. NO.	INSTRUMENT NUMBER	⊕	SIGN (AS NOTED)
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	⊕	1/2" IRON ROD SET WITH RED CAP STAMPED "ONEAL 6570"
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS	⊕	MONUMENT FOUND AS NOTED
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS	⊕	BOUNDARY LINE
---	MAJOR CONTOUR LINE	---	OVERHEAD ELECTRIC
---	MINOR CONTOUR LINE	---	UNDERGROUND TELEPHONE (APPROX.)
---	CONTOUR ELEVATION LABEL	---	CHAIN LINK FENCE
---	WATER LINE (APPROX.)	---	TREE LINE (APPROX.)

**LOT 3, BLOCK A/6882  
13.315 ACRES  
(580,011 SQ. FT.)**

**OWNER:**  
MATT KOTTER, MANAGER  
THE CHARTER SCHOOL FUND, LLC  
918 W. IDAHO STREET  
BOISE, ID 83702

**ENGINEER:**  
BIG RED DOG ENGINEERING  
4925 GREENVILLE AVE., STE. 1250  
DALLAS, TX 75206  
CONTACT: DOUGLAS BARRILLEAUX  
PHONE: 214-307-4767  
EMAIL: douglas.barrilleaux@bigreddog.com



**O'NEAL SURVEYING CO.**  
P.O. BOX 361  
ATHENS, TX 75751  
(903) 708-2891  
TBRLS FIRM # 10194132  
WWW.ONEALSURVEYING.COM

**PRELIMINARY PLAT  
SIMPSON STUART CHARTER SCHOOL  
LOT 3, BLOCK A/6882  
AN ADDITION TO THE CITY OF DALLAS,  
DALLAS COUNTY, TEXAS  
BEING 13.315 ACRES OF LAND LOCATED IN THE  
LEVI DIXON SURVEY, ABSTRACT NO. 380  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**SEPTEMBER, 2016  
1 LOT**

**SHEET 1 OF 1**

**CITY PLAN FILE NO. S156-283**