

VICINITY MAP
NOT TO SCALE

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CH. BRG., CHORD. Includes curves C1 through C4 with their respective measurements.

SURVEYOR'S STATEMENT

I, Dale R. White, 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. 19453, 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. Dale R. White, Texas Registered Professional Land Surveyor No. 4762

COUNTY OF DALLAS § STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared Dale R. White, 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.

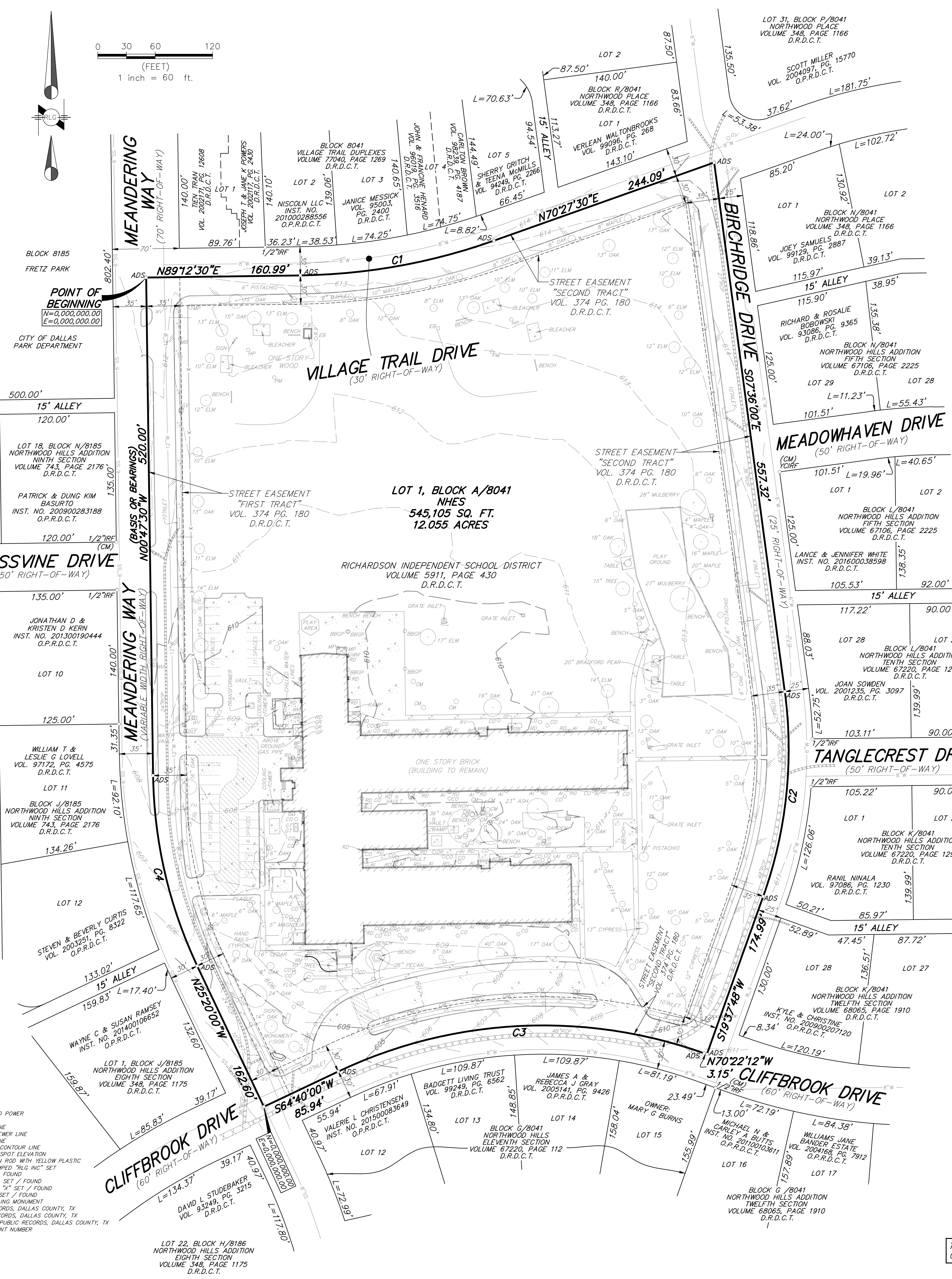
GIVEN under my hand and seal of office this the ____ day of _____, 2016

Notary Public in and for the State of Texas

GENERAL NOTES:

- 1. Bearings are based on the west line of Richardson Independent School District tract recorded in Volume 5911, Page 430, Deed Records, Dallas County, Texas.
2. Controlling Monuments: As shown.
3. Lot-to-lot drainage will not 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.

LEGEND table listing symbols for various features: PROPERTY LINE, EASEMENT LINE, BUILDING, ASPHALT, CONCRETE, FENCE LINE, LIGHT STANDARDS, WATER VALVE, WATER METER, FIRE HYDRANT, INDICATOR POST VALVE, SAN / DMF, IRRIGATION BOX, TELEPHONE PREDESTAL, POWER POLE, GUY WIRE, SANITARY SEWER MANHOLE, GAS MANHOLE, TELEPHONE MANHOLE, TREE.



OWNER'S CERTIFICATE

COUNTY OF DALLAS § STATE OF TEXAS §

Whereas, Richardson Independent School District (RISD) is the sole owner of a tract or parcel of land situated in the John Becknell Survey, Abstract No. 53, City of Dallas, Dallas County, Texas, as conveyed by Warranty Deed recorded in Volume 5911, Page 430, Deed Records, Dallas County, Texas, being all of Block 8041 and being more particularly described as follows:

BEGINNING at a 3-1/4" aluminum disk stamped "RLG INC" and "NHES" set for corner at the intersection of the east right-of-way line of Meandering Way, variable width right-of-way, (35' wide at this point) and the south right-of-way line of Village Trail Drive (30' right-of-way), said disk being a corner of Northwood Hills Addition Eighth Section, an addition to the City of Dallas recorded in Volume 348, Page 1176, Deed Records, Dallas County, Texas, and being the northwest corner of said RISD tract and the northwest corner of a Street Easement "First Tract" recorded in Volume 374, Page 180, Deed Records, Dallas County, Texas;

THENCE North 89° 12' 30" East, along the south right-of-way line of said Village Trail Drive, the north line of said Street Easement "FIRST TRACT" and the north line of said RISD tract, passing at a distance of 30.00 feet the northeast corner of said Northwood Hills Addition Eighth Section and the most westerly southeast corner of Northwood Place, an addition to the City of Dallas according to the plat recorded in Volume 348, Page 1176, Deed Records, Dallas County, Texas, passing at a distance of 35.00 feet the northeast corner of said Street Easement "FIRST TRACT" and the northwest corner of said Street Easement "Second Tract", continuing along the south right-of-way line of said Village Trail Drive and the north line of said Street Easement "SECOND TRACT" and the north line of said RISD tract a distance of 160.99 feet to a 3-1/4" aluminum disk stamped "RLG INC" and "NHES" set for corner and the beginning of a tangent curve to the left;

THENCE continuing along the south right-of-way line of said Village Trail Drive, the north line of said Street Easement "SECOND TRACT" and the north line of said RISD tract the following calls:

In a northeasterly direction along said tangent curve to the left whose chord bears North 79° 50' 00" East a distance of 205.25 feet, having a radius of 630.00 feet, a central angle of 18° 45' 00" and an arc length of 206.17 feet to a 3-1/4" aluminum disk stamped "RLG INC" and "NHES" set for corner;

North 70° 27' 30" East a distance of 244.09 feet to a 3-1/4" aluminum disk stamped "RLG INC" and "NHES" set for corner at the intersection of the south right-of-way line of said Village Trail Drive and the west right-of-way line of Birchridge Drive (25' right-of-way), said disk being the northeast corner of said RISD tract, the northeast corner of said Street Easement "SECOND TRACT" and a corner of said Northwood Place Addition;

THENCE along the west right-of-way line of said Birchridge Drive, along the east line of said Street Easement "SECOND TRACT" and along the east line of said RISD tract the following calls:

South 07° 36' 00" East, passing at a distance of 156.20 feet the most southerly southwest corner of said Northwood Place Addition, continuing a total distance of 557.32 feet to a 3-1/4" aluminum disk stamped "RLG INC" and "NHES" set for corner and the beginning of a tangent curve to the right;

OWNER'S DECLARATION

COUNTY OF DALLAS § STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Richardson Independent School District, acting by and through its duly authorized agent, Michael Longanecker does hereby adopt this plat, designating the herein described property as NHES, 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 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.

In a southwesterly direction along said tangent curve to the right whose chord bears South 06° 00' 54" West a distance of 214.96 feet, having a radius of 456.60 feet, a central angle of 27° 13' 48" and an arc length of 217.00 feet to a 3-1/4" aluminum disk stamped "RLG INC" and "NHES" set for corner;

South 19° 37' 48" West a distance of 174.99 feet to a 3-1/4" aluminum disk stamped "RLG INC" and "NHES" set for corner at the intersection of the west right-of-way line of said Birchridge Drive and the north right-of-way line of Cliffbrook Drive (30' right-of-way), said point being the southeast corner of said RISD tract and the southeast corner of said Street Easement "SECOND TRACT";

THENCE along the north right-of-way line of said Cliffbrook Drive, the south line of said Street Easement "SECOND TRACT" and the south line of said RISD tract the following calls:

North 70° 22' 12" West a distance of 3.15 feet to a 3-1/4" aluminum disk stamped "RLG INC" and "NHES" set for corner and the beginning of a tangent curve to the left;

In a southwesterly direction along said tangent curve to the left whose chord bears South 87° 08' 54" West a distance of 382.39 feet, having a radius of 500.00 feet, a central angle of 44° 13' 48" and an arc length of 392.38 feet to a 3-1/4" aluminum disk stamped "RLG INC" and "NHES" set for corner;

South 64° 40' 00" West, passing at a distance of 55.94 feet a corner of said Northwood Hills Addition Eighth Section, the southwest corner of said Street Easement "Second Tract" and the southeast corner of said Street Easement "First Tract", continuing a total distance of 85.94 feet to a point for corner (Northing, Easting) in the east right-of-way line of said Meandering Way (30' right-of-way at this point), said point being the southwest corner of said RISD tract, the southwest corner of said Street Easement "FIRST TRACT" and a corner of said Northwood Hills Addition Eighth Section;

THENCE along the east right-of-way line of said Meandering Way, along the west line of said Street Easement "FIRST TRACT" and the west line of said RISD tract the following calls:

North 25° 20' 00" West a distance of 162.60 feet to a 3-1/4" aluminum disk stamped "RLG INC" and "NHES" set for corner and the beginning of a tangent curve to the right;

In a northwesterly direction along said tangent curve to the right whose chord bears North 13° 03' 45" West a distance of 204.03 feet, having a radius of 480.00 feet, a central angle of 24° 32' 30" and an arc length of 205.60 feet to a 3-1/4" aluminum disk stamped "RLG INC" and "NHES" set for corner;

North 00° 47' 30" West a distance of 520.00 feet to the POINT OF BEGINNING, containing 525,105 square feet or 12.0547 acres more or less.

WITNESS my hand at Dallas, Texas, this the ____ day of _____, 2016.

Signature: _____ Name: Michael Longanecker Title: _____

COUNTY OF DALLAS § STATE OF TEXAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Michael Longanecker, 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 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 NHES LOT 1, BLOCK A/8041 JOHN BECKNELL SURVEY, ABSTRACT No. 53 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S156-292 SCALE: 1" = 60' DATE: September 2016

OWNER: RICHARDSON ISD 2901 WEST IRVING BOULEVARD IRVING, TX 75061 659-593-0170 C/O MICHAEL LONGANECKER SURVEYOR: RAYMOND L. GOODSON JR., INC. 214-739-8100 rlg@rlginc.com TX PE REC #F-493 TDFLS RCG #100341-00

THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM UNPLATTED LAND.