

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, Dallas Independent School District is the owner of a 7.758 acre tract of land situated in the J. Ray Survey, Abstract No. 1214, City of Dallas, Dallas County, Texas and being a part of City of Dallas Block 4325, said tract of land also being described in Warranty Deeds to Dallas Independent School District as recorded in Volume 733, P. 333, Volume 880, Page 306, Volume 889, Page 225 and Volume 1523, Page 451 of the Deed Records of Dallas County, Texas, said 7.758 acre tract being more particularly described as follows:

BEGINNING, at a bent 1-inch iron pipe found on the northeast end of the corner clip at the intersection of the southwest right-of-way line of Lancaster Avenue (a variable width public right-of-way) with the northwest right-of-way line of Ann Arbor Street (a variable width public right-of-way);

THENCE, South 18 degrees 36 minutes 01 seconds West, with said corner clip, a distance of 14.23 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" found for the southwest end of said corner clip; said point also being the beginning of a non-tangent circular curve to the right having a radius of 1253.59 feet;

THENCE, with said northwest right-of-way line of Ann Arbor Street, the following metes and bounds:

southwesterly, with said curve to the right, through a central angle of 09 degrees 05 minutes 35 seconds, an arc distance of 198.95 feet (chord bears South 68 degrees 08 minutes 49 seconds West, 198.74 feet) to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" found for the end of said curve;

South 72 degrees 41 minutes 36 seconds West, a distance of 300.00 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" found for the beginning of a tangent circular curve to the left having a radius of 1012.47 feet;

southwesterly, with said curve to the left, through a central angle of 04 degrees 36 minutes 04 seconds, an arc distance of 81.30 feet (chord bears South 70 degrees 23 minutes 34 seconds West, 81.28 feet) to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" found for the end of said curve at the southeast end of the corner clip at the intersection of said northwest right-of-way line of Ann Arbor Street with the northeast right-of-way line of Denley Street (a 50-foot wide public right-of-way);

THENCE, North 66 degrees 48 minutes 14 seconds West, with said corner clip, a distance of 7.08 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" found for the end of said corner clip;

THENCE, North 21 degrees 42 minutes 00 seconds West, with said northeast right-of-way line of Denley Street, a distance of 595.63 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" found for the intersection of said northeast right-of-way line with the southeast right-of-way line of Paducah Street (assumed to be a 42-foot wide public right-of-way);

THENCE, North 72 degrees 42 minutes 00 seconds East, a distance of 541.93 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" found for the intersection of said southeast right-of-way line with said southwest right-of-way line of Lancaster Avenue;

THENCE, South 26 degrees 58 minutes 35 seconds East, with said southeast right-of-way line, a distance of 576.06 feet to the POINT OF BEGINNING;

CONTAINING, 337,931 square feet or 7.758 acres of land, more or less.

SURVEYOR'S NOTES

- Bearing system for this survey is based on the bearing of North 72 degrees 42 minutes 00 seconds East being the south right-of-way line of Paducah Ave. according to the plat of E. A. Gracy Estates, as recorded in Volume 1776, Page 139, Map Records, Dallas County, Texas.
- "(CM)" indicates controlling monument found.
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- Purpose of this Plat: To create 1 lot out of 7.758 acre tract of land.
- Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Existing buildings to remain.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, DALLAS INDEPENDENT SCHOOL DISTRICT, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as H.I. HOLLAND ELEMENTARY SCHOOL AT LISBON ADDITION, 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 area shown thereon. The easements shown thereon are hereby reserved for the purpose 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 building, 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 of 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 Dallas, Texas this the ___ day of ___, 2018.

By: _____
 Donald Smith
 Interim Director Executive
 Dallas ISD Construction Services

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Donald Smith of Dallas Independent School District known 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, and in the capacity therein stated.

Given under my hand and seal of office this the ___ day of ___, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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-6.617 (a)(1)(c)(i) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ___ day of ___, 2018.

RELEASED 12/05/2018 - FOR REVIEW ONLY
 NOT TO BE RECORDED

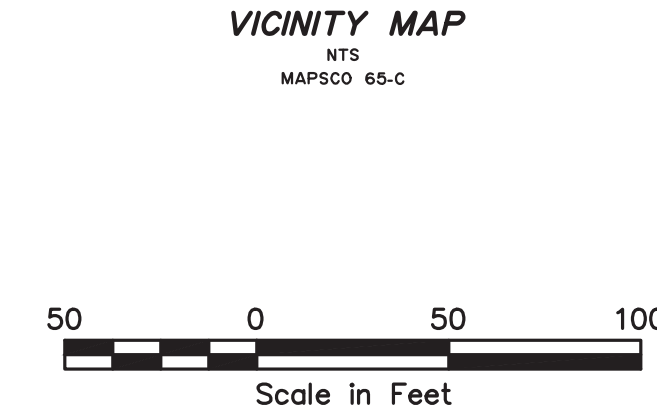
Robert W. Schneeberg
 Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the ___ day of ___, 2018.

Notary Public in and for the State of Texas



GONZALEZ & SCHNEEBERG
 ENGINEERS & SURVEYORS, INC.
 Engineering Firm No. F-3376
 Surveying License No. 10075200
 2100 Lakeside Boulevard
 Suite 200, Richardson, TX 75082

ENGINEER - SURVEYOR:
 GONZALEZ & SCHNEEBERG,
 ENGINEERS & SURVEYORS, INC.
 ROBERT SCHNEEBERG, P.E., R.P.L.S.
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 2100 Lakeside Boulevard
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 Richardson, Texas 75082
 Phone: 972-516-8855

OWNER:
 DALLAS INDEPENDENT SCHOOL DISTRICT
 3700 Ross Avenue
 Dallas, Texas 75204

CONTACT:
 JASON COPES
 C45813@dallasisd.org
 Phone: 972-925-7254

PRELIMINARY PLAT
 OF
H.I. HOLLAND ELEMENTARY
SCHOOL AT LISBON ADDITION
LOT 1, BLOCK 4325
 BEING ALL OF
 7.758 ACRE TRACT
 PART OF CITY BLOCK 4325
 JAMES RAY SURVEY, ABSTRACT NO. 1214
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S189-111
 ENGINEERING NO. 311T-XXXX
Gonzalez & Schneeberg
 engineers ■ surveyors
 2100 Lakeside Boulevard
 Suite 200, Richardson, Texas 75082
 (972) 516-8855

TX ENGINEERING FIRM REG. NO. F-3376
 SCALE 1"=50'
 DATE DECEMBER, 2018

TX SURVEYING FIRM REG. NO. 100752-00
 PROJ. NO. 5014-16-10-03
 DWG. NO. 5014plat.dwg