

**OWNER'S CERTIFICATE**

COUNTY OF DALLAS §  
STATE OF TEXAS §

WHEREAS DALLAS BAPTIST UNIVERSITY (DBU) AND DECATUR BAPTIST COLLEGE, A TEXAS EDUCATIONAL CORPORATION ARE THE OWNERS OF A 21,982 ACRE (957,541 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JOHN M. MARDEN SURVEY, ABSTRACT NO. 906, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING ALL OF A CALLED 20,494 ACRE TRACT OF LAND AS DESCRIBED IN A QUIT CLAIM DEED TO THE DALLAS BAPTIST UNIVERSITY, AS RECORDED IN VOLUME 2004208, PAGE 9849, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), ALSO BEING A PORTION OF A CALLED 100 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO THE DECATUR BAPTIST COLLEGE, A TEXAS EDUCATIONAL CORPORATION, AS RECORDED IN VOLUME 483, PAGE 540, D.R.D.C.T., AND ALSO BEING A PORTION OF A CALLED 100 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO THE DECATUR BAPTIST COLLEGE (DBC), A TEXAS EDUCATIONAL CORPORATION, AS RECORDED IN VOLUME 511, PAGE 870, D.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND (CONTROLLING MONUMENT (CM)) AT THE SOUTHWEST CORNER OF EAGLES NEST CATHEDRAL ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 87105, PAGE 3319, D.R.D.C.T., AND BEING THE SOUTHEAST CORNER OF SAID DBU TRACT, HAVING A TEXAS COORDINATE SYSTEM, NAD83 (2011), NORTH CENTRAL ZONE (4202), GRID COORDINATE OF NORTH 6,943,378.45, EAST 2,448,163.21, AND BEING ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF KIEST BOULEVARD (150 FOOT WIDE R.O.W.);

THENCE NORTH 85 DEGREES 58 MINUTES 57 SECONDS WEST, ALONG THE COMMON NORTH R.O.W. LINE OF SAID KIEST BOULEVARD AND THE SOUTH LINE OF SAID DBU TRACT AT A DISTANCE OF 602.30 FEET, PASSING THE SOUTHWEST CORNER OF SAID DBU TRACT AND THE SOUTHEAST CORNER OF SAID DBC (VOLUME 483, PAGE 540) TRACT, AND CONTINUING A TOTAL DISTANCE OF 605.45 FEET TO A 5/8 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CP&Y" (CM);

THENCE SOUTH 89 DEGREES 43 MINUTES 53 SECONDS WEST, CONTINUING ALONG THE COMMON NORTH R.O.W. LINE OF SAID KIEST BOULEVARD AND THE SOUTH LINE OF SAID DBC (VOLUME 483, PAGE 540) TRACT, A DISTANCE OF 390.47 FEET TO 5/8 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CP&Y" (CM) FOR A CORNER;

THENCE NORTH 00 DEGREES 14 MINUTES 07 SECONDS WEST, DEPARTING THE NORTH R.O.W. LINE OF SAID KIEST BOULEVARD AND CROSSING SAID DBC (VOLUME 483, PAGE 540) TRACT, A DISTANCE OF 390.47 FEET TO 5/8 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CP&Y" (CM) AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS POINT THAT BEARS NORTH 89 DEGREES 45 MINUTES 52 SECONDS EAST, A DISTANCE OF 2,740.02 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT IN A NORTHEASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 26 DEGREES 46 MINUTES 37 SECONDS, HAVING A RADIUS OF 2,740.02 FEET, A CHORD BEARING OF NORTH 13 DEGREES 09 MINUTES 10 SECONDS EAST, A CHORD DISTANCE OF 1268.91 FEET, AT AN ARC DISTANCE OF 820.26 FEET, PASSING THE NORTHEAST CORNER OF SAID DBC (VOLUME 483, PAGE 540) TRACT AND THE SOUTHEAST CORNER OF THE AFOREMENTIONED DBC (VOLUME 511, PAGE 870) TRACT, AND CONTINUING ACROSS SAID DBC (VOLUME 511, PAGE 870) TRACT, A TOTAL ARC DISTANCE OF 1,280.53 FEET TO 5/8 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CP&Y" (CM) ON THE NORTHERLY LINE OF SAID DBC (VOLUME 511, PAGE 870) TRACT, SAME BEING ON THE SOUTHERLY LINE OF A CALLED 584.605 ACRE TRACT OF LAND AS DESCRIBED IN TRACT NO. 1" IN AN RTC TEXAS SPECIAL WARRANTY DEED TO THE UNITED STATES OF AMERICA (USA), AND IT ASSIGNS, AS RECORDED IN VOLUME 94164, PAGE 2483, D.R.D.C.T.;

THENCE SOUTH 44 DEGREES 00 MINUTES 18 SECONDS EAST, ALONG THE COMMON NORTH LINE OF SAID DBC (VOLUME 511, PAGE 870) TRACT AND THE SOUTH LINE OF SAID USA TRACT, A DISTANCE OF 42.46 FEET TO 5/8 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CP&Y" (CM) AT THE MOST EASTERLY NORTHEAST CORNER OF SAID DBC (VOLUME 511, PAGE 870) TRACT, SAME BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED DBU TRACT;

THENCE SOUTH 60 DEGREES 12 MINUTES 27 SECONDS EAST, ALONG THE COMMON NORTH LINE OF SAID DBU TRACT AND THE SOUTH LINE OF SAID USA TRACT, A DISTANCE OF 505.82 FEET TO A 3/8 INCH IRON ROD FOUND (CM) AT THE NORTHEAST CORNER OF SAID DBU TRACT AND THE NORTHWEST CORNER OF THE AFOREMENTIONED EAGLE NEST CATHEDRAL ADDITION;

THENCE SOUTH 18 DEGREES 49 MINUTES 32 SECONDS WEST, DEPARTING THE SOUTH LINE OF SAID USA TRACT AND ALONG THE COMMON EAST LINE OF SAID DBU TRACT AND THE WEST LINE OF SAID EAGLE NEST CATHEDRAL ADDITION, A DISTANCE OF 180.44 FEET TO A 3/8 INCH IRON ROD FOUND (CM);

THENCE SOUTH 02 DEGREES 55 MINUTES 18 SECONDS WEST, CONTINUING ALONG THE COMMON EAST LINE OF SAID DBU TRACT AND THE WEST LINE OF SAID EAGLE NEST CATHEDRAL ADDITION, A DISTANCE OF 1,236.22 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THE METES RECITED, 21,9821 ACRES (957,541 SQUARE FEET) OF LAND, MORE OR LESS.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DALLAS BAPTIST UNIVERSITY, acting by and through it's duly authorized agent, does hereby adopt this plat designating the herein described property as **DALLAS BAPTIST UNIVERSITY EAST CAMPUS, LOT 1, BLOCK X/8687**, on addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever the streets and alleys 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 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 indicated.

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: Dr. Matt Murrin  
Vice President for Financial Affairs  
DALLAS BAPTIST UNIVERSITY

By: DR. Matt Murrin  
Vice President for Financial Affairs  
DECATUR BAPTIST COLLEGE

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dr. Matt Murrin 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 and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the State of Texas

My commission expires: \_\_\_\_\_

**SURVEYOR'S STATEMENT**

I, Sean M. Flaherty, 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-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 \_\_\_\_\_, 2018  
**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

Sean M. Flaherty  
Texas Registered Professional Land Surveyor No. 5258

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Sean M. Flaherty 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 and considerations therein expressed.

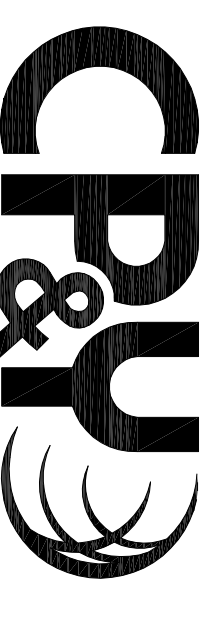
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the State of Texas  
My commission expires: \_\_\_\_\_

PRELIMINARY PLAT  
**DALLAS BAPTIST UNIVERSITY**  
**EAST CAMPUS**  
**LOT 1, BLOCK X/8687**

JOHN M. MARDEN SURVEY, ABSTRACT NO. 906  
CITY OF DALLAS, DALLAS COUNTY, TEXAS.  
CITY PLAN FILE NUMBER: S178-172

BEING PART OF THREE TRACTS IN THE JOHN M. MARDEN, DESCRIBED IN DEEDS FILED IN VOLUME 2004208, PAGE 9849, D.R.D.C.T., VOLUME 483, PAGE 540, D.R.D.C.T. & VOLUME 511, PAGE 870, D.R.D.C.T.



OWNER: **DALLAS BAPTIST UNIVERSITY**  
**3000 MOUNTAIN CREEK PARKWAY**  
**DALLAS, TEXAS 75211**  
**(214) 333-7100**

1820 Regal Row, Suite 150, Dallas, Texas 75235 | 214.747.3733  
TEXAS REGISTERED ENGINEERING FIRM F-1741

REVISED 04/06/2018, ADDED FILE NUMBER  
SHEET 1 OF 3

APRIL 2018 1700196 PRELIMINARY PLATWORK