

OWNERS CERTIFICATE

COUNTY OF DALLAS §

STATE OF TEXAS §

OWNER

WHEREAS, Kevin J. Farrell, Bishop of the Roman Catholic Diocese of Dallas, and/or his successors in office is the successor to Charles V. Grahmann, Bishop of the Roman Catholic Diocese of Dallas, and/or his successors in office according to the Deed Without Warranty recorded in Volume 91031, Page 2417, Deed Records, Dallas County, Texas, is the sole owner of all those certain tracts, parcels, or lots of land located in the Joel Roberts Survey, Abstract No. 1224, Dallas County, Texas, being the tract of land described in the deed to Thomas Gorman, Coadjutor Bishop of the Roman Catholic Diocese of Dallas (Gorman tract), recorded in Volume 3831, Page 160, Deed Records, Dallas County, Texas, being the tract of land described in the deed to Joseph P. Lynch, Bishop of the Diocese of Dallas (Lynch tract 1), recorded in Volume 2760, Page 177, Deed Records, Dallas County, Texas and a portion of the tract to Joseph P. Lynch, Bishop of Dallas (Lynch tract 2), recorded in Volume 2091, Page 80, Deed Records, Dallas County, Texas. Said 9.920 acres of land being more particularly described as follows:

BEGINNING at an 1/2" iron rod stamped "Beasley RPLS 4050" set at the southeast corner of said Gorman tract, said iron rod being the southwest corner of a tract of land described in the deed to the City of Dallas, recorded in Volume 4868, Page 602, Deed Records, Dallas County, Texas, said iron rod lying in the north line of San Leon Avenue (50 foot ROW), St. Augustine Heights Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded Volume 16, Page 157, Map Records, Dallas County, Texas and iron rod lying N89°14'36"E 1020.58 feet from the northwest corner of said St. Augustine Heights Addition;

THENCE S89°14'36"W, along the south lines of said Gorman and Lynch tracts and said north line, at 500.00 feet passing a point at the common corner of said Gorman tract and Lynch tract 1, at 708.70 feet passing a point at the common corner of said Lynch tract 1 and Lynch tract 2, in all a distance of 1,015.67 feet to an 1/2" iron rod stamped "Beasley RPLS 4050" set in the east line of a 5.00 Foot Wide Easement, to the City of Dallas, recorded in Volume 153, Page 33, Deed Records, Dallas County, Texas;

THENCE N00°45'26"W, along said east line, a distance of 415.47 feet to an 1/2" iron rod stamped "Beasley RPLS 4050" set at the northeast corner of said Lynch tract 2, said iron rod being the southwest corner of a tract of land described in the deed to Dallas Power & Light Company, recorded in Volume 5196, Page 411, Deed Records, Dallas County, Texas;

THENCE N89°07'20"E, along the north line of said Lynch tract 2, at 306.98 feet passing the common corner of said Lynch tract 1 and 2, in all a distance of 516.91 feet to an 1/2" iron rod stamped "Beasley RPLS 4050" set at the northeast corner of said Lynch tract 1, said iron rod lying in the west line of said Gorman tract;

THENCE N00°52'40"W, along said west line, a distance of 18.10 feet to an 1/2" iron rod stamped "Beasley RPLS 4050" set at the northwest corner of said Gorman tract;

THENCE N89°07'20"E, along the north line of said Gorman tract, at 299.16 feet passing a point from which an 1" iron pipe found at the southeast corner of said Dallas Power & Light bears N00°52'40"W 1.04 feet, said 1" pipe being the southwest corner of a tract of land described in the deed to the City of Dallas, recorded in Volume 4925, Page 398, Deed Records, Dallas County, Texas, in all a distance of 498.80 feet to an 1/2" iron rod stamped "Beasley RPLS 4050" set at the northeast corner of said Gorman tract, said iron rod set lying in the west line of said City of Dallas tract recorded in Volume 4868, Page 602;

THENCE S00°45'24"E, along the common line of said Gorman and City of Dallas tracts, a distance of 435.73 feet to the point of beginning, containing 9.920 acres of land.

The bearings recited hereon are oriented to NAD83 (2011) Epoch:(2010.0) Texas North Central Zone.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Reverend Kevin J. Farrell, D.D., Bishop of the Roman Catholic Diocese of Dallas, does hereby certify that he is the legal owner of the above described land, and does hereby adopt this plat, designating the hereinabove described property as Lot 1, Block 1, CRISTO REY DALLAS COLLEGE PREP 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 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 place 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.

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

By: _____
Reverend Kevin J. Farrell, D.D.,
Bishop of the Roman Catholic Diocese of Dallas

COUNTY OF DALLAS §

STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared Reverend Kevin J. Farrell, D.D., Bishop of the Roman Catholic Diocese of Dallas, known to be 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 in the capacity therein stated.

Notary Public, State of Texas

STORM DRAIN LINE TABLE		
LINE	BEARING	LENGTH
E1	S89°14'36"W	5.74
E2	S89°14'36"W	14.14
E3	N45°45'24"W	9.02
E4	N00°45'24"W	9.47
E5	N00°45'24"W	80.67
E6	S00°45'24"E	85.98
E7	S45°45'24"E	14.87
E8	N00°45'24"W	38.20
E9	S00°45'24"E	38.14

SURVEYOR'S STATEMENT:

I, Dick S. Jones, 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 Rule 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 the Signed Final Plat.

Date this the _____ day of _____, 2016

COUNTY OF DALLAS §

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BEFORE ME, the undersigned authority, on this day personally appeared Dick S. Jones, Texas Registered Professional Land Surveyor No. 5524, known to be 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 in the capacity therein stated.

Notary Public, State of Texas
PRELIMINARY, this document shall not be recorded for any purpose.

Dick S. Jones
Texas Registered Professional Land Surveyor No. 5524

BENCHMARKS:

Based on the City of Dallas BM# 2171. SWDBM on concrete curb, beginning of radius at the northwest corner of Macomba Court and St. Augustine Drive. Elev: 488.91

BM#1:
X cut on concrete waling trail in field located on the east side of church property, approx. 24 feet west of chain link fence, approx. 32 feet south of chain link fence and approx. 58.5 feet southwest of south tower leg. Elev: 501.86

BM#2:
Box cut on top of curb located at the northeast corner of St. Augustin Drive and San Leon Ave., north side of San Leon Ave., approx. 5 feet west of eastern most end of curb, approx. 11 feet southeast of existing fire hydrant. Elev: 501.84

BM#3:
X cut in sidewalk on west side of St. Augustine Dr., approx. 23 feet west of curb line and approx. 128 feet south of south edge of asphalt of Angelus Road. Elev: 503.15

LEGEND	
	WROUGHT IRON FENCE
	CHAIN LINK FENCE
	CABLE MARKER
	FIRE HYDRANT
	GAS METER
	GUY WIRE
	LIGHT POLE
	OVERHEAD ELECTRIC
	POWER POLE
	SANITARY SEWER CLEAN OUT
	SANITARY SEWER MANHOLE
	STOCKADE FENCE
	TELEPHONE RISER
	WATER METER
	WATER VALVE
	SANITARY SEWER CLEAN OUT
	TELEPHONE MANHOLE
	GAS MANHOLE
	WATER FAUCET
	DOWN SPOUT
	ELECTRIC BOX
	ELECTRIC METER
	HANDICAPPED PARKING SPACE
	IRRIGATION CONTROL VALVE
	GRATE INLET
	ELECTRIC BOX
	BOLLARD

PRELIMINARY PLAT
OF
CRISTO REY COLLEGE PREP ADDITION,
LOT 1, BLOCK 1/6681,
AN ADDITION OF THE CITY OF DALLAS
BEING A
9.920 ACRE TRACT
SITUATED IN THE
JOEL ROBERTS SURVEY, ABSTRACT NO. 1244,
CITY OF DALLAS, DALLAS COUNTY, TEXAS.
CITY PLAN FILE NO. S156-168
PREPARED BY

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