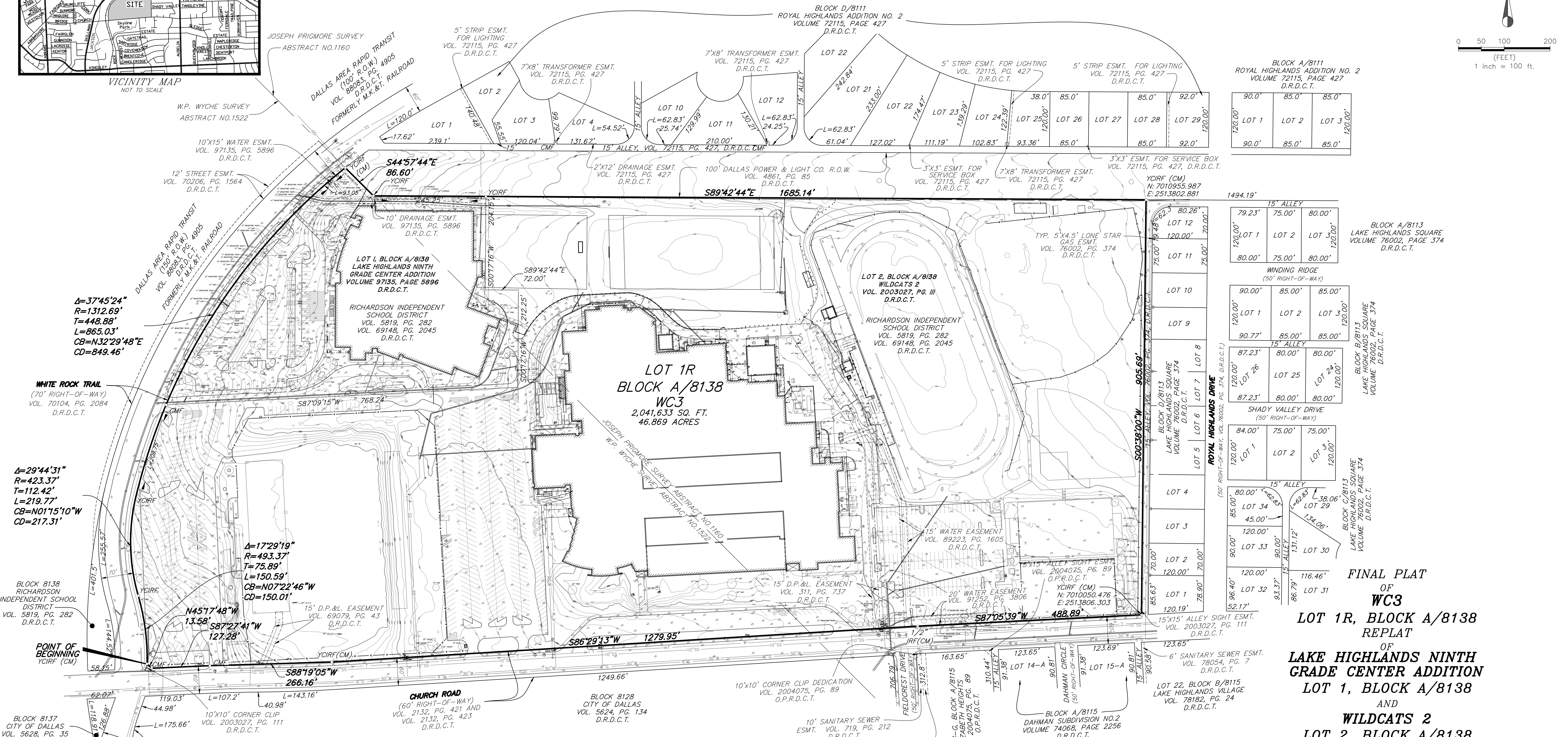
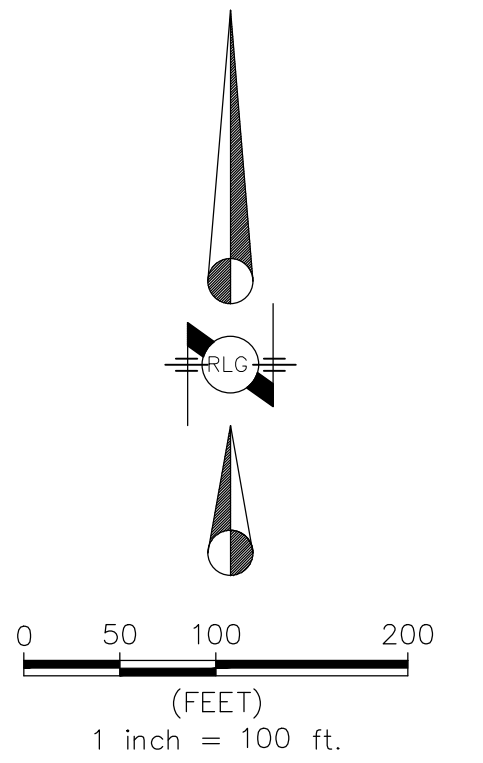


VICINITY MAP
NOT TO SCALE



$\Delta=37'45''24''$
 $R=1312.69'$
 $T=448.88'$
 $L=865.03'$
 $CB=N32'29''48''E$
 $CD=849.46'$

$\Delta=29'44''31''$
 $R=423.37'$
 $T=112.42'$
 $L=219.77'$
 $CB=N01'15''10''W$
 $CD=217.31'$

$\Delta=17'29''19''$
 $R=493.37'$
 $T=75.89'$
 $L=150.59'$
 $CB=N07'22''46''W$
 $CD=150.01'$

BLOCK A/8111
ROYAL HIGHLANDS ADDITION NO. 2
VOLUME 72115, PAGE 427
D.R.D.C.T.

90.0'	85.0'	85.0'
LOT 1	LOT 2	LOT 3
120.00'	120.00'	120.00'
90.0'	85.0'	85.0'

BLOCK A/8113
LAKE HIGHLANDS SQUARE
VOLUME 76002, PAGE 374
D.R.D.C.T.

79.23'	75.00'	80.00'
LOT 1	LOT 2	LOT 3
120.00'	120.00'	120.00'
80.00'	75.00'	80.00'

BLOCK B/8113
LAKE HIGHLANDS SQUARE
VOLUME 76002, PAGE 374
D.R.D.C.T.

90.00'	85.00'	85.00'
LOT 1	LOT 2	LOT 3
120.00'	120.00'	120.00'
90.77'	85.00'	85.00'

BLOCK C/8113
LAKE HIGHLANDS SQUARE
VOLUME 76002, PAGE 374
D.R.D.C.T.

87.23'	80.00'	80.00'
LOT 26	LOT 25	LOT 24
120.00'	120.00'	120.00'
87.23'	80.00'	80.00'

BLOCK D/8113
LAKE HIGHLANDS SQUARE
VOLUME 76002, PAGE 374
D.R.D.C.T.

80.00'	45.00'	45.00'
LOT 34	LOT 29	LOT 28
120.00'	120.00'	120.00'
90.00'	90.00'	131.12'

BLOCK E/8113
LAKE HIGHLANDS SQUARE
VOLUME 76002, PAGE 374
D.R.D.C.T.

96.40'	116.46'	116.46'
LOT 32	LOT 31	LOT 30
120.00'	120.00'	120.00'
93.37'	90.00'	131.12'

FINAL PLAT
OF
WC3
LOT 1R, BLOCK A/8138
REPLAT
OF
LAKE HIGHLANDS NINTH
GRADE CENTER ADDITION
LOT 1, BLOCK A/8138
AND
WILDCATS 2
LOT 2, BLOCK A/8138
 JOSEPH PRIGMORE SURVEY ABSTRACT NO.1160
 W. P. WYCHE SURVEY ABSTRACT NO.1522
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S178-273
 ENGINEERING NO. 311T-___

- NOTES:
- 1) BASIS OF BEARINGS: THE EAST LINE (S00°38'00"W) OF LOT 2, BLOCK A/8138, WILDCATS 2, VOL. 2003027, PG. 111, DEED RECORDS, DALLAS COUNTY, TEXAS.
 - 2) CONTROLLING MONUMENTS: AS SHOWN
 - 3) LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 - 4) THE PURPOSE OF THIS PLAT IS TO COMBINE TWO LOTS INTO ONE LOT.
 - 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.
 - 6) EXISTING BUILDING TO REMAIN.
 - 7) ALL 1/2" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "RLG INC" AND "X" CUTS MARKING EXTERIOR BOUNDARY CORNERS OF THIS PLAT WERE SET BY THIS FIRM IN THE PERFORMANCE OF PREVIOUSLY PLATTING THE PROPERTY IN 1997 AND 2003.

LEGEND

..... PROPERTY LINE	..... OVERHEAD POWER	..... 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET/FOUND
..... EASEMENT LINE	..... GAS LINE	..... IRON ROD FOUND
..... BUILDING	..... SEWER LINE	..... MAG NAIL SET / FOUND
..... ASPHALT	..... STORM SEWER LINE	..... CHISELED "X" SET / FOUND
..... CONCRETE	..... WATER LINE	..... PKG. ANV. FOUND
..... BRICK	..... EXISTING CONTOUR LINE	..... (CM) CONTROLLING MONUMENT
..... FENCE LINE	..... EXISTING SPOT ELEVATION	..... M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TX
..... ROLLAND	..... GAS PIPE	..... D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TX
..... LIGHT STANDARD	..... GREASE TRAP	..... O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
..... COLUMB	..... HOSE BIB	..... INST. NO. INSTRUMENT NUMBER
..... WATER VALVE	..... STANDPIPE	..... VOLUME PAGE
..... WATER METER	..... FLAG POLE	
..... FIRE HYDRANT	..... INDICATOR POST VALVE	
..... AREA GRAB - SIZE IN INCHES	..... CLEAN OUT	
..... ROOF DRAIN	..... IRRIGATION BOX	
..... ELECTRICAL BOX	..... TELEPHONE PEDESTAL	
..... ELECTRICAL OUTLET	..... POWER POLE	
..... GAS METER	..... GUY WIRE	
..... FIBER OPTIC MANHOLE	..... SANITARY SEWER MANHOLE	
..... ELECTRIC MANHOLE	..... STORM SEWER MANHOLE	
..... UNIDENTIFIED MANHOLE TYPE	..... GAS MANHOLE	
..... CREPE MYRTLE	..... TELEPHONE MANHOLE	
..... TREE		

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas, Richardson Independent School District, is the sole owner of a tract of land situated in Joseph Prigmore Survey, Abstract No. 1160 and the W. P. Wyche Survey, Abstract No. 1522, City of Dallas, Dallas County, Texas, being all of Lot 1, Block A/8138, Lake Highlands Ninth Grade Center Addition, an addition to the City of Dallas according to the plat recorded in Volume 97135, Page 5896, Deed Records, Dallas County, Texas (D.R.D.C.T.), being all of Lot 2, Block A/8138, Wildcats 2, an addition to the City of Dallas according to the plat recorded in Volume 2003027, Page 111, D.R.D.C.T., as conveyed to Richardson Independent School District by Warranty Deed recorded in Volume 5819, Page 282, and by Warranty Deed with Vender Lien recorded in Volume 69148, Page 2045, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found on the east right-of-way line of White Rock Trail (70' right-of-way as created by Volume 70104, Page 2084, D.R.D.C.T.) at the northwesterly end of a cut-off line, created by said Wildcats 2 plat, between the east right-of-way line of said White Rock Trail and the north right-of-way line of Church Road (60' right-of-way as created by Volume 2132, Page 421 and Volume 2132, Page 423, D.R.D.C.T.), being the beginning of a curve to the left;

THENCE along the east right-of-way line of said White Rock Trail and the west line of said Lot 1 and said Lot 2, the following courses and distances:

In a northwesterly direction, along said curve to the left, whose chord bears North 07° 22' 46" West a distance of 150.01 feet, having a radius of 493.37 feet, a central angle of 17° 29' 19", and an arc length of 150.59 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the end of said curve to the left and the beginning of a reverse curve to the right;

In a northwesterly direction, along said reverse curve to the right, whose chord bears North 01° 15' 10" West a distance of 217.31 feet, having a radius of 423.37 feet, a central angle of 29° 44' 31", and an arc length of 219.77 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found at the end of said reverse curve to the right and the beginning of a compound curve to the right;

In a northeasterly direction, along said compound curve to the right, whose chord bears North 32° 29' 48" East a distance of 849.46 feet, having a radius of 1312.69 feet, a central angle of 37° 45' 24", passing at an arc length of 209.75 feet a chiseled "X" found for the southwest corner of said Lot 1 and a westerly corner of said Lot 2, continuing a total arc length of 865.03 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found at the intersection of the east right-of-way line of said White Rock Trail and the south line of a tract of land conveyed to Dallas Power & Light Co. by deed recorded in Volume 4861, Page 85, D.R.D.C.T.;

THENCE along the common line between said Lot 1, said Lot 2 and said Dallas Power & Light Co. tract the following courses and distances:

South 44° 57' 44" East, a distance of 86.60 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found;

South 89° 42' 44" East, passing at a distance of 245.25 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the northeast corner of said Lot 1 and the northwest corner of said Lot 2, continuing a total distance of 1685.14 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found at the northeast corner of said Lot 2 and the northwest corner of a 15 foot alley created by Lake Highlands Square, an addition to the City of Dallas according to the plat recorded in Volume 76002, Page 374, D.R.D.C.T.;

THENCE South 00° 38' 00" West, along the east line of said Lot 2 and the west line of said alley, a distance of 905.69 feet to 1/2" iron rod with yellow plastic cap stamped "RLG INC" found at the intersection of west line of said alley and the north right-of-way line of said Church Road, for the southeast corner of said Lot 2;

THENCE along the south line of said Lot 2 and the north right-of-way line of said Church Road the following courses and distances:

South 87° 05' 39" West, a distance of 488.89 feet to a 1/2" iron rod found;

South 86° 29' 13" West, a distance of 1279.95 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found;

South 88° 19' 05" West, a distance of 266.16 feet to a chiseled "X" in concrete found;

South 87° 27' 41" West, a distance of 127.28 feet to a chiseled "X" in concrete found, for the southeasterly end of said cut-off line;

THENCE North 45° 17' 48" West, along said cut-off line, a distance of 13.58 feet to the **POINT OF BEGINNING** and containing 2,041,633 square feet or 46.869 acres, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RICHARDSON INDEPENDENT SCHOOL DISTRICT, acting by and through its duly authorized agent, _____, does hereby adopt this plat designating the herein above described property as **WC3**, 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2018.

RICHARDSON INDEPENDENT SCHOOL DISTRICT

Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared _____, 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 considerations therein expressed and in the capacity 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, 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. 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 upon as a final survey document".

Dale R. White
Texas Registered Professional Land Surveyor No. 47628

STATE OF TEXAS §
COUNTY OF DALLAS §

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 _____, 2018

Notary Public in and for the State of Texas

FINAL PLAT
OF
WC3
LOT 1R, BLOCK A/8138
REPLAT
OF
LAKE HIGHLANDS NINTH
GRADE CENTER ADDITION
LOT 1, BLOCK A/8138
AND
WILDCATS 2
LOT 2, BLOCK A/8138
JOSEPH PRIGMORE SURVEY ABSTRACT NO.1160
W. P. WYCHE SURVEY ABSTRACT NO.1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-273
ENGINEERING NO. 311T-____

SCALE: 1" = 100' DATE: 07-19-2018

OWNER:
RICHARDSON INDEPENDENT SCHOOL DISTRICT
400 S. GREENVILLE AVENUE
RICHARDSON, TEXAS 75081-4198
972-301-3333

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
15001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REC #P-493
TBPLS REC #100341-00

RECORDED	INST#	-	JOB NO.	1811.017.001	E-FILE	1811.017.001	DWG NO.	26,865W	SHEET	2 OF 2
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