

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, PARK CITIES PRE SCHOOL LLC is the owner of a 1.020 acre (44,438 square foot) tract of land situated in the Edward W. Hunt Survey, Abstract No. 576, City of Dallas, Dallas County, Texas; said tract being all of Lot 14, Lot 15, Lot 16 and Lot 17, Block C/5697, Inwood Gardens, an addition to the City of Dallas, Texas according to the plat recorded in Volume 12, Page 303 of the Map Records of Dallas County, Texas and all of those certain tracts of land described in General Warranty Deed to PARK CITIES PRE SCHOOL LLC recorded in Instrument No. 201500216451 of the Official Public Records of Dallas County, Texas; said 1.020 acre (44,438 acre) tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found for corner at the intersection of the northwest right-of-way line of Inwood Road (formerly Park Avenue, a 100-foot wide right-of-way) with the northeast right-of-way line of Oriole Avenue (formerly Livingston Avenue, a 50-foot wide right-of-way); said point being the southernmost corner of said Lot 17 and the beginning of a non-tangent curve to the right;

THENCE, departing the said northwest line of Inwood Road and along the said northeast line of Oriole Avenue and the southwest line of said Lot 17, the following two (2) calls:

Along said curve to the right, having a central angle of 28 degrees, 51 minutes, 30 seconds, a radius of 218.60 feet, a chord bearing and distance of North 58 degrees, 32 minutes, 09 seconds West, 108.94 feet, an arc distance of 110.10 feet to a 3/25-inch aluminum disk stamped "PACHECO KOCH - PS/HP" (hereinafter referred to as "disk") set at the end of said curve;

North 44 degrees, 03 minutes, 42 seconds West, a distance of 86.74 feet to a "disk" set for corner at the intersection of the said northeast line of Oriole Avenue with the southeast right-of-way line of a 20-foot wide alley crossing said Block C/5697; said point being the westernmost corner of said Lot 17;

THENCE, North 21 degrees, 45 minutes, 17 seconds East, departing the said northeast line of Oriole Avenue and along the said alley southeast line and the northwest lines of said Lot 17, Lot 16, Lot 15 and Lot 14, a distance of 212.13 feet to a "disk" set for corner; said point being the northernmost corner of said Lot 14 and the westernmost corner of Lot 13, of said Block C/5697;

THENCE, South 73 degrees, 01 minutes, 13 seconds East, departing the said alley southeast line and along the northeast line of said Lot 14 and the southwest line of said Lot 13, a distance of 163.72 feet to a "disk" set for corner in the said northwest line of Inwood Road; said point being the easternmost corner of said Lot 14 and the southernmost corner of said Lot 13;

THENCE, South 16 degrees, 58 minutes, 47 seconds West, along the said northwest line of Inwood Road and the southeast lines of said Lot 14, Lot 15, Lot 16 and Lot 17, a distance of 280.64 feet to the POINT OF BEGINNING;

CONTAINING, 44,438 square feet or 1.020 acres of land, more or less.

SURVEYOR'S STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael C. Clover, 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 _____, 2017.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, AND SHALL NOT BE USED OR MEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 8/11/17.

Michael C. Clover
Texas Registered Professional Land Surveyor
No. 5225

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Clover, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Park Cities Pre School LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **PRIMROSE SCHOOL OF HIGHLAND PARK**, 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, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2017.

By: Park Cities Pre School, LLC

Dr. Noel J. Rigley
Franchise Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Dr. Noel J. Rigley, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011). Distances shown have been adjusted to surface by applying the Dallas County TxDOT combined scale factor of 1.000136506.
- 2. Lot to lot drainage will not be allowed without engineering section approval.
- 3. The purpose of this replat is to create one lot from four platted lots to facilitate new construction.
- 4. All existing buildings and improvements on site will be demolished.
- 5. Coordinates shown hereon area based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum 1983 (2011), Grid values, no scale and no projection.

PRELIMINARY PLAT
PRIMROSE SCHOOL OF HIGHLAND PARK
LOT 1, BLOCK 1/5697

BEING A REPLAT OF LOTS 14-17, BLOCK C/5697
INWOOD GARDENS
AND BEING OUT OF THE
EDWARD W. HUNT SURVEY, ABSTRACT NO. 576,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY FILE PLAN NO. S167-260

SHEET 2 OF 2

SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: MICHAEL C. CLOVER

OWNER:
PARK CITIES PRE SCHOOL, LLC
5801 COIT ROAD
PLANO, TEXAS 75093
CONTACT: DR. NOEL J. RIGLEY
PH: 469-230-9248

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY CTP	CHECKED BY MCC	SCALE NONE	DATE AUGUST 2017	JOB NUMBER 3899-16.521
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PRELIMINARY PLAT - PRIMROSE SCHOOL OF HIGHLAND PARK

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