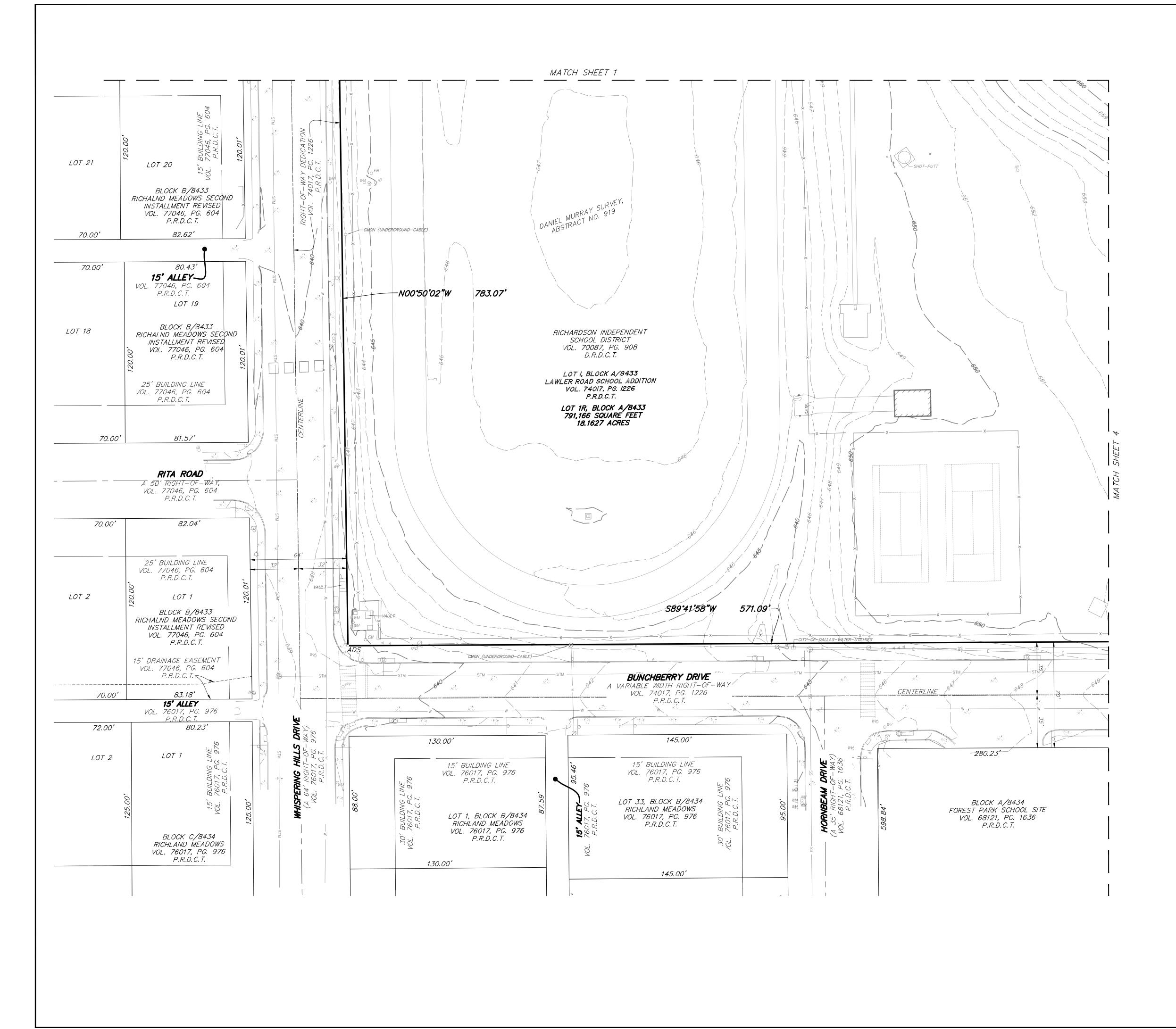
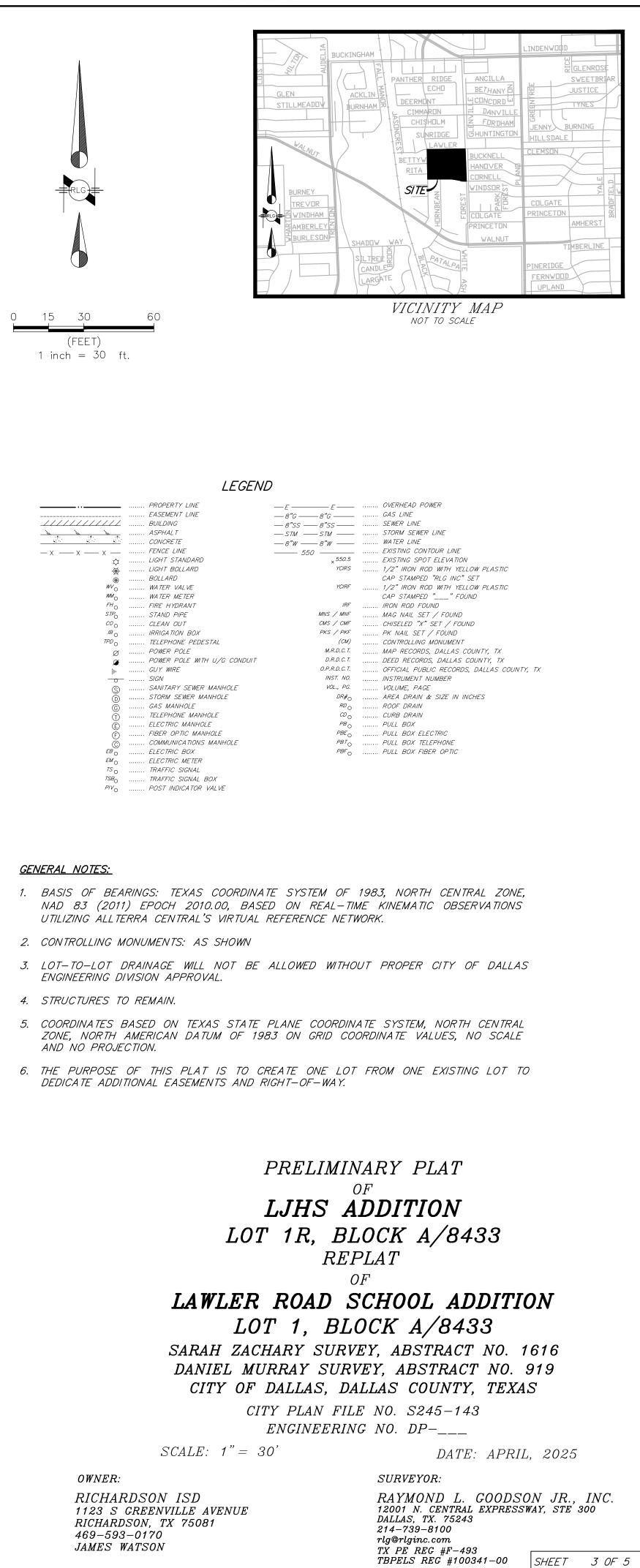
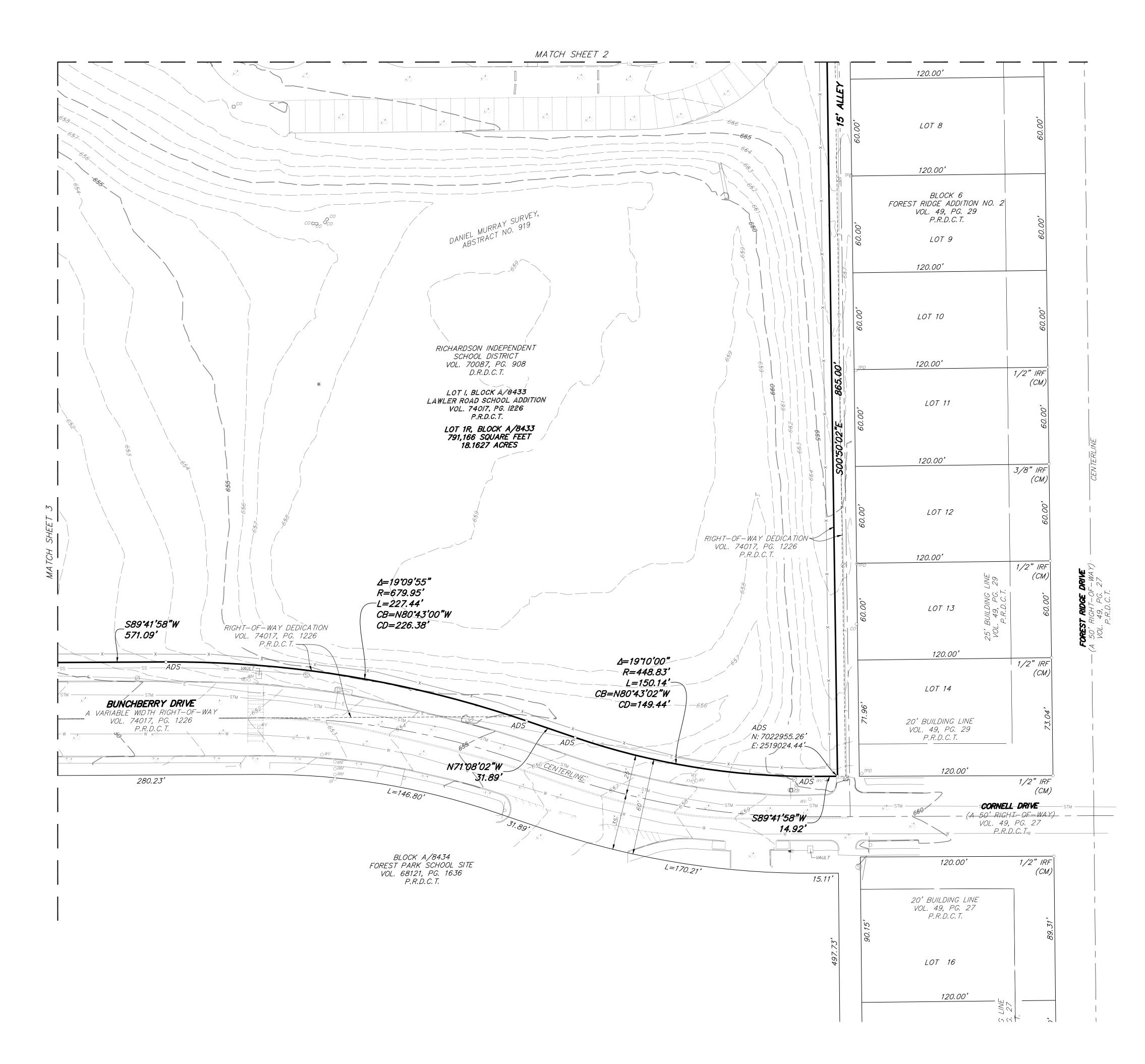


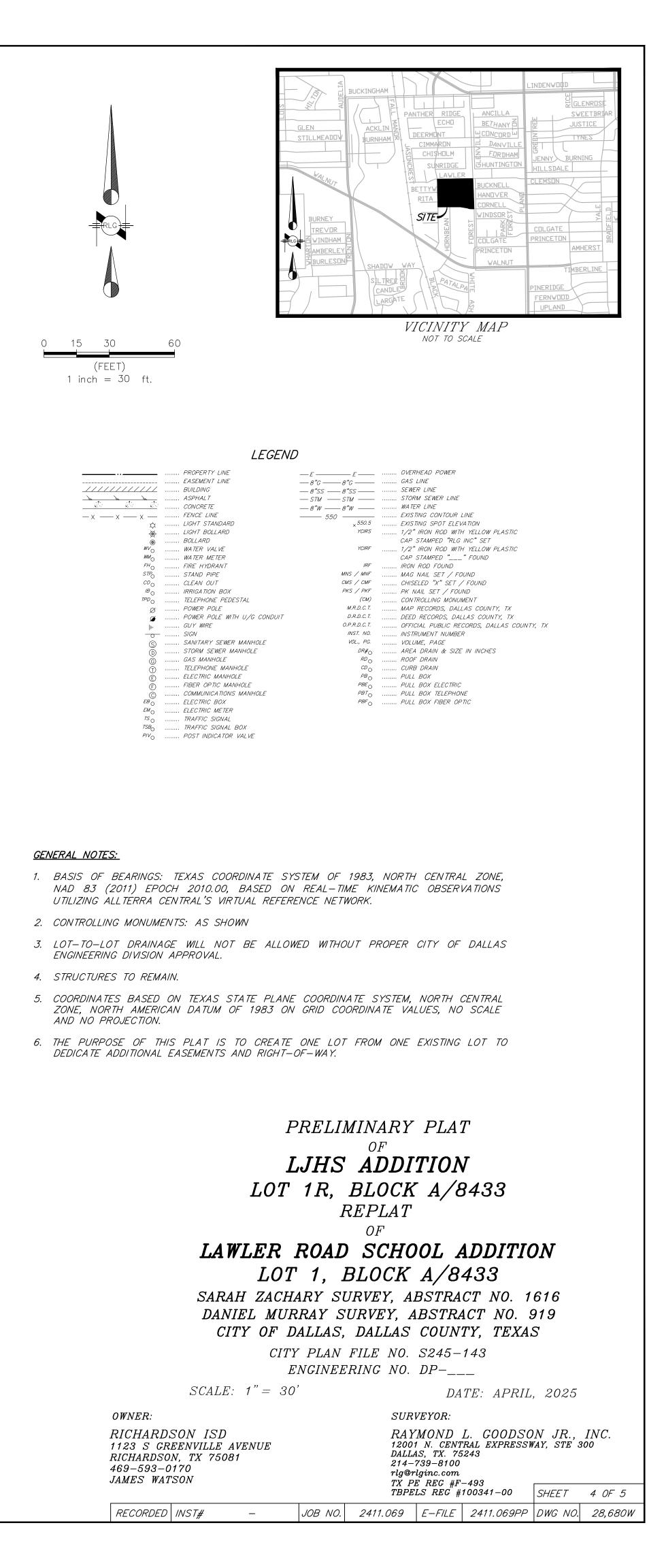
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RECORDED	INST#	_	JOB NO.	2411.069	E-FILE	2411.069PP	DWG NO.	28,680W





OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS, Richardson Independent School District, is the sole owner of a 791,166 square foot (18.1627 acre) tract of land situated in the Sarah Zachary Survey, Abstract No. 1616, and the Daniel Murray Survey, Abstract No. 919, City of Dallas, Dallas County, being all of Lot 1, Block A/8433, Lawler Road School Addition, an addition to the City of Dallas according to the plat recorded in Volume 74017, Page 1226, Deed Records, Dallas County, Texas, and being part of a called 20.00 acre tract of land described in a Warranty Deed to Richardson Independent School District, as recorded in Volume 70087, Page 908, Deed Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 3-1/4" aluminum disk stamped "RLG INC & LJHS" on top of a 1/2" iron rod set at the intersection of the south right-of-way line of Lawler Drive (a 60' right-of-way) and the east right-of-way line of Whispering Hills Drive (a 64' right-of-way) for the northwest corner of said Lot 1;

**THENCE** North 89°10'58" East, along the common line between said Lawler Road and said Lot 1, a distance of 985.99 feet to a 3-1/4" aluminum disk stamped "RLG INC & LJHS" on top of a 1/2" iron rod set at the intersection of the south right-of-way line of said Lawler Road and the west line of a 15' alley, for the northeast corner of said Lot 1;

**THENCE** South 00°50'02" East, along the common line between said 15' alley and said Lot 1, a distance of 865.00 feet to a 3-1/4" aluminum disk stamped "RLG INC & LJHS" on top of a 1/2" iron rod set at the intersection of the west line of said Alley and the north right—of—way line of Bunchberry Drive (a variable width right—of—way) for the southeast corner of said Lot 1;,

**THENCE** along the common line between said Bunchberry Drive and said Lot 1, the following bearings and distances:

South 89°41'58" West, a distance of 14.92 feet to a 3-1/4" aluminum disk stamped "RLG INC & LJHS" on top of a 1/2" iron rod set for the beginning of a tangent curve to the right;

In a northwesterly direction along said tangent curve to the right, whose chord bears North 80°43'02" West a distance of 149.44 feet. having a radius of 448.83 feet, a central angle of  $19^{\circ}10^{\circ}00^{\circ}$ , and an arc length of 150.14 feet to a  $3-1/4^{\circ}$  aluminum disk stamped "RLG INC & LJHS" on top of a 1/2" iron rod set at the end of said tangent curve to the right;

North 71°08'02" West, a distance of 31.89 feet to a 3-1/4" aluminum disk stamped "RLG INC & LJHS" on top of a 1/2" iron rod set for the beginning of a tangent curve to the left;

In a northwesterly direction along said tangent curve to the left, whose chord bears North 80°43'00" West a distance of 226.38 feet, having a radius of 679.95 feet, a central angle of 19°09'55", and an arc length of 227.44 feet to a 3–1/4" aluminum disk stamped "RLG INC & LJHS" on top of a 1/2" iron rod set at the end of said tangent curve to the left;

South 89°41'58" West, a distance of 571.09 feet to a 3-1/4" aluminum disk stamped "RLG INC & LJHS" on top of a 1/2" iron rod set at the intersection of the north right-of-way line of said Bunchberry Drive and the east right-of-way line of said Whispering Hills Drive, for the southwest corner of said Lot 1;

THENCE North 00°50'02" West, along the common line between said Whispering Hills Drive and said Lot 1, a distance of 783.07 feet to the POINT OF BEGINNING containing 791,166 square feet or 18.1627 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Richardson Independent School District, acting by and through its duly authorized agent, Chris Poteet, does hereby adopt this plat, designating the herein described property as Lot 1R, BLock A/8433, LJHS 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 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 \_\_\_\_\_, 2025.

Richardson Independent School District

By:

Chris Poteet Board President

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Chris Poteet, 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

BRIAN R. WADE, 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 Engineers and Land Surveyors, 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 \_\_\_\_\_, 2025. 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.

Brian R. Wade Texas Registered Professional Land Surveyor No. 6098

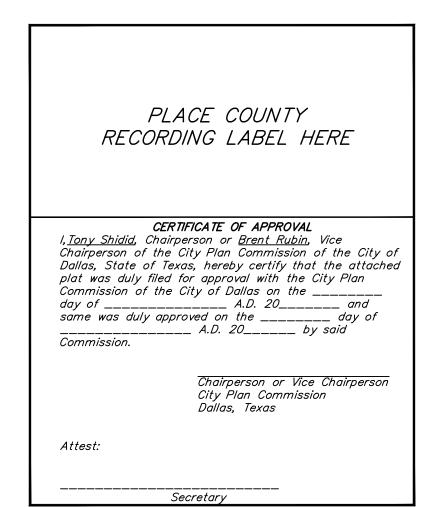
STATE OF TEXAS COUNTY OF DALLAS

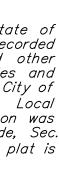
BEFORE ME, the undersigned authority, on this day personally appeared BRIAN R. WADE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the \_\_\_\_ day of

\_\_\_\_\_, 2025.

Notary Public in and for the State of Texas





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