

LEGEND:

CIRF = capped iron rod found
 MAGF = Mag Nail found
 IRF = iron rod found
 IPF = iron pipe found
 XFND = "X" cut found
 PKF = PK Nail found
 MONS = 3-1/4" domed aluminum disk stamped, "NEW PEDIATRIC CAMPUS ADDITION" on a 5/8" iron rod set

VOL., PG. = Volume, Page
 D.R.D.C.T. = Deed Records, Dallas County, Texas
 M.R.D.C.T. = Map Records, Dallas County, Texas
 P.R.D.C.T. = Plat Records, Dallas County, Texas
 INST. NO. = Instrument Number
 O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
 (D)= Deed Distance
 (P)= Plat Distance
 R.O.W. = Right-of-Way



- LEGEND**
- property corner
 - P/S parking spaces
 - handicap parking space
 - ballast
 - cable pedestal
 - fire hydrant
 - flagpole
 - gas valve
 - gas manhole
 - grate inlet
 - guy wire
 - light pole
 - light standard
 - manhole
 - electric manhole
 - storm manhole
 - telephone manhole
 - power pole
 - sign
 - stoppage
 - metal post
 - clean out
 - gas test
 - irrigation control valve
 - telephone pedestal
 - transformer
 - traffic pulbox
 - traffic light
 - fiber-optic marker
 - gas marker
 - fiber-optic vault
 - sprinkler
 - vault
 - electric vault
 - ground light
 - water meter
 - water valve
 - electric pulbox
 - gas meter
 - wastewater manhole
 - drain
 - tree
 - chainlink fence
 - wrought-iron fence
 - overhead electric line
 - underground storm line
 - underground wastewater line
 - underground water line
- (Shaded) Easements are to be Abandoned By Separate Instrument.

OVERALL GROSS 1,753,362 Sq. Ft. (40.252 Acres)	LOT 5A GROSS 1,402,623 Sq. Ft. (32.200 Acres)
R.O.W. DEDICATION 87 Sq. Ft. (0.0020 Acres)	R.O.W. DEDICATION 87 Sq. Ft. (0.0020 Acres)
OVERALL NET 1,753,275 Sq. Ft. (40.250 Acres)	LOT 5A NET 1,402,535 Sq. Ft. (32.198 Acres)

PRELIMINARY PLAT
NEW PEDIATRIC CAMPUS ADDITION
LOTS 5A & 5B, CITY BLOCK A/5758
 Being a Replat of a 40.252 Acre Tract
 All of Lot 11, Block A/5758, Part of Lots 5, 6, 12,
 13, & 14, Block A/5758, and Part of Lots 10 & 15,
 Block B/2369, of Forest Park Addition,
 as recorded in Volume 241, Page 41,
 Map Records, Dallas County, Texas,
 AND Part of Lot 1, Block B1/2368, of SMP,
 as recorded in Instrument Number 201800158534,
 Official Public Records, Dallas County, Texas,
 & Part of Treadway Street, Part of Abandoned Bomar Avenue,
 & Part of Abandoned Forest Park Road
SITUATED IN THE MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-098

OWNER
 Board of Regents of The University of Texas System
 201 West 7th Street, Ste. 416
 Austin, Texas 78701
 Contact: Frank Ting, Assistant Director of Real Estate The University of Texas System
 512-499-4342
 fting@utsystem.edu

ENGINEER
 Kimley-Horn
 13455 Noel Rd., Two Galleria Office Tower,
 Two Galleria Office Tower, Ste. 700
 Dallas, Texas 75240
 Contact: Ryan Wassenberg
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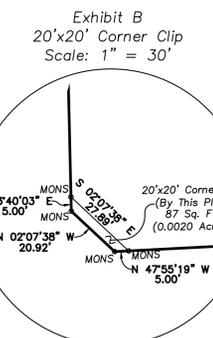
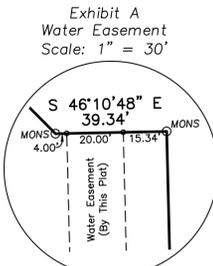
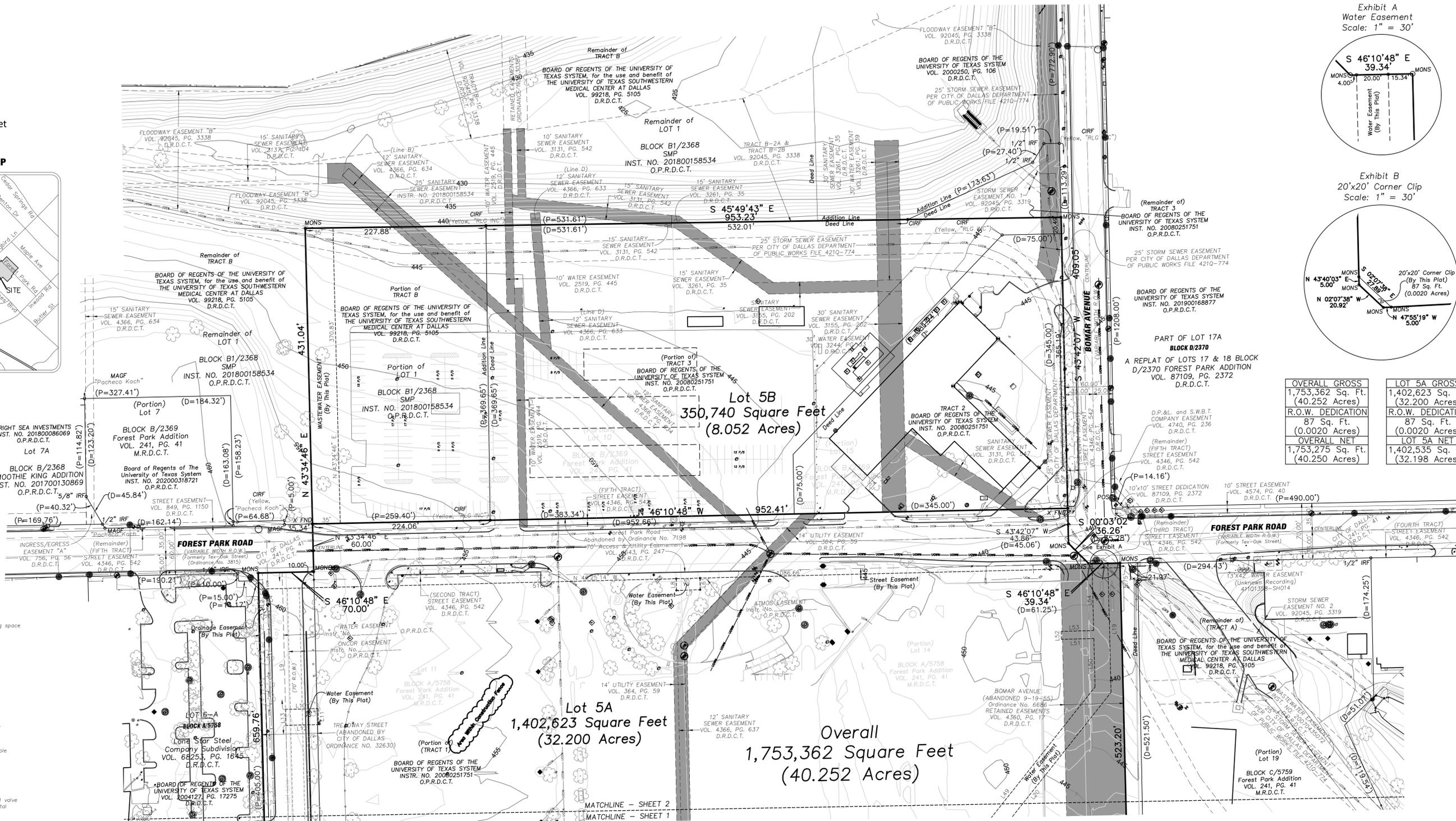
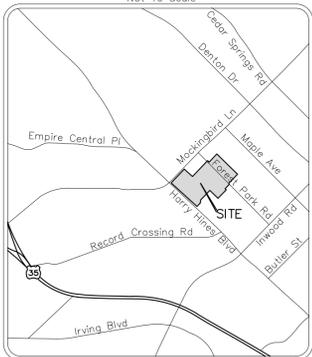
SURVEYOR
 ARS ENGINEERS, INC.
 3440 Sojourn Drive, Ste. 230
 Carrollton, Texas 75006
 Contact: Dustin D. Davidson, RPLS
 214-317-0685
 ddavidson@arsengineers.com

April 11, 2024



0 60 120 feet
SCALE: 1" = 60'

VICINITY MAP
Not To Scale



OVERALL GROSS	LOT 5A GROSS
1,753,362 Sq. Ft. (40.252 Acres)	1,402,623 Sq. Ft. (32.200 Acres)
R.O.W. DEDICATION	R.O.W. DEDICATION
87 Sq. Ft. (0.0020 Acres)	87 Sq. Ft. (0.0020 Acres)
OVERALL NET	LOT 5A NET
1,753,275 Sq. Ft. (40.250 Acres)	1,402,535 Sq. Ft. (32.198 Acres)

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 - gas marker
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 - sprinkler
 - vault
 - electric vault
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 - water valve
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LINE	BEARING	DISTANCE
L1	S 43°34'46" W	20.31'
L2	N 43°34'46" E	33.26'
L3	S 46°25'14" E	10.00'
L4	S 43°34'46" W	27.48'
L5	S 76°25'14" E	11.55'
L6	N 43°34'46" E	14.67'
L7	S 46°25'14" E	30.00'
L8	N 43°34'46" E	14.67'
L9	N 43°34'46" E	171.92'
L10	N 46°25'14" W	41.00'
L11	N 43°34'46" E	20.00'
L12	S 46°25'14" E	41.00'
L13	N 43°34'46" E	20.00'
L14	S 43°34'46" W	298.67'
L15	S 46°25'14" E	41.00'
L16	N 43°34'46" E	30.00'
L17	S 46°25'14" E	41.00'
L18	N 43°34'46" E	30.00'
L19	N 43°34'46" E	161.95'
L20	S 83°34'46" W	310.37'
L21	N 04°21'15" W	52.28'
L22	N 85°38'45" E	10.00'
L23	S 04°21'15" E	51.92'
L24	N 83°34'46" E	39.96'
L25	S 49°21'15" E	40.95'
L26	S 04°21'15" E	58.37'
L27	S 51°55'43" E	26.91'

LINE	BEARING	DISTANCE
L28	S 75°55'43" E	57.72'
L29	N 58°34'17" E	170.55'
L30	N 36°34'45" E	295.36'
L31	S 54°25'03" E	9.41'
L32	S 35°34'57" E	10.00'
L33	N 43°34'46" E	14.67'
L34	N 36°34'45" E	140.77'
L35	N 22°04'46" E	133.57'
L36	N 43°04'13" E	68.47'
L37	N 86°47'22" E	29.66'
L38	N 41°47'22" E	5.58'
L39	S 41°47'22" W	13.76'
L40	N 86°47'22" E	29.92'
L41	N 43°04'13" E	56.74'
L42	S 22°04'46" W	132.41'
L43	S 36°34'45" W	452.56'
L44	S 58°34'17" W	182.82'
L45	N 75°55'43" W	70.35'
L46	S 51°55'43" E	39.98'
L47	N 04°21'15" W	58.90'
L48	S 49°21'15" E	23.96'
L49	N 83°34'46" E	344.35'
L50	N 43°34'46" E	60.78'
L51	N 46°25'14" W	41.00'
L52	N 43°34'46" E	10.00'
L53	N 46°25'14" W	41.00'
L54	N 43°34'46" E	83.97'

OWNER
 Board of Regents of The University of Texas System
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 Contact: Frank Ting, Assistant Director of Real Estate The University of Texas System
 512-499-4342
 fting@utsystem.edu

ENGINEER
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 Contact: Ryan Wassenberg
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SURVEYOR
 ARS ENGINEERS, INC.
 3440 Sojourn Drive, Ste. 230
 Carrollton, Texas 75006
 Contact: Dustin D. Davison, RPLS
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PRELIMINARY PLAT
NEW PEDIATRIC CAMPUS ADDITION
LOTS 5A & 5B, CITY BLOCK A/5758
 Being a Replat of a 40.252 Acre Tract
 All of Lot 11, Block A/5758, Part of Lots 5, 6, 12,
 13, & 14, Block A/5758, and Part of Lots 10 & 15,
 Block B/2369, of Forest Park Addition,
 as recorded in Volume 241, Page 41,
 Map Records, Dallas County, Texas,
 AND Part of Lot 1, Block B1/2368, of SMP,
 as recorded in Instrument Number 201800158534,
 Official Public Records, Dallas County, Texas,
 & Part of Treadway Street, Part of Abandoned Bomar Avenue,
 & Part of Abandoned Forest Park Road
SITUATED IN THE MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-098

April 11, 2024 SHEET 2 OF 3

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, acting by and through its duly authorized delegate, Jonathan C. Pruitt, Executive Vice Chancellor for Business Affairs of The University of Texas System, does hereby adopt this plat, designating the hereon described property as NEW PEDIATRIC CAMPUS ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, to the public use 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 shown and dedicated on this plat shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each such particular use. The maintenance of paving on the utility and fire lane easements shown and dedicated on this plat 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, subject to all easements and restrictions heretofore granted and not released. 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 shown and dedicated on this plat, 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 shown and dedicated thereon shall also include additional area of working space for construction and maintenance of the systems.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas, to the extent applicable to owner pursuant to the laws and constitution of the State of Texas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2024.

By: _____

Name: Jonathan C. Pruitt
Title: Executive Vice Chancellor for Business Affairs of The University of Texas System

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 Jonathan C. Pruitt, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2024.

NOTARY PUBLIC in and for the State of Texas

GENERAL NOTES:

- 1. The purpose of this Plat is to create two (2) Lots from platted tracts of land together with a portion of an abandoned street right-of-way.
2. Lot-to-Lot drainage is not permitted without Engineering Section approval.
3. Structures on Lot 1 to be demolished and Structures on Lot 2 to remain. Entire site is under construction.
4. Basis of Bearings: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
5. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.
6. Subject property lies within Zone X (Shaded) and Zone X according to FEMA's Flood Insurance Rate Map No. 4811300330 J, dated August 23, 2001.
Zone X (Shaded): Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS, the BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, is the owner of a 40.252 acre tract of land situated in the Miles Bennett Survey, Abstract No. 52, same being all of Lot 11 and part of Lots 5, 6, 12, 13 and 14, Block A/5758, part of Lots 10 and 15, Block B/2369, of Forest Park, an addition to the City of Dallas as recorded in Volume 241, Page 41, Deed Records, Dallas County, Texas (D.R.D.C.T.), together with a portion of Lot 1, Block B1/2368, SMP, an addition to the City of Dallas as recorded in Instrument Number 201800158534, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and Treadway Street (70' ROW), all further being a portion of TRACT A and TRACT B described in deed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, for the use and benefit of THE UNIVERSITY OF TEXAS SOUTHWESTERN MEDICAL CENTER AT DALLAS, recorded in Volume 99218, Page 5105, D.R.D.C.T., together with a portion of that certain TRACT 1 and TRACT 3, and all of TRACT 2 described in deed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 20080251751, O.P.R.D.C.T., together with all of that certain TRACT 2 described in deed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 201300134097, O.P.R.D.C.T., and all of that tract of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 202200056434, O.P.R.D.C.T., and being further described as follows:

BEGINNING at a 3-1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner at the southeasterly end of a corner clip at the intersection of the southeasterly right-of-way line of Mockingbird Lane (variable width R.O.W.) and the northeasterly right-of-way line of Harry Hines Boulevard (variable width R.O.W.), same being the most westerly northwest corner of aforementioned tract of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 202200056434, O.P.R.D.C.T., from which a capped iron rod with yellow plastic cap stamped, "CBG SURVEYING" bears North 03 degrees 28 minutes 12 seconds West, 2.56 feet and from which a capped iron rod with yellow plastic cap stamped, "STANTEC" bears South 48 degrees 06 minutes 58 seconds East, 351.93 feet;

THENCE North 02 degrees 07 minutes 38 seconds West, along a northwesterly line of said tract of land, same being the southeasterly line of said corner clip, along said southeasterly right-of-way line of Mockingbird Lane for a distance of 20.92 feet, to a 3-1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner at the northerly end of said corner clip;

THENCE North 43 degrees 40 minutes 03 seconds East, departing said corner clip, along said southeasterly right-of-way line of Mockingbird Lane, same being the northwesterly line of said tract of land, for a distance of 618.69 feet, to a 1/2" iron rod found for corner at the northerly corner of said tract of land, same being the westerly corner of that certain TRACT 1 conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 201300134097, O.P.R.D.C.T., from which a 3/8" iron rod found for the northerly corner of said TRACT 1 bears North 43 degrees 40 minutes 03 seconds East, 242.29 feet;

THENCE South 47 degrees 49 minutes 27 seconds East, departing said southeasterly right-of-way line of Mockingbird Lane, along the northeasterly line of said tract of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 202200056434, O.P.R.D.C.T. and the southwesterly line of said TRACT 1, for a distance of 365.90 feet, to a 1/2" iron rod found for the southerly corner of said TRACT 1, same being the easterly corner of said tract of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 202200056434, O.P.R.D.C.T, further being in the northwesterly right-of-way line of Treadway Street (70' R.O.W.);

THENCE North 43 degrees 34 minutes 46 seconds East, along said northwesterly right-of-way line of Treadway Street, for a distance of 659.76 feet, to a 3-1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner in the southwesterly right-of-way line of Forest Park Road (variable width R.O.W.);

THENCE South 46 degrees 10 minutes 48 seconds East, along said southwesterly right-of-way line, for a distance of 70.00 feet, to a 3-1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner at the northeasterly corner of that certain SECOND TRACT of a Street Easement to the City of Dallas as recorded in Volume 4346, Page 542, Deed Records, Dallas County, Texas (D.R.D.C.T.), same being in the northwesterly line of abandoned Forest Park Road as described in abandonment recorded in Volume 4643, Page 247, D.R.D.C.T., further being in the northwesterly line of aforementioned TRACT 1 described in deed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 20080251751, O.P.R.D.C.T.;

THENCE North 43 degrees 34 minutes 46 seconds East, along said TRACT 1, passing at a distance of 60.00 feet, an "X" cut in concrete found for the northeasterly corner of said abandonment, same being the easterly northeast corner of said TRACT 1, further being in the southwesterly line of aforementioned Lot 1, Block B1/2368, SMP addition, same being the southwesterly line of aforementioned TRACT B described in deed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, for the use and benefit of THE UNIVERSITY OF TEXAS SOUTHWESTERN MEDICAL CENTER AT DALLAS, recorded in Volume 99218, Page 5105, D.R.D.C.T., from which a MAG Nail with washer, stamped "Pacheco Koch" found, bears North 46 degrees 10 minutes 48 seconds West, 35.34 feet, and continuing over and across said Lot 1 and said TRACT B, for a total distance of 431.04 feet to a 3-1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner;

OWNER'S CERTIFICATE (Cont.)

THENCE South 45 degrees 49 minutes 43 seconds East, continuing over and across said Lot 1 and said TRACT B, passing at a distance of 227.88 feet, to a 1/2" iron rod with Yellow plastic cap stamped, "RLG INC" found for the northerly corner of the aforementioned TRACT 3 conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 20080251751, O.P.R.D.C.T., continuing along the northeasterly line of said TRACT 3, passing at a distance of 759.90 feet, an angle point in said northeasterly line, and continuing for a total distance of 953.23 feet, to a 3-1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner in the northwesterly right-of-way line of Bomar Avenue (variable width R.O.W.), same being the southeasterly line of said TRACT 3;

THENCE South 43 degrees 42 minutes 07 seconds West, along said northwesterly right-of-way line of Bomar Avenue and said southeasterly line of TRACT 3, passing at a distance of 20.49 feet the most southerly northeast corner of said TRACT 3, same being the easterly corner of the aforementioned TRACT 2 conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 20080251751, O.P.R.D.C.T., continuing along said northwesterly right-of-way line of Bomar Avenue and southeasterly line of said TRACT 3, passing at a distance of 365.19 feet an "X" cut in concrete found for the southerly corner of said TRACT 3, same being the southeasterly corner of aforementioned abandoned Forest Park Road, same further being the northerly northeast corner of aforementioned TRACT 1 conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 20080251751, O.P.R.D.C.T., continuing for a total distance of 409.05 feet, to a 3-1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner at the northeasterly end of a corner clip at the intersection of said northwesterly right-of-way line of Bomar Avenue and the aforementioned southwesterly right-of-way line of Forest Park Road, same being an angle point in the southeasterly line of said abandoned Forest Park Road and the southeasterly line of said TRACT 1;

THENCE South 00 degrees 03 minutes 02 seconds East, along said corner clip, said southeasterly line, and southeasterly line of said TRACT 1, for a distance of 36.26 feet, to a 3-1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner at the southwesterly corner of said abandoned Forest Park Road, same being in said southwesterly right-of-way line of Forest Park Road at an angle point in said southeasterly line of said TRACT 1;

THENCE South 46 degrees 10 minutes 48 seconds East, continuing along said southeasterly line of said TRACT 1, same being said southwesterly right-of-way line of Forest Park Road, for a distance of 39.34 feet, to a 3-1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for the southerly corner of that certain THIRD TRACT of a Street Easement as recorded in Volume 4346, Page 542, D.R.D.C.T. , same being on the southeasterly line of abandoned Bomar Avenue as evidenced by Ordinance No. 6686, as recorded in Volume 4360, Page 17, D.R.D.C.T.;

THENCE South 43 degrees 35 minutes 38 seconds West, departing said southwesterly right-of-way line of Forest Park Road, over and across said TRACT 1, along the southeasterly line of said abandoned Bomar Avenue, passing at a distance of 521.57 feet a southwesterly line of the aforementioned TRACT 1 conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 20080251751, O.P.R.D.C.T., same being a northeasterly line of the aforementioned TRACT A described in deed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, for the use and benefit of THE UNIVERSITY OF TEXAS SOUTHWESTERN MEDICAL CENTER AT DALLAS, recorded in Volume 99218, Page 5105, D.R.D.C.T., continuing over and across said TRACT A, for a total distance of 523.20 feet, to a 3-1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner;

THENCE North 46 degrees 24 minutes 22 seconds West, continuing over and across said TRACT A, passing at a distance of 86.34 feet a southwesterly line of said TRACT 1, continuing over and across said TRACT 1, passing at a distance of 101.34 feet a northeasterly line of said TRACT A, continuing over and across said TRACT 1, continuing over and across said TRACT 1 for a total distance of 389.26 feet, to a 3-1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner;

THENCE South 42 degrees 36 minutes 34 seconds West, continuing over and across said TRACT 1, passing at a distance of 64.51 feet a northeasterly line of said TRACT A, continuing over and across said TRACT A for a total distance of 466.46 feet, to a 3-1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner at the beginning of a tangent curve to the left, having a radius of 150.00 feet and a chord which bears South 27 degrees 19 minutes 42 seconds West, 75.53 feet;

THENCE continuing along said tangent curve to the left and over and across said TRACT A, through a central angle of 29 degrees 09 minutes 53 seconds, for an arc distance of 76.35 feet, to a 3-1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner at the beginning of a tangent curve to the right, having a radius of 125.00 feet and a chord which bears South 27 degrees 26 minutes 38 seconds West, 63.43 feet;

THENCE continuing along said tangent curve to the right and over and across said TRACT A, through a central angle of 29 degrees 23 minutes 45 seconds, for an arc distance of 64.13 feet, to a 3-1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner;

Table with 3 columns: OWNER, ENGINEER, SURVEYOR. Includes contact information for Board of Regents of The University of Texas System, Kimley-Horn, and ARS ENGINEERS, INC.

OWNER'S CERTIFICATE (Cont.)

THENCE South 42 degrees 08 minutes 31 seconds West, continuing over and across said TRACT A, passing at a distance of 34.80 feet a southwesterly line of aforementioned TRACT 1, continuing over and across said TRACT 1 for a total distance of 135.75 feet, to a 3-1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner in the aforementioned northeasterly right-of-way line of Harry Hines Boulevard, same being the southwesterly line of said TRACT 1;

THENCE North 47 degrees 55 minutes 19 seconds West, along said northeasterly right-of-way line and said southwesterly line of said TRACT 1, passing at a distance of 677.56 feet the westerly corner of said TRACT 1, same being the intersection of said northeasterly right-of-way line of Harry Hines Boulevard and the southeasterly right-of-way line of Treadway Street (70' R.O.W.), from which a 1/2" iron rod found bears North 43 degrees 34 minutes 48 seconds East, 0.49 feet, continuing along said northeasterly right-of-way line, passing at a distance of 747.58 feet the intersection of said northeasterly right-of-way line with the northwesterly right-of-way line of said Treadway Street, from which a capped iron rod with yellow plastic cap stamped, "STANTEC" bears North 43 degrees 34 minutes 48 seconds East, 1.19 feet, same being the southerly corner of the aforementioned tract of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 202200056434, O.P.R.D.C.T., continuing along said northeasterly right-of-way line for a total distance of 1099.48 feet to the POINT OF BEGINNING and containing 1,753,362 square feet or 40.252 acres of land.

SURVEYOR'S STATEMENT

I, Dustin D. Davison, 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 from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas State Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the ____ day of _____, 2024.

PRELIMINARY

RELEASED 4/11/24 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. Dustin D. Davison, RPLS No. 6451

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 Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

NOTARY PUBLIC in and for the State of Texas

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ____ day of _____ A.D. 20__ and same was duly approved on the ____ day of _____ A.D. 20__ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT
NEW PEDIATRIC CAMPUS ADDITION
LOTS 5A & 5B, CITY BLOCK A/5758

Being a Replat of a 40.252 Acre Tract
All of Lot 11, Block A/5758, Part of Lots 5, 6, 12, 13, & 14, Block A/5758, and Part of Lots 10 & 15, Block B/2369, of Forest Park Addition, as recorded in Volume 241, Page 41, Map Records, Dallas County, Texas, AND Part of Lot 1, Block B1/2368, of SMP, as recorded in Instrument Number 201800158534, Official Public Records, Dallas County, Texas, & Part of Treadway Street, Part of Abandoned Bomar Avenue, & Part of Abandoned Forest Park Road SITUATED IN THE MILES BENNETT SURVEY, ABSTRACT NO. 52 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S234-098